

Pickup Town Planning

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Date:  
Our Ref:  
Your Ref:

27<sup>th</sup> April 2015  
MP/15030  
APP/X1735/W/15/3004757

Mr Neale Oliver,  
Case Officer,  
The Planning Inspectorate,  
Room 3/05  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Dear Mr Oliver,

**RE: FINAL COMMENTS LETTER**

**APPEAL BY LANDMARK ESTATES LTD**

**SITE AT 48 HART PLAIN AVENUE, WATERLOOVILLE, HAMPSHIRE, PO8 8RX**

**S78 APPEAL - APP/X1735/W/15/3004757**

Thank you for your letter dated 15<sup>th</sup> April 2015 regarding the above planning appeal.

The appellants are of the view that the majority of the points made by both the Local Planning Authority and third parties have been considered and addressed in detail in their Grounds of appeal Statement. However, there are a few points raised by the LPAs Statement of Case that the appellants would like to respond to. These are as follows: -

Paragraph 6.4

When seen in the context of development within the immediate area it is clear that 'backland' style proposals have been considered, in the past, to be acceptable by the Council. The granting of the development at No.40 demonstrates that such schemes now form part of the existing urban grain. It is argued, therefore, that the appeal proposal clearly reflects the existing pattern and character of development within the immediate area – and does not jar against it.

Paragraph 6.5

The LPA states that "...the Design Guide is intended as guidance in support of principal policy..." It is contended most strongly that the Design Guide sets out very clear parameters, in terms of separation distances and garden lengths, as to what forms of development are considered to be acceptable – and those that are not. It is unreasonable for the Council to adopt specific standards and then refuse development proposals which are compliant with them.

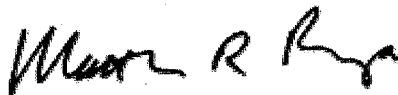
The appellants re-iterate that the professional opinion of the Council's Planning Officers was that this development was acceptable in terms of its density, layout and relationship with adjacent existing dwellings. Officers were of the view that the proposals complied with adopted planning policy and made their recommendation "to permit" accordingly.

### **Conclusions**

The appellant argues most strongly that the decision of the Local Planning Authority to refuse this application for the grounds stated on the decision notice dated 6<sup>th</sup> February 2015 cannot be substantiated. The Government advises that development should take place, primarily within urban areas, and that proposals should make the best use of available land. As such, it is argued that there should be a presumption in favour of sustainable housing development where proposals both reflect the pattern and character within the area and comply with specific adopted policy guidelines.

In conclusion, I would be grateful if the appointed Planning Inspector could take these further comments into account when determining this planning appeal.

Yours sincerely



Matthew R. Pickup

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