Havant
BOROUGH COUNCIL

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To:
Mr P Malin
Pearson Ellis Portsmouth
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PO8 0DP

For: Mr T Pitney

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/51526/003
Site Address: Garage, 2-4 Church Road, Hayling Island, PO11 0NT
Proposal: Single storey side extension (south.)

Further to your application received on 04 January 2010, which was valid from 8 February 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 proposed development by reason of its design, siting, prominent location and roofing materials would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area and 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, Policy BE1 of the South East Plan, and Planning Policy Statement 1.

2 On the basis of the limited information available to the Local Planning Authority it has not been demonstrated that the use of the proposed development would not be detrimental to the amenities of the occupiers of the adjacent residential dwellings and as such the development would therefore be 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 23.

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.

Our Ref: 10/51526/003

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.

S Weaver

for

Mrs J A Batchelor
Head of Development & Technical Services

21 June 2010

Our Ref: 10/51526/003