
From: Pike Planning <pikeplanning@aol.com>
Sent: 18 May 2022 12:49
To: TeamE2
Subject: Re: Planning Inspectorate APP/X1735/C/22/3290896: 12 Portsdown Hill Road, PO9 3JX

Dear Kate

Amended as requested.

In response to the LPA's statement the appellant has confirmed to me that all of the vehicles on the site are owned by the appellant or family members either privately or in company names. Some of the evidence mentioned is historic and not up to date. The appellant is currently ensuring that the vehicles are transferred to his private ownership. Of course other family members own vehicles and there are visitor's cars that may be seen on site from time to time. I do not believe any evidence has been presented to demonstrate that a material change of use requiring planning permission has occurred.

In respect of the physical works carried out, these are quite limited. Trees and bushes, not covered by preservation orders, have been removed and some chalk has been re-distributed on the site to allow for a garden area to be formed. Although it has not been accepted by the appellant that planning permission is required for the physical works, to satisfy the LPA a householder planning application was submitted but has not been validated because the LPA did not consider that sufficient information has been provided. Given the retrospective nature of the application the information requested was not available.

Kind regards, John

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John Pike MRTPI IHBC

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