Havant
BOROUGH COUNCIL

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To:
Mr Jupp
Stephen Jupp MRTPI
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Bognor Regis
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For: Mr Long

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00598
Site Address: Land adjacent to, 27 Emsworth Road, Havant
Proposal: Erection of 2No. 1 bed flats. (Resubmission.)

Further to your application received on 03 September 2010, which was valid from 23 September 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 Development of the site in the manner proposed would amount to over development in that it would give rise to a cramped and contrived layout having an adverse effect on the amenities of the occupiers of adjacent properties, and the future occupiers of the proposed flats. The proposed layout would also result in inadequate cycle provision. As such the proposal would be contrary to saved Policies D1 of the Havant Borough District Wide Local Plan 1996-2011, and 7.10 of the Havant Borough Residential Parking and Cycle Provision Supplementary Planning Document, adopted March 2010, which forms part of the Havant Borough Local Development Framework and Planning Policy Statemens 1 and 3.

2 The proximity of the windows which serve main habitable rooms within the front elevation of the development to the advertisement hoarding located directly in front of the southern boundary of the site would severely affect the outlook from and light available to, the future occupiers of both units. The location of the advertisement hording would also restrict the cycle and pedestrian access to the site. 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 and Planning Policy Statements 1 and 3.

3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that provision is made from new development towards improvements to the transport infrastructure. The proposal is threfore contrary to saved Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 The proposed design and external appearance of the building is not of sufficient quality and would be a detriment to the visual amenities of the streetscene. 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.

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.

Julia Potter
Executive Head of Planning and Built Environment

18 November 2010