Havant BOROUGH COUNCIL

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For: .
Powell Homes Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00396
Site Address: St John Ambulance Headquarters, Convent Lane, Emsworth, PO10 7JJ
Proposal: Erection of 1No. chalet bungalow; approval of scale, appearance and layout, means of access and landscaping.

Further to your application received on 16 July 2010, Havant Borough Council as Local Planning Authority **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse Planning Permission are:

1 The proposed development would result in an excessive building bulk adjacent to the residential properties in Highland Road, detrimental to the visual outlook and amenities of the occupiers of the properties backing onto the site in Highland Road. The proposal would therefore be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

2 The proposed development by reason of its bulk and height would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal would therefore be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

Other Important Information:

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

Mrs J A Batchelor
Head of Development & Technical Services

10 September 2010

Our Ref: APP/10/00396