Havant
BOROUGH COUNCIL

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To:
Mr B Thorns
Thorns - Young
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For: Mr Smallridge

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/62019/001
Site Address: 62B Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Garage conversion and loft conversion incorporating dormers to front and rear to form additional living accommodation. Detached garage.

Further to your application received on 09 February 2010, which was valid from 19 February 2010, Havant Borough Council as Local Planning Authority **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse Planning Permission is:

1 The proposed front dormer windows by reason of its bulk and prominent location on the garage roof slope would have a detrimental effect on the appearance of the dwellinghouse and character of the streetscene and would therefore have an adverse effect on 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, CC6 of the South East Plan 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, as supplemented by additional plans received on 26 February 2010.

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

16 April 2010

Our Ref: 10/62019/001