



Copy for Land Charges

Planning Inspectorate

Department of the Environment

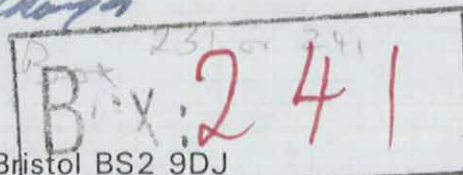
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927

Switchboard 0272-218811

GTN 1374



Prudential Property Services
Land and Planning Division
3 Exchange House
London Road
North End
PORTSMOUTH PO2 9DD

Your Reference

Our Reference

T/APP/X1735/A/89/122816/P8

Date

20 NOV 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY G. Trepte Esq.
APPLICATION NO: 88/52498

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Havant Borough Council to refuse outline planning permission for construction of one dwelling on land to the rear of "Laburnums", St. Peter's Road, Hayling Island. I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 12 October 1989.
2. Having regard to my inspection of the site and its surroundings and the representations made I have concluded that the case turns on my consideration of 2 principal issues. Firstly, having regard to local policy, whether or not the erection of the dwelling would harm the character and appearance of the locality. Secondly, whether or not the erection of the dwelling would materially harm the amenities of adjoining residents.
3. The site is located on the southern fringes of North Hayling and adjoins, to the south and east, what I would regard as open countryside. Access is to be provided from the public highway by means of a driveway which currently serves your client's property. The Council have referred me to several statutory and non-statutory documents in an attempt to persuade me that the site, in view of the provisions of countryside policy, is not one suitable for housing development. You take the view that, whilst respecting the thrust of countryside policies generally, the site should logically be regarded as part of the village; it is land in residential use, is bordered to the north and west by residential properties, and should truly be regarded as rounding-off. You refer me also to an extant consent relating to the site in respect of the erection of stabling; this you say would not be an insubstantial building whose impact, in your view, would not be dissimilar to that of a dwelling erected on the same site.
4. To my mind, the appeal site, when viewed from the approach to the village from the south, from St. Peter's Road, has an open appearance, and has more of an affinity in visual terms with the open countryside to the east and south than with the built forms of the village. A dwelling erected here, to my mind, would appear prominent and divorced from other residential properties comprising North Hayling



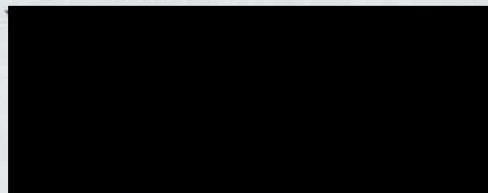
Village. In terms of its impact, a dwelling would be seen, in my opinion, to extend development into countryside with a consequent harmful effect on the character and appearance of the locality. I have noted your reference to the extant consent for stables, yet to be implemented. I, however, am charged with determining the merits of a particular proposal and not with commenting on the merits of another.

5. With regard to the second issue, the property most at risk from any ill-effects of the proposal is to my mind, "Laburnums". Whilst your client who occupies that house clearly does not object to the proposal, circumstances could change. In my view, the development if approved would lead to a material and harmful diminution in the amenities currently enjoyed by the residents of "Laburnums". They would suffer loss of privacy and disturbance as the result of vehicles and pedestrians using the joint access. This is a common symptom of backland development and in my view, it is unacceptable that this situation should be allowed to arise in this case.

6. I have taken into account all other matters raised in the representations but I can find no argument of such strength or significance which convinces me that my conclusions are inappropriate.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen



G. POWYS JONES BSc(Lond) MSc(Wales) FRTPI
Inspector