

To:
Mr D Treagus
Derek Treagus Associates
3 The Townhouse
20 Nelson Road
Southsea
Portsmouth
PO5 2AS

For: Mr R Cormack

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/00932

Site Address: 42 St Johns Avenue, Waterloo, PO7 5QU

Proposal: Demolition of existing garage; construction of single storey side and rear extension.

Further to your application received on 18 September 2019, which was valid from 27 September 2019 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 rear/side extension would by reason of its scale, bulk and depth result in an extension that would dominate the existing dwelling and be harmful to the character and appearance of the area. This would be contrary to Policy CS16 Part 1 of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.39 and 5.41 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework.
- 2 The rear/side extension would by reason of its size, depth and siting result in an un-neighbourly development to the harm of the residential amenities of the occupiers of No. 44 St Johns Avenue. In particular the development would have an overbearing effect, cause a loss of outlook and impact light to the living space of the property to the South. The unacceptable harm caused to neighbour amenity as a result of the development proposed would conflict with Policy CS16, Part 1(e) of the Havant Borough Local Plan (Core Strategy) 2011, paragraphs 5.39 and 5.41 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Our Ref: APP/19/00932

Copy to Mr R Cormack 02392 7137108
Bottom of White Road 199 Laburnum Road

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 6571.
- (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/pes
- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

*Agent was notified!!
(he was on holiday)*

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

06 December 2019