

Mark Leedale Planning
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The Head of Planning
Havant Borough Council,
Civic Centre Road,
Havant PO9 2AX

31st October 2019

Our Ref: FL/18/288

Planning.development@havant.gov.uk

Dear Ms Wells,

19b Frogmore Lane PO8 9QN PLAN/2019/00988

I am in receipt of the objections listed on the Council's web site. I take this opportunity to respond as follows:

1. The resubmitted application is a response to objections and subsequent discussions with the case Officer as well as the pre-application response of 11th July 2019. The applicant understands that there needs to be a reasonable balance between use of the building and the safeguarding of residential amenity. That is precisely why their aspirations have been revised and the application is carefully framed for low key 1:1 use for limited times. Plainly the applicant is at liberty to make planning submissions and it is regrettable that neighbours consider the contrary to be the case.
2. For the record, the applicant has never had a website and this proposal is not for the level of use which some objector's state. To be clear it is for ten 1:1 classes per week and in the manner set out in the Planning Statement. By any reasonable judgement it is a low key use solely to supplement the applicants Pilates and fitness training.
3. The application is clear in so far as it relates to the level of use and as a 1:1 arrangement. In terms of enforceability it is obvious that there is considerable local interest in the matter and, as is usual, monitoring would be effected by neighbours. The applicant is content to keep precise records of classes and make these available to the local authority so as to demonstrate the level/times of use.
4. This is an incidental use of the building for 1:1 classes. The fact is that outside of these times, as described in the submitted application, the building will return to wholly domestic use as is the case now.
5. The subject building is insulated and has a portable air conditioning unit which enables domestic use as well as that which is applied for. None of the objectors has evidenced these matters and it needs to be understood that Pilates is a mat based activity which often involves no music at all. This contrasts with the usual noise from domestic activities in a residential area.

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6. It is wholly inaccurate to state that every single property has objected to the proposal. What has happened is that one or more parties have orchestrated objections and we are in possession of a letter to this effect. I attach a copy of this for your records which shows that there has been a campaign to resist the proposed use irrespective of the precise proposals which have been submitted.
7. The matter of covenants and viability are not material planning considerations. Indeed the whole point is that this is a very low key operation which is not intended to provide a sole income and this further supports the applicant's position.
8. Much has been made of light pollution by some residents and we have stressed the use of blinds/curtains which currently exist. The building can and is used with these facilities and light spill is a factor of urban living as is shown by the attached photographs of the adjoining house to the north-west. These proposals will not materially alter this situation.
9. Parking is a matter which was raised in the previous submission and in light of this it is proposed to operate solely on a 1:1 basis. As is demonstrated there is ample onsite parking to accommodate this need whereas some other residents in the locality choose to park on the highway. Having regard to the amount of hardstanding which is readily accessible the person coming to the studio for a class will make use of this area.

Whilst respecting the views of third parties nothing contained therein is of sufficient materiality to withhold the permission which is sought.

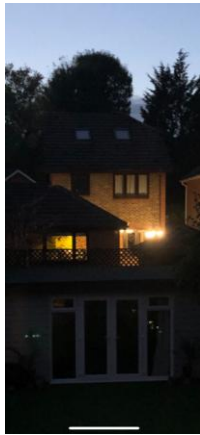
Please let me know if I can be of further assistance.

Yours sincerely,

Mark Leedale

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The application building can be seen in the foreground and as is shown below has internal lighting which is used at the present time. This position will not later as a consequence of this proposal



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