The Planning Inspectorate

For official use only
Date Recieved

PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".**

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name ANTHONY GRIFFITHS

Company/Group name (if applicable)

Address 36 SUNDERTON LANE CLANFIELD
WATERLOOVILLE HANTS

Postcode PO8 ONU

[redacted]

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name

Company/Group name (if applicable)

Address

Postcode

Your reference

Daytime phone Fax

I prefer to be contacted by Post Email*

*Email address

HAVANT BOROUGH COUNCIL
05 MAR 2019
RECEIVED

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA: HAVANT BOROUGH COUNCIL

LPA's application reference number: APP/18/01138

Date of the application: 26 10 2018

Did the LPA validate and register your application? Yes ✓ No

Date of the LPA's decision notice: 07 01 2019

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address: LAND TO THE REAR OF CRANBROOK VILLA, COPSE LANE, HAYLING ISLAND, HAMPSHIRE Postcode PO11 0RJ

Note: Failure to provide the full postcode may delay the processing of your appeal

Please answer the questions below:

1 Is the appeal site within a Green Belt? Yes No ✓

2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No ✓

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No ✓

ERECTION OF TWO, SINGLE STOREY, THREE BEDROOM, BUNGALOWS

Area of the whole appeal site (i.e. the boundary) in hectares: 0.06

Area of floor space of proposed development in square metres: 195

Does the proposal include demolition of non – listed buildings within a conservation area? Yes No ✓

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission for the development described in Section E. 1 ✓

2 Refused permission to vary or remove a condition(s) 2

3 Refused prior approval of permitted development rights 3

4 Granted planning permission for the development subject to conditions to which you object 4

5 Refused approval of the matters reserved under an outline planning permission 5

6 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object 6

7 Refused to approve any matter required by a condition on a previous planning permission (other than those above) 7

8 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval 8

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of [illegible] 9

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE W ✓ *

This is normally the quickest and most straightforward way of making an appeal. The written procedure is suited to the vast majority of appeals.

* a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ✓ No

b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes No ✓

2 THE HEARING PROCEDURE H ◈

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. If you are proposing that this appeal follows the hearing procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

◈ If the hearing procedure is considered suitable we will seek details of your availability when sending the appeal start letter.

a) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

3 THE INQUIRY PROCEDURE I ▲

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You are required to provide information concerning the number of witnesses and the length of time they need to give their evidence. If you are proposing that this appeal follows the inquiry procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

▲ a) How many witnesses do you intend to call? No. of witnesses

b) How long do they need to give their evidence?

c) How long do you estimate the inquiry will last? No. of days
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

G. CHOICE OF PROCEDURE (continued)

◈ If the inquiry procedure is considered suitable we will seek details of your availability when sending the appeal start letter.

d) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. Yes No

H. FULL STATEMENT OF CASE

See section H of the guidance leaflet to help you decide what to include in your full statement of case.

There is no further opportunity to add to your statement of case at a later stage.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes No ✓

Have you made a costs application with this appeal? Yes No ✓

IN REFERENCE TO THE DECISION NOTICE FOR THIS APPLICATION, REF :- DEC01 ENCLOSED. ADDRESSING REFUSAL POINT 1.

