

28 Lodge Road, Havant, Hants, PO9 3LL

The Planning Inspectorate
Room 3/19
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

RECEIVED

13th February 2014

Dear Sirs,

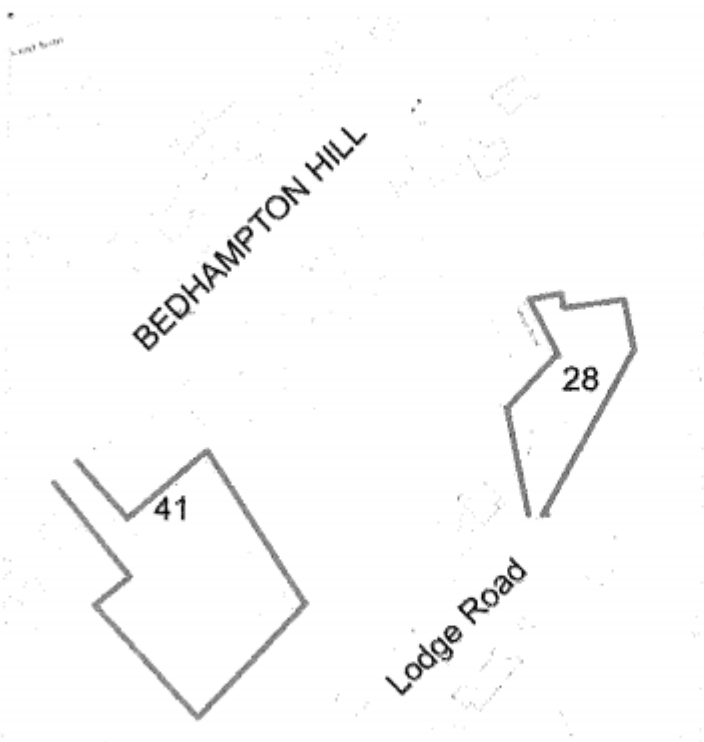
Planning Inspectorate's Appeal Reference: APP/X1735/A/14/2211227

I am writing in support of the appeal.

It is my belief that it is entirely inappropriate for Havant Borough Council to have differing and incompatible standards that are applied at what appears to be the whim of a planning officer when considering an application as appears to be the case when considering to their reasons for refusal of application no. APP/13/00841.

The layout of the proposed buildings on the land at 28 Lodge Road, Havant, PO9 3LL was not unlike proposals that were considered and approved on a similarly situated piece of land at 41 Bedhampton Hill, Havant, PO9 3JN; a site which is just 80 metres away from the appeal site. Both of the sites are on land that lies between Lodge Road and Bedhampton Hill, and it is unjustifiable that HBC should ignore the precedent that they established when approving the previous application at a similarly positioned plot of land which is so very close to the subject appeal site.

The relationship of the two sites is shown on this map.



The Havant Borough Council planning application numbers relating to the development at 41 Bedhampton Hill are: 03/52260/004 (approved 28.05.2003), and 04/52260/005 (approved 03.11.2004). Both were approved on first submission and without the need to appeal.

It can be seen that the tandem nature of the site at 41 Bedhampton Hill, and the development density is of a far greater magnitude than that proposed at the subject appeal site. The impact to the amenity of adjacent dwellings in Lodge Road and Bedhampton Hill will be insignificant at the appeal site compared with the effect that would have occurred with the permitted development at 41 Bedhampton Hill. The map also demonstrates that HBC's statement that the tandem nature of the development is unacceptable, is inconsistent with the prior permitted development that has created such a significant precedent. That precedent invalidates Havant Borough Council's argument with respect to this proposed development and causes their argument to be somewhat spurious. I feel that the inconsistency of judgement shown by Havant Borough Council when deciding on the outcome of the 28 Lodge Road application needs to be reviewed and I urge the Planning Inspectorate look at and to consider the nearby precedent of a tandem development.

