

Director of Environmental Services
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To:
Mr S Jupp
348 Chichester Road
Bognor Regis
West Sussex
PO215BX

For: Wildacre Investments Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Application Number: 03/52498/002

Site Address: Rear of Laburnums, St Peters Road, Hayling Island, PO110RT

Proposal: Conversion of an existing building to a two bed bungalow utilising the existing vehicular access to St. Peters Road.

Further to your application received on 14 February 2003 which was valid from 17 April 2003 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:

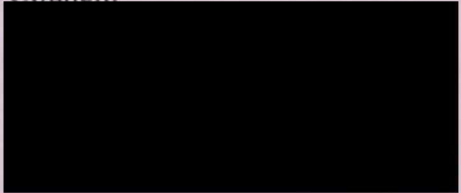
- 1 The proposal would result in a dwelling in the countryside which is considered contrary to policies C1, C2 and H10 of the Hampshire County Structure Plan 1996 – 2011 (Review), C1 of the Havant Borough Local Plan 1994, C1 of the Havant Borough District Wide Local Plan 1996-2011 and the advice within PPG7 "The Countryside – Environmental and Economic and Social Development" in that it represents a dwelling for which there is no over-riding justification in an area unallocated for development; which is unrelated to the needs of the rural economy and which would by reason of the extension of the formal built up area of North Hayling be detrimental to the open rural character of the locality.
- 2 The proposal will result in an undesirable form of backland development out of keeping with the character of the locality and detrimental to the amenities of the occupants of the neighbouring property. The proposal is therefore contrary to Policies GDD1 (h) and (j) of the Havant Borough Local Plan 1994 and 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 received 10 April 2003 and 17 April 2003, supplemented by additional letters received 10 April 2003 and revised by certificate received 17 April 2003.

Our Ref: 03/52498/002

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 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 Development Control

12 June 2003