OUR ARGUMENT THAT THE DEVELOPMENT TO THE REAR OF CRANBROOK VILLA SHOULD BE APPROVED LIES WITH THE FACT THAT WE BELIEVE IT IS COMPARABLE, IF NOT MORE FAVOURABLE, TO ANOTHER APPROVED DEVELOPMENT 300M AWAY, PLEASE REFER TO APPENDIX B, DOCUMENTS 1 TO 3, WITH THE SAME LAND DESIGNATION UNDER HAVANT BOUROUGH COUNCIL POLICY. PERMISSION HAS BEEN GRANTED FOR 6 NUMBER, 5 BEDROOM DETACHED HOUSES, 1No DETACHED BOAT STORE AND ANCILLARY OFFICE BUILDING. HAVANT BOROUGH COUNCIL REFERENCE APP/13/0317 APPENDIX B, APPBDOC1 AND APPBDOC2. THIS POINT WAS BROUGHT UP IN CORRESPONDENCE WITH HBC IN APPENDIX A, DOC01 THROUGH TO DOC10. AS CAN BE SEEN IN THESE CORRESPONDENCE HBC HAVE IN OUR OPINION FAILED TO MAKE A DISTINCTION UNDER POLICY BETWEEN OUR DEVELOPMENT AND THAT OF YACHT HAVEN. AS TO THE PROVIDED DOCUMENTATION HBC HAVE CLAIMED THE SITE HAS HAD PREVIOUS RESIDENTIAL USE, DOC05, EVIDENCE OF WHICH CAN NOT BE FOUND. THEY STATE THAT IT WAS PREVIOUSLY DEVELOPED LAND, DOC02, WHICH CONTRADICTS THE CASE OFFICER REPORT, EXERTS OF WHICH ARE GIVEN IN DOC02. THEY THEN GO ON TO SUGGEST THAT THE SITE SHOULD BE TREATED AS A "UNIQUE" OR "ONE OF CASE", DOC08, WHICH SURELY IS NOT PERMISSIBLE. AS DISCUSSED WITH HBC ALL

H. FULL STATEMENT OF CASE (continued)

CRITERIA IN REFUSAL POINT 1 MUST HAVE BEEN FOUND ACCEPTABLE AND TO POLICY - WHICH HAS NOT CHANGED - FOR YACHT HAVEN, THEREFORE OUR SMALLER, WITH LITTLE TO NO IMPACT DOC02 AND IN OUR OPINION MUCH MORE SUSTAINABLE DEVELOPMENT MUST ALSO BE ACCEPTABLE AND TO POLICY. WE WOULD SUGGEST THAT PRECEDENCE HAS BEEN SET BY YACHT HAVEN DEVELOPMENT HENCE QUALIFYING OUR DEVELOPMENT FOR APPROVAL.

IN REFERENCE TO THE DECISION NOTICE FOR THIS APPLICATION, REF:- DEC01 ENCLOSED, ADDRESSING REFUSAL POINT 2.

BACKLAND DEVELOPMENT IS BEING ALLOWED IN HBC, AND APP/18/0072 IS A QUOTED EXAMPLE OF THIS IN DOC02, LAST PARAGRAPH PAGE 2. ALSO FROM THE PLAN IT CAN BE SEEN THAT OUR PROPOSED DEVELOPMENT IS SURROUNDED ON ALL FOUR SIDES BY EXISTING DEVELOPMENTS ALREADY AND THEREFORE NOT DETRACTING FROM ANY LINEAR PATTERN, BEING MORE OF AN INFILL. ALSO THE PLANNING OFFICERS REPORT FROM THE PREVIOUS APPLICATION STATES THAT THERE WILL BE LITTE TO NO IMPACT TO THE AREA, SEE DOC02, PAGE 1.

IN REFERENCE TO THE AMOUNT OF HARD STANDING WHICH WOULD IMPACT THE SITE, THIS WAS NOT MENTIONED UNTIL THE DECISION STAGE SO WE WERE UNABLE TO DISCUSS THIS WITH THE PLANNING OFFICER AND PROVIDE A PLANTING SCHEDULE. WE WOULD PROPOSE THE PLANTING OF HEDGING AND TREES TO COME IN LINE WITH HBC CURRENT POLICY.

IN REFERENCE TO THE DECISION NOTICE:- ADDRESSING POINT 3.

AN ARBORICULTURAL SURVEY WAS CARRIED OUT PRIOR TO THE APPLICATION AND A COPY OF THE REPORT WAS INCLUDED IN THE ORIGINAL ~~&~~ SUBMISSION, AND IS INCLUDED IN THE SECTION OF ORIGINALLY SUBMITTED DOCUMENTS. A METHOD STATEMENT IS PROVIDED IN THE REPORT FOR ROOT PROTECTION AS THE TREES ARE NOT PART OF THE PROPOSED SITE. THE REPORT DOES NOT MENTION ANY DETRIMENTAL EFFECT TO THE TREES DUE TO THE PROPOSED DEVELOPMENT.

DUE TO THE ABOVE WE BELIEVE THAT OUR PROPOSAL IS A SUITABLE DEVELOPMENT AND AS SUCH SHOULD BE GIVEN APPROVAL.

