Havant
BOROUGH COUNCIL

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To:
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Derek Treagus Associates
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For: Mr J Franklin

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/67119/001
Site Address: The Coach House, Mill Lane, Bedhampton, Havant
Proposal: Erection of replacement 4 bed detached house.

Further to your application received on 03 March 2010, which was valid from 24 March 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 submitted Design and Access Statement does not provide a detailed analysis of the context for the proposed development which, as a result of its scale, detailed design, materials and absence of landscape improvements, would be harmful to the character and appearance of the Old Bedhampton Conservation Area. The proposal would therefore be contrary to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1, CC6, BE1 and BE6 of the South East Plan and Planning Policy Statements 1 and 5.

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.

for Mrs J A Batchelor
Head of Development & Technical Services

19 May 2010

Our Ref: 10/67119/001