

Response to Local Planning Authority's Appeal Statement & Third Party Representations

For

Planning Inspectorate Reference
APP//X1735/W/17/3179516

APP/16/01113
Alterations and Additions
For Conversion From
C3 (Rented Dwelling) to C1 (Boutique Hotel)

At

**23 South Street,
Emsworth,
Hampshire,
PO10 7EG**

On Behalf of

Oyster Pearl Ltd. (Mr. N. Ralls).

Martin Critchley, Chartered Architect.

The Old Brewery, 15E South Street,
Havant, Hampshire, PO9 1BU

October 2017

Contents

- 1.0 Introduction**
- 2.0 Response to LPA Appeal Statement**
- 3.0 Response to Third Party Representations**

1.0 Introduction

- 1.1 This statement is the response, on behalf of the Appellant Oyster Pearl Ltd (Mr. N. Ralls), to the appeal documents submitted by the Local Planning Authority (LPA) on 15th September 2017. This statement does not introduce any new material or arguments; however it does comment and respond to the information set out by the LPA and any Third Parties in their documents, as submitted to the Planning Inspectorate.

2.0 Response to LPA Appeal Statement

- 2.1 The LPA's Appeal Statement does not introduce or present any new information. However, on behalf of the Appellant, this section of the Statement seeks to respond and comment on the LPA's Statement.
- 2.2 Paragraph 3.1 of the LPA's Statement alleges that, in their view, the "Emsworth Conservation Area has distinctive sub-areas and the appeal site lies within the smaller scaled, simpler area of South Street and the Town Quay." It is the Appellant's view that it is the diversity of small-scale buildings within this area that make it attractive and give it a distinctive 'village' character.
- 2.3 The LPA's Statement further goes on to recognise in paragraph 3.4 that the building in question is a detached infill dwelling of no particular architectural merit. In this regard we would draw the Inspector's attention to paragraph 3.4.2 of our previous Grounds of Appeal Statement.
- 2.4 The LPA submitted photographs of the adjacent Grade II Listed Building at No.25 South Street. It is worth noting that restoration of this building was successfully completed by the same applicant. It is also worth considering that the detached property to the south of No. 25, The Blue Bell, is a modern building of a completely different character to the fisherman's cottages mentioned in paragraph 3.3 of the LPA's Statement.
- 2.5 As stated in the Design, Access, and Heritage Statement, the appeal site backs on to a large pay and display car park, the entrance and exit of which further break the building line on the west side of South Street.
- 2.6 Paragraph 3.5 of the LPA's Statement alleges that "the proposed enlarged window proportions and pillared entrance porch in the Georgian style would result in a building design overly dominant and at variance to its immediate neighbours." However, changes to the fenestration and the pillared entrance design have previously been approved as part of APP/15/00928.

- 2.7 Paragraph 3.7 of the LPA's Statement questions the need for double rather than single room accommodation within the top floor of the proposed hotel. Noting the tourist-oriented nature of the local area, it should be apparent that double or twin rooms would be fully in demand for holiday makers, whilst single rooms are more commonly found in industrial areas as a facility for temporary workers. Additionally, the size of the proposed second floor room would allow greater flexibility for family visitors, and address the need to accommodate an additional bed for a child. In the Appellant's view this would be to the general benefit of guests and a positive addition to the tourist facilities in the area. The LPA's assertion that the extra costs involved in building a mansard roof are solely for commercial gain is erroneous and misplaced. As the Appellant is not a charity, nor the beneficiary of a tourism grant, the whole project could be viewed as ultimately for commercial gain; that is the nature of private enterprise.

3.0 Response to Third Party Representations

- 3.1 This section of this report seeks to respond and comment on the Third Party Representations submitted to the Planning Inspectorate. The following representations have been received:
- Residents' Letter from R. Cresswell.
 - Residents' Letter from L. Valantine.
- 3.2 The letter from R. Cresswell is in support of the application, including the mansard roof element.
- 3.3 The letter from L. Valantine concerns the extra amount of traffic and noise that may result from a hotel development. Since the principle of converting the property into a hotel has already been established, replacing a single room with a double room will not, in our view, materially affect traffic flow. These comments are therefore not relevant to this application.
- 3.4 We value the Inspectorates judgement and respectfully ask that they support this Appeal.

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27th October 2017