Please continue on a separate sheet if necessary

I. (part one) APPEAL SITE OWNERSHIP DETAILS

This must be completed for all appeals. See section I of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies. *Please tick **ONE** box only* ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)
CYME DEVELOPMENTS LTD	KENILWORTH, HAMBLEDON RD. PO7 6NU	03 03 2019

OR

CERTIFICATES C & D C/D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section I of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b). *Please tick **ONE** box only* ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You **must** send the documents listed 1-6 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

1 A copy of the **planning application** sent to the LPA. 1 ✓

2 A copy of the **site ownership certificate and agricultural holdings certificate submitted** to the LPA at application stage (this is usually part of the LPA's planning application form). 2 ✓

3 A copy of the **LPA's decision notice** (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. 3 ✓

4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. 4 ✓ ON MAIN PLAN.

5 Copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet. 5 ✓

01, 02, 03, 04, 05, 06, 07, 08

6 Copies of any **additional** plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet. 6 ✓

DOC01 DOC02 DOC03 DOC04 DOC05 DOC06 DOC07 DOC08 DOC9
DOC10 APPADOC1 APPADOC2 APPBDOC3

You **must** send copies of the following, if appropriate:

7 A copy of the **design and access statement** sent to the LPA (if required). 7

8 A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. 8

9 Additional plans, drawings or documents relating to the application **but not previously seen by the LPA.** Acceptance of these will be at the Inspector's discretion. 9

Please number them clearly and list the numbers here or on a separate sheet:

10 Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. 10

11 If the appeal is against the LPA's refusal or failure to approve the **matters reserved under an outline permission**, please enclose:
a) the relevant outline application; 11a
b) all plans sent at outline application stage; 11b
c) the original outline planning permission. 11c

12 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. 12

13 A copy of any **Environmental Statement** plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). 13

14 If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over the local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application 14

K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

NOT APPLICABLE

L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out

1 I have completed **all** sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge. ☐

2 I have enclosed **all** the essential supporting documents listed in section J. ☐

3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal). ☐

4 I have [redacted]rm *(unsigned forms will be returned to you)*. ☐

Signatu[redacted]..... Date 04/03/19

Name (in capitals) ANTHONY GRIFFITHS

On behalf of (if applicable) .....

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

Remember, it is your responsibility to make sure that we RECEIVE your appeal form and ALL supporting documents within the time limit. See section M of the guidance leaflet

Send THIS form (not a photocopy of it) to us at:

Initial Appeals
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Helpline: 0303 444 5000

Send a copy to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

You may wish to keep a copy of the completed form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

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DOC 01

HAVANT BOROUGH COUNCIL
05 MAR 2019
RECEIVED

APP/18/01138- Rear of Cranbrook Villa, Copse Lane

Chisnall, Emma <Emma.Chisnall@havant.gov.uk>

[redacted]

Dear Mr Griffiths,

Following a review of the planning application I wanted to come back to you with my thoughts on the proposal and the recommendation that shall be made.

The supporting statement submitted with the application has been read in detail and as outlined you are aware of the planning history of the site and the previous planning refusal that was issued for a proposal consisting of 2No. 2 bed bungalows.

The current proposal would consist of 2No. 3bed bungalows positioned outside of the built up area of the Borough which causes strong concern over the principle of the development and the harm that would be caused to the semi-rural character of the area.

A justification has been submitted which mentions the application site at Yacht Haven however it is considered that this development site is not directly comparable nor supportive of the application at Cranbrook Villa. Yacht Haven consisted of development on brownfield land and had therefore already been developed on which contributed to the justification of the proposal for new dwellings. However Cranbrook Villa would consist of development on garden amenity space which is greenfield land and would therefore not have this justification when assessing development proposed outside of the built up area of the Borough.

The original land in question was a garden provision which served Cranbrook Villa. This has since been sub-divided by the owners in order to create the space to the rear. This however is not considered to be a vacant site as described but would still be considered as being part of the garden space from where it originated and served the original home.

