

John Pike MRTPI IHBC

Town Planning and Heritage Consultant

Your ref: APP/X1735/W/19/3243125

The Planning Inspectorate
C Eagle, 3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

2 April 2020

Dear Caroline Harvey

Town and Country Planning Act 1990

Appeal by Mr A Blackburn

Site Address: 175-177 London Road, Waterlooville, Hampshire, PO7 7RJ

I confirm the appellant has made the required financial contribution as required by the Solent Recreation Mitigation Scheme and therefore reason for refusal number 2 has been overcome.

In respect of reason for refusal number 3 the appellant is content to accept a *Grampian* planning condition as set out in the European Site Avoidance and Mitigation Checklist. The completed form may not have been submitted to the LPA as part of the planning application validation process. A signed copy is now attached.

The comments made by the LPA under Paragraphs 6.1-6.3 have already been addressed in my appeal statement. However, it should be noted the design of the appeal proposals does draw inspiration from the local context. In particular the height, massing, building line, design features and external materials are considered entirely suitable for the context. The LPA has not been specific about

its concerns and is merely making general statements that are difficult to comprehend. The frontage dwellings to London Road would certainly relate well to their neighbours and the overall streetscene would be enhanced considerably compared to the existing situation.

The comments from neighbours refer mainly to highway and amenity concerns. The LPA has no highway objections and the single storey height of the dwellings to the rear part of the appeal site would ensure that the amenities currently enjoyed by neighbours in Rowlands Avenue would be protected. In fact as already stated in my appeal statement their amenity should be considerably improved as a result of the removal of the existing commercial use.

The appellant is content with the planning conditions suggested by the LPA.

Yours sincerely

John Pike