Havant
BOROUGH COUNCIL

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For: Mr T Links

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00293
Site Address: 23 Padnell Road, Waterlooville, PO8 8DZ
Proposal: Construction of 1No. 3 bed bungalow with new access onto Padnell Road.

Further to your application received on 17 June 2010, which was valid from 12 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 siting of the access drive, car parking and turning area for the proposed dwelling would result in a detrimental impact upon the quiet enjoyment of the existing property (No.23 Padnell Road) and No. 21 Padnell Road by reason of increased noise, activity and disturbance. 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 dwelling would result in an excessive bulk adjacent to the rear boundary of No. 25 Padnell Road, detrimental to the visual outlook and amenities of the occupier of this property. 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 On the basis of the limited information available to the Local Planning Authority regarding the width of the access driveway and turning area for the new dwelling, 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.

4 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.

5 The development would substantially increase the built-up appearance of the site, including a paved access leading to a new dwelling at the rear, both of which would be visible from the streetscene, in addition to the existing hard surfaced area to the front of the existing house. This would be harmful to the character of the area and the streetscene of Padnell Road. The proposal is therefore contrary to saved Policies HE15 and 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.

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

06 September 2010

Our Ref: APP/10/00293