Havant
BOROUGH COUNCIL

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For Applicant:

Mr Kais Ali
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Haslingden Road, Blackburn,
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De Pol Associates, Farington House,
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**The Town and Country Planning (Control of Advertisements) Regulations 2007**
**Notification of Decision: Refuse**

**Application Number:** APP/26/00170
**Site Address:** 258 Havant Road, Hayling Island, PO11 0LP
**Proposal: Display of 5No illuminated signs and 6No non-illuminated signs.**

Further to your application received on 11 March 2026 (which was valid from 11 March 2026) Havant Borough Council, as Local Planning Authority **Refuse** the above proposal in accordance with the submitted plans and particulars as detailed below.

The reasons for the Council's decision to refuse planning permission are:

**Reasons:**

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| 1 | The proposed lighting by virtue of its excessive illuminance, has an urbanising and harmful impact on the rural character of the area in particular at nightime. The proposal is considered to be visually intrusive and incongruous, harmful to the intrinsic rural character of the surrounding area and does not accord with Policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and Policies AL2 and DM21 of the Havant Borough Publication Local Plan (Allocations) and Policy S5 of the National Planning Policy Framework (2026). |
| 2 | The lighting, by virtue of its illuminance levels, visual prominence, glare and associated light spill, introduces an intrusive source of artificial illumination within the Chichester Harbour National Landscape. The development erodes the dark rural character of the area and fails to conserve and enhance the natural beauty, tranquillity and special qualities of the Chichester Harbour National Landscape. Consequently, the proposal would result in unacceptable harm to the visual amenity of the National Landscape and the proposal does not accord with Policies CS11 and CS12 of the HBLP (Core Strategy) 2011, the Chichester Harbour Management Plan (2025 - 2030) and the NPPF 2026. |

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| 3 | The lighting by virtue of its illuminance levels is considered to introduce a potential for unacceptable glare impacts with reference to the dark background of the application site and obtrusive white light illuminance and proximity to the Chichester Harbour's water and is considered to have an unacceptable impact towards residential amenity. By virtue of this the proposal would not accord with Policies CS16 and DM10 of the HBLP (Core Strategy) 2011 and the NPPF 2026. |

**Informatives:**

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| 1 | In accordance with Policy DM3 of the NPPF 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:<br><br>Offering a pre-application advice service, and<br><br>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,<br><br>In this instance:<br><br>You were updated about issues after the initial site visit,<br><br>Your application is considered unacceptable for the reasons set out in this Decision Notice. |

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

**Other Important Information:**

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| 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.co.uk |

*Tim Guymer*

Tim Guymer

Head of Planning and Growth

Havant Borough Council
23 September 2026

# PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ ALONGSIDE YOUR NOTIFICATION OF DECISION

## 1: APPEAL INFORMATION

### NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

· These notes are for information only and do not purport to set out the law on the subject.

· Only the applicant possesses the right of appeal.

### Appeals to the Secretary of State

· If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

· If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

· If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

· If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.

· If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

**Appeals can be made online at: https://www.gov.uk/appeal-householder-planning-decision for householder applications; https://www.gov.uk/appeal-planning-decision for full applications; https://www.gov.uk/planning-inspectorate for anything else.**

· The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

· The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

**2: BUILDING CONTROL**

**IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS**

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

**3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS**

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: https://www.hants.gov.uk/transport/parking/droppedkerbs

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

**4: SOUTHERN GAS ADVISORY NOTE**

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and

2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention

Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely

SGN personnel will contact you accordingly.