

To:
PWP Architects
61 South Street
Havant
PO9 1BZ

For: Mr J Landon

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 05/52498/004

Site Address: Laburnums, St Peters Road, Hayling Island, PO11 aRT

Proposal: Two storey extensions to south and east elevations, porch to west elevation.

Existing access to St Peters Road altered, change of use of existing outbuilding to ancillary garage/ workshop for dwelling house.

Further to your application received on 02 June 2005 (which was valid from 12 August 2005) 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:

The proposed development, by reason of its form, including the scale and bulk of the extensions and the extent of the proposed curtilage, would be detrimental to the visual amenities of the area and the character and identity of the local rural environment. It would therefore be contrary to policies C1 and C2 of the Havant County Structure Plan 1996-2011 (Review), and policies C1, C5 and GDDI of the Havant Borough Local Plan 1994 and policies C1, L2 (L3) and D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.

In coming to its decision the Council considered plans and other documents submitted with your application, as amended by plans and letters received on 12 August 2005 and 24 August 2005 and as supplemented by additional letters received on 23 August 2005 and 24 August 2005 and additional information received on 12 August 2005.

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.

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- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, 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.



Mrs J A Batchelor
Head of Planning and Development

12 October 2005