Havant
BOROUGH COUNCIL

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For: Mr J Evans

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00292
Site Address: 110 Hambledon Road, Waterlooville, PO7 6UT
Proposal: Outline application for the demolition of existing dwelling and the construction of 2No. 3 bed and 2No. 2 bed dwellings, utilising access onto Hambledon Road with all matters reserved.

Further to your application received on 17 June 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 siting of the access drive, car parking and turning area for the proposed dwellings would result in a detrimental impact upon the quiet enjoyment of the neighbouring property (No.112a Hambledon Road) by reason of increased noise, activity and disturbance. Furthermore the orientation of the proposed bungalows and the restricted length and size of their rear gardens would give rise to noise, activity, disturbance and impacts on the privacy of the neighbouring property (5 Petersham Close). The proposal is therefore contrary to saved Policies D1 and PC1 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 bungalow at Plot 2 would result in a large structure situated forward of the building line on the west side of Petersham Close, and is therefore considered to form an incongruous feature resulting in an adverse impact on the streetscene of Petersham Close. The proposal is therefore 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.

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 the provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore 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 On the basis of the limited information available to the Local Planning Authority regarding the workability of turning areas on site, it has not been demonstrated that the proposed development could be carried out without causing a risk to highway safety and an inconvenience to users of the adjoining highways, and is therefore contrary to saved Policy T7 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.

Mrs J A Batchelor
Head of Development & Technical Services

12 August 2010