Referring to the initial planning application for this site (the appeal for which is being considered along with this subject appeal), Havant Borough Council in its document entitled "Planning Inspectorate Reference: APP/X1735/A/13/2208899 - COMMENTS ON THE APPELLANT'S STATEMENT OF CASE", says: "... *overdevelopment of the plot' is the primary concern within reason 1.*" This suggests that HBC is distancing itself from the other part (tandem development) of its reason 1, which, in full, says: "*The proposal would result in overdevelopment of the plot and an undesirable form of tandem development which would be out of keeping with the character of the locality and detrimental to the amenities of the area. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.*"

This apparent shift of HBC's position away from its opposition to tandem for the first planning application renders it inappropriate for Havant Borough Council then to depend on "*the undesirable form of tandem development*" that it has used as its primary reason for refusing this second planning application. In full, their reason 1 for refusal for this second application says: "*The proposal would result in an undesirable form of tandem development which would be out of keeping with the character of the locality and detrimental to the amenities of the area. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.*"

Finally I need to refer to HBC's account of letters supporting and opposing the proposal.

In its document entitled "APP/13/00841 28 Lodge Road, Havant, PO9 3LL NEIGHBOURS / REPRESENTES" it is clear that the numbers and origins of letters supporting and opposing the development have been inappropriately misrepresented. The effect of this misrepresentation by Havant Borough Council indicates that there were 3 supporting and 4 opposing representations. The actual numbers were 6 supporting and 3 opposing. It is a very significant and extraordinarily unfortunate error by Havant Borough Council and it gives an entirely false representation of quite significant local opinion. The corrected numbers should be noted.

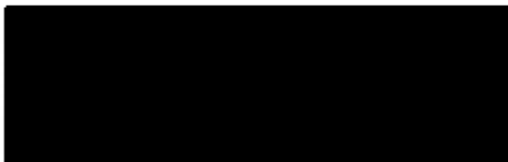
If corrected, the HBC document would appear thus:

APP/13/00841
28 Lodge Road, Havant, PO9 3LL
NEIGHBOURS/REPRESENTES

2	S D & C J Miller	15 Bedhampton Hill Havant PO9 3JN	Supported
3	The Occupier / Owner	27 Lodge Road Havant PO9 3LL	No comment
4	Mr R Tate	24 Lodge Road Havant PO9 3LL	Supported
5	The Occupier / Owner	17 Bedhampton Hill Havant PO9 3JN	No comment
6	The Occupier / Owner	22 Lodge Road Havant PO9 3LL	No comment
7	O Delafield	10 Brookside Road Bedhampton Havant PO9 3JL	Opposed
8	Mr K Wood	12 Brookside Road Bedhampton Havant PO9 3JL	Opposed
9	Dr J Foley	28 Lodge Road Havant PO9 3LL	Supported
10	The Occupier / Owner	8 Brookside Road Bedhampton Havant PO9 3JL	No comment
11	The Occupier / Owner	19A Bedhampton Hill Havant PO9 3JN	No comment
12	The Occupier / Owner	19 Bedhampton Hill Havant PO9 3JN	No comment
13	The Occupier / Owner	21 Bedhampton Hill Havant PO9 3JN	No comment
14	The Occupier / Owner	20 Lodge Road Havant PO9 3LL	No comment
15	The Occupier / Owner	57 Broderick Road London SW17 7DX	No comment
16	The Occupier / Owner	21 Lodge Road Havant PO9 3LL	No comment
17	Mr D West	14 Lodge Road Havant PO9 3LL	Opposed
18	The Occupier / Owner	25 Lodge Road Havant PO9 3LL	No comment
19	Ms R Foley	28 Lodge Road Havant PO9 3LL	Supported
20	G Grieve	28 Lodge Road Havant PO9 3LL	Supported
21	Councillor K Smith	47 Southbrook Road Havant PO9 1RL	No comment
22	Cllr G Smith	29 James Copse Road Lovedean Waterlooville PO8 8RG	No comment
23	Cllr D Smith	29 James Copse Road Waterlooville PO8 9RG	No comment

I commend the proposed redevelopment of the site at 28 Lodge Road, and request that the appeal inspector will permit it.

Yours faithfully,



Graham Grieve