

From: Ian Murray [<mailto:ijmurraya@tiscali.co.uk>]
Sent: 10 May 2017 16:25
To: Daphney Haywood
Subject: Re: APP/17/00320 Rear of 70 Havant Road, Hayling Island

Daphney,
As discussed please proceed with this application as submitted
Best Regards
Ian Murray

From: Daphney Haywood <Daphney.Haywood@havant.gov.uk>
Date: Wednesday, 10 May 2017 16:04
To: Ian Murray <ijmurraya@tiscali.co.uk>
Subject: APP/17/00320 Rear of 70 Havant Road, Hayling Island

Ian

I have now considered the response from the Conservation officer and also discussed the site with him.

He has identified that the degree of harm to the listed building would be significant, but on balance, less than substantial. In this context, the NPPF requires such harm to be weighed against the public benefits of the proposal.

Having weighed the benefits and in particular the need to provide housing within the borough I am of the view that the benefits of providing 3 additional dwelling would not outweigh the significant detriment of the listed building. Additionally I have concerns regarding the impact on the character of the area. Given these matters, while the site is identified as within the urban area, I am of the view that the proposal would be contrary to national and local plan policy and I am unable to support the application.

As referred to above the site lies within the urban area where development is acceptable in principle subject to development control considerations. Having discussed the setting of the listed building with the Conservation Officer I am of the opinion that there may be scope for a single dwelling, sited within a landscape setting perhaps in the form of an agricultural barn. However, the siting scale and design of such a dwelling would need careful consideration to ensure that there was no detriment to the listed building and its setting and that the character of the area was not adversely impact.

If you consider it would be of assistance to discuss such a proposal I would be happy to meet with you and your client.

Can you please advise me by the 17 May 2017 whether you wish to proceed with the application as submitted, in which case the recommendation will be refusal, or whether you will be withdrawing the application?

Best Regards

Daphney Haywood

Principal Planner

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Direct Phone: 023 9244 6513

Please note my usual work days are Monday, Wednesday and Thursday