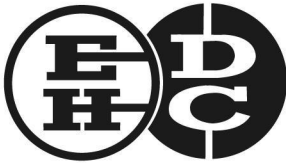


EAST HAMPSHIRE



Partners

www.easthants.gov.uk

East Hampshire District Council

Penns Place, Petersfield,
Hampshire, GU31 4EX

Telephone (01730) 266551
Minicom (01730) 234103
DX100403 Petersfield
info@easthants.gov.uk



2005-2006
Affordable Housing
2006-2007
Waste and Recycling

Mr A Caesar
Reston Kiln
Higher Oakshott
Hawkley
Nr Liss
GU31 6LR

Case Officer: Nicky Powis
Direct Dial: 01730 234226
Fax no: 01730 234348
Our Ref: 52190
Your Ref:
Date: 14 January 2010
email: nicky.powis@easthants.gov.uk

Dear Mr Caesar

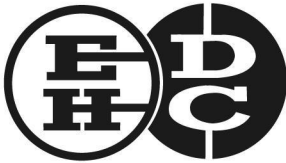
Proposal: ONE PAIR OF SEMI-DETACHED DWELLINGS FOLLOWING DEMOLITION OF ONE DWELLING (AS AMENDED BY PLANS RECEIVED 10 NOVEMBER 2009)

Site Address: 5 Bakers Field, Greatham, Liss, GU33 6EX

I enclose the Notice of the Council's formal decision in relation to the above application.

Yours sincerely

Chris Murray
Head of Planning Services



For: Mr M Rudd
c/o Mr A Caesar
Reston Kiln
Higher Oakshott
Hawkley
Nr Liss
GU31 6LR

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF REFUSAL: 52190

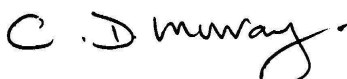
Proposal: ONE PAIR OF SEMI-DETACHED DWELLINGS FOLLOWING DEMOLITION OF ONE DWELLING (AS AMENDED BY PLANS RECEIVED 10 NOVEMBER 2009)
Site Address: 5 Bakers Field, Greatham, Liss, GU33 6EX (Greatham Parish)

The Planning Authority REFUSES Planning Permission for the following reason(s):

- 1 In the opinion of the Planning Authority the proposal constitutes an unacceptable overdevelopment of the site creating a cramped form of development to the detriment of the character and appearance of the locality and the amenities of the neighbouring dwelling to the north east contrary to Policies GS2 and P6 of the East Hampshire District Local Plan: Second Review.

The following plans and specifications were considered when making the above decision:

Design and access statement
Energy statement
letter dated 9 September 2009
letter dated 4 December 1987
location plan 1:2500
1188.09.01 (rev 05/11/09) - site plan, street scene, elevations and floor plans
supporting photos



Chris Murray
Head of Planning Services
Date: 14 January 2010

Supplementary Information

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Second Review

GS1 - Sustainable Development

GS2 - Location of Development

GS4 - Making the Most of Existing Infrastructure, Services and Facilities

HE1 - Design

C5 - Local Landscape Features

E1 - Conservation of Energy

P6 - Privacy and Daylight

H3 - Residential Development within Settlement Policy Boundaries

H4 - Creating a Mix of Housing Types, Sizes, and Tenures

H5 - Higher Densities of Residential Development

T2 - Public Transport Provision and Improvement

T9 - Highway Issues - Access

T12 - Parking Standards

R3 - Public Open Space Requirements

NOTIFICATION
Planning permission/refusals

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 for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice, using a form which you can get from **The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0117 372 8000 or at www.planninginspectorate.gov.uk/forms.**
2. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems 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.
4. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

5. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

7. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.
8. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.
9. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.