



# HAVANT BOROUGH Appeal Decision COUNCIL

Site visit made on 16 June 2009 JUN 2009

The Planning Inspectorate  
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Temple Quay House  
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by R W N Grantham  
MRSC MCIWEM

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Planning Inspectorate  
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an Inspector appointed by the Secretary of State  
for Communities and Local Government

Decision date:  
22 June 2009

**Appeal Ref: APP/X1735/A/09/2096566**  
**9 St Georges Walk, Waterlooville, Hants PO7 7TU**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Magdala Building Properties Ltd against the decision of Havant Borough Council.
- The application Ref 08/56791/000, dated 25 March 2008, was refused by notice dated 15 August 2008.
- The development proposed is demolition of existing building and construction of a 4 storey building to provide 144 sqm A1 and/or A2 use on ground floor, 2 two bed and 9 one bed flats, car parking, bin and cycle storage.

## Decision

1. I dismiss the appeal.

## Procedural Matters

2. The description given above is that given on the appeal form, which is similar to that given on the Council's refusal notice and which fairly reflects the proposals.

## Main issue

3. The main issue here is the impact of the proposed development on the character and appearance of the area.

## Reasons

4. The appeal site occupies a prominent position, close to the town centre. I understand that the existing building has serious structural defects and that one of the main aims of the development is to provide replacement accommodation for the Citizens Advice Bureau.
5. Some redevelopment has already taken place on this side of St Georges Walk, notably just up the hill at No 7 (Hermitage House) and further down the road at Nos 17-21. As things stand, the street scene lack coherence. There has been discussion about the redevelopment of Nos 9-13 and I recognise that Policy WTC4, of the (2005) Havant Borough District Wide Local Plan (LP) allows for piecemeal development of land to the north of Portland Road. Nevertheless, good design should be the aim and, as LP Policy D1 points out, proposals should respect and enhance the local character. However, the building now proposed would dwarf its neighbour at No 11 and the large expanse of its bland north-west elevation would appear overbearing and unduly dominant in views up-hill, towards the centre.

6. Subject to some possible amendments, that were submitted shortly before the Council refused permission for the development, the eaves on this 4-storey building would be similar in height to those on Hermitage House, to the south of Portland Road. Also, a visibility splay would be provided at the entrance to this fairly narrow side street. However, the height and depth of the two buildings, sited close alongside this way through to a supermarket and police station, would combine to make the route feel enclosed and less attractive for pedestrians to use than now.
7. These considerations lead me to conclude that the appeal scheme would be harmful to the character and appearance of the area and would fail to satisfy the requirements of LP Policy D1.
8. I have taken account of all other matters raised, including a completed planning obligation which makes provision for contributions towards play space and public transport infrastructure. However, for the reasons given above, I conclude that the appeal should be dismissed.

*Rupert Grantham*

INSPECTOR