

The Planning Inspectorate
3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Case No. 22/00932/HOU

Your Ref. APP/L1765/W/22/3307967

01/12/22

Dear Opirim,

Appeal at: Stratton Highways Road Compton Winchester Hampshire SO21 2DF

I refer to the appeal at the above site and attach the Officers Report for the planning application which I am submitting as the Council's substantive statement for this appeal. This is attached at Appendix 1. The Inspector will be aware of the Enforcement linked appeal, reference: APP/L1765/C/22/3307930 LPA reference: 20/00134/BCOND

In addition to the officer's report, I would like to make the following points;

The council's reason for refusing application 22/00932/HOU relate to the harm the proposed extensions and alterations will have to the character and appearance of the host dwelling and local area.

The councils concern is that the proposed extensions and alterations by virtue of their size, scale, height and resultant massing, materials and appearance do not respond positively to the character and appearance of the host dwelling and local area. The proposals therefore have an incongruous and intrusive visual impact as seen from the public and private realm.

Planning permission was granted in 2008 under application 08/01823/FUL for extensions to the property. These were not implemented. A subsequent application 21/00782/HOU was refused and dismissed at appeal (ref APP/L/1765/D/21/3286123). The Inspector concluded the following:

"Stratton is highly incongruous within the street scene and appears more akin to an aeronautical building in terms of its design, and through the extreme contrast and use of materials, namely the zinc roofing and grey painted render elevations; these are accentuated by the dwelling's forward projection and overall height, giving rise to a building of a scale that is unsympathetic to its surroundings" (Paragraph 8 APP/L/1765/D/21/3286123)

It is not considered that the scheme that is the subject of this current appeal addresses these significant shortcomings raised in the previous appeal. Furthermore, the council's statement in respect of the linked Enforcement appeal explains that as planning permission 08/01823/FUL was never implemented then that planning permission has therefore lapsed and no consent exists for works to extend the property.

In conclusion, the Inspector is respectfully requested to dismiss this appeal. If however the Inspector is minded to allow it, the planning authority requests that the following conditions are attached to the permission (see below).

Yours faithfully

Cameron Taylor
Case Officer
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Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be constructed in accordance with the following plans:
 - South Elevation- Dwg No. MF_SOUTH_elevaiton_SS_P34a- Received 03.05.2022
 - Proposed East Elevation- Dwg No. MF_Proposed_EAST_elevation_P36- Received 03.05.2022
 - Proposed West Elevation- Dwg No. MF_Proposed_WEST_elevation_P37- Received 03.05.2022
 - Proposed North Elevation- Dwg No. MF_Poposed_NORTH_elevaiton_SS_P38- Received 03.05.2022
 - Proposed Ground Floor- Dwg No. MF_Proposed_Ground_Floor_Plan_01- Received 03.05.2022
 - Proposed First Floor- Dwg No. MF_Proposed_1st_Floor_Plan_01- Received 03.05.2022
 - Proposed Second Floor with Roof Windows- Dwg No. MF_Propsoed_2nd_Floor_with_Roof_Plan_01- Received 03.05.2022
 - Proposed Roof Plan- Dwg No. MF_Proposed_Roof_Plan_01- Received 03.05.2022

Reason: In the interests of proper planning and for the avoidance of doubt.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section materials of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A-E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.