Havant
BOROUGH COUNCIL

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To:
Mr Walker
182 Sea Front
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For: Mrs Brough

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00120
Site Address: 14 Haslemere Gardens, Hayling Island, PO11 9SD
Proposal: Conversion of detached garage incorporating raised roof and accommodation at first floor level.

Further to your application received on 04 May 2010, which was valid from 10 May 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 by reason of its scale and appearance, its separation from the existing dwelling house, and its internal room layout, is considered tantamount to the creation of a separate unit of accommodation. As such, the development would constitute an undesirable, over intensive use of the site, having an adverse effect on the amenities of both the existing and future occupiers of the site and the adjoining properties, and conflicting with the character of the streetscene. 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, Policies CC1, CC6 and BE1 of the South East Plan and Planning Policy Statement 1.

2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. As such the proposal would be contrary to saved Policies D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1, CC6 and BE1 of the South East Plan and Planning Policy Statement 1.

3 The layout and siting of the proposed development would result in a tree important in the local landscape and subject to a Tree Preservation Order being located so close to that building development as would be likely to result in significant physical damage to the tree thereby diminishing its value to the surrounding area; and furthermore such that the tree would be likely to have an excessive and over-bearing impact on the amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the tree. As such the proposal would be contrary to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Policies CC1, CC6 and BE1 of the South East Plan.

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

05 July 2010