The Councils Housing provision is also mentioned in the statement. Although it is noted that the proposal would provide a contribution to the housing supply of the Borough this is by a very small amount and would have to be weighed against any harm caused to the rural character of the area and neighbouring dwellings. The Council's most recent Annual Monitoring Report highlights that the Council had a small deficit in its five year supply. A recent review following the 2017/18 completions and recent planning permissions also confirms that the Council does have and can provide a 5.07 year supply of housing land with a 5 percent buffer and so is therefore able to meet the need for housing without these proposed dwellings at the current time. Given this, a tilted balance should not therefore be applied in decision making. Therefore the harm caused as a result of the proposal is not considered to outweigh the very small contribution made to housing supply.

Therefore the principle of the works are considered to not be acceptable and have not been suitably justified. The development is considered to be contrary to policy CS17 which relates to the need to concentrate new development (including housing) in the urban areas and policy CS9 and AI2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018. The dwellings would also be located in an unsustainable location remote from services, education facilities, leisure and employment opportunities where the occupiers would be heavily reliant on the use of the private car. It is not clear whether the bus service mentioned does actually run through

Copse Lane and comments from neighbours confirm that this is not the case which would increase this impact and reliance further.

Following this assessment I wanted to confirm in writing that the application shall be refused planning permission by the 7th January unless you wish to withdraw the application which can be done via a confirmation email being sent to myself before the 21st December.

Please can you let me know how you wish to proceed.

Kind regards,
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: 02392 446523
Emma.Chisnall@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

Your privacy matters, go to: www.havant.gov.uk/privacy-policy

DOC02

From: Anthony Griffiths [redacted]
Sent: 17 December 2018 23:18
To: Chisnall, Emma <Emma.Chisnall@havant.gov.uk>; Danny Manns <danny@dmdesign.uk.com>
Subject: Re: APP/18/01138- Rear of Cranbrook Villa, Copse Lane

Hi Emma,

Thanks for the e-mail voicing your concerns reference our development. Please find attached a copy of the letter with our counter points (shown in green) beneath each of your points. Hopefully this will show the proposed development in a clearer light. I look forward to hearing your response.

Regards

Anthony Griffiths

HAVANT BOROUGH COUNCIL
05 MAR 2019
RECEIVED

Dear Mr Griffiths,

Following a review of the planning application I wanted to come back to you with my thoughts on the proposal and the recommendation that shall be made.

The supporting statement submitted with the application has been read in detail and as outlined you are aware of the planning history of the site and the previous planning refusal that was issued for a proposal consisting of 2No. 2 bed bungalows.

The current proposal would consist of 2No. 3bed bungalows positioned outside of the built up area of the Borough which causes strong concern over the principle of the development and the harm that would be caused to the semi-rural character of the area.

In the previous application, as mentioned above, I draw your attention to Decision Officer Report 19th March 2018, exerts of which are below.

7.7 due to their position behind Cranbrook Villa and that they are modest in size and would not be readily viewable from the public domain the works, on balance, would not cause significant enough harm to the visual amenity of the area to warrant a refusal planning permission.

(iv) Effect on residential amenity
7.8 The development has the potential to impact Cranbrook Villa itself, the neighbouring dwellings adjacent Northwood and Eventyde and the farm to the rear Lower Tye.
The proposal consists of two bungalows to be positioned in the rear amenity space of Cranbrook Villa which shall create an approximate distance of 12m between the proposed development and shared boundary to the north and approximately 24m between the proposed dwellings and Cranbrook Villa. Although this is a fairly modest distance between the proposed development and dwelling it is considered that this distanced coupled with the design of the dwellings being bungalows and having ground floor windows only that the impact caused would be limited and acceptable. The driveway proposed along the side Cranbrook Villa would create additional activity from the 4 cars proposed in total to serve the two bungalows and noise would be generated as a result.
Cranbrook Villa is set off the boundary to the west and as the applicants themselves have put in for the proposal they are aware of this activity and increased noise. Although an impact is considered to be made it is considered that on balance that the increase of noise would not be significant enough to warrant a refusal of the planning application.

7.9 Cranbrook Villa benefits from a large and generous plot which has sufficient screening along the west and east boundary. The proposed dwellings would be set a generous distance away from the neighbouring dwellings Northwood and Eventyde and due to their modest size and that they shall be set off the shared boundaries either side with adequate screening in place from extensive hedging, trees and timber panels the works are

considered to not lead to a significant impact to the amenity levels of these neighbours and in relation to this aspect, would not warrant a refusal of the planning application.

7.10 The works are proposed to be set off the shared boundary with Lower Tye Farm to the rear by approximately 10m. The bungalow to the east is proposed to have a large rooflight installed in the rear roof elevation however this would only serve a ground floor use and would therefore not create over-looking as a result. The boundary screening between the dwellings is also extensive by mature trees and hedging and therefore due to this and the distance between the dwellings **and the works are considered, on balance, to create a limited and acceptable impact.**

It can therefore be seen from your previous report that the proposal of 2 number bungalows would be acceptable to adjoining properties and the local area.

A justification has been submitted which mentions the application site at Yacht Haven however it is considered that this development site is not directly comparable nor supportive of the application at Cranbrook Villa. Yacht Haven consisted of development on brownfield land and had therefore already been developed on which contributed to the justification of the proposal for new dwellings. However Cranbrook Villa would consist of development on garden amenity space which is greenfield land and would therefore not have this justification when assessing development proposed outside of the built up area of the Borough.

We would suggest that the Yacht Haven site is comparable to the proposed development. In reference to the planning officers findings in respect to Yacht Haven section 7.3 states, "whether the site is pre developed land is debatable" due to the time that had elapsed and amount of previous development.

If the findings were to agree that the site was indeed brownfield, it was still a comercial brownfield and not residential. Therefore all the other constraints that are applicable to our proposal would have to have been justified for Yacht Haven. Therefore if Yacht Haven was an acceptable development, being only 300m away, our proposed development must also be an acceptable development.

In respect to the proposed site being greenfield, the Yacht Haven site is on a SSSI, was recommended refusal by Chichester Harbour Conservancy, and was not recommended by RSPB. Our proposal has none of these issues. Also other back garden developments in Havant Borough are being granted which must also be classed as green field eg APP/18/00720.

The original land in question was a garden provision which served Cranbrook Villa. This has since been sub-divided by the owners in order to create the space to the rear. This however is not considered to be a vacant site as described but would still be considered as being part of the garden space from where it originated and served the original home.

The land in question is no longer owned by the owners of Cranbrook Villa and cannot therefore be considered part of the garden. Other "Back Garden Developments have been allowed in the Havant Borough. If other similar developments have been

granted why not this one, in principle of back garden development? An example of this would be APP/18/00720, 98 London road.

The Councils Housing provision is also mentioned in the statement. Although it is noted that the proposal would provide a contribution to the housing supply of the Borough this is by a very small amount and would have to be weighed against any harm caused to the rural character of the area and neighbouring dwellings. The Council's most recent Annual Monitoring Report highlights that the Council had a small deficit in its five year supply. A recent review following the 2017/18 completions and recent planning permissions also confirms that the Council does have and can provide a 5.07 year supply of housing land with a 5 percent buffer and so is therefore able to meet the need for housing without these proposed dwellings at the current time. Given this, a tilted balance should not therefore be applied in decision making. Therefore the harm caused as a result of the proposal is not considered to outweigh the very small contribution made to housing supply.

As previously mentioned the Planning Officers report from the previous application stated that there would be little to no harm to the character of the area or to neighbouring dwellings.

Therefore the principle of the works are considered to not be acceptable and have not been suitably justified. The development is considered to be contrary to policy CS17 which relates to the need to concentrate new development (including housing) in the urban areas and policy CS9 and AI2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018. The dwellings would also be located in an unsustainable location remote from services, education facilities, leisure and employment opportunities where the occupiers would be heavily reliant on the use of the private car. It is not clear whether the bus service mentioned does actually run through Copse Lane and comments from neighbours confirm that this is not the case which would increase this impact and reliance further.

The Yacht Haven development is within 300m of our proposed site, and must have been deemed as a sustainable development and to policy to be passed. Therefore using the same criteria as would have been exacted on the Yacht Haven development, our development must be sustainable and to policy.

To reinforce this statement, within walking distance of the proposed site, there are, 2 tea rooms, a garden centre, hotel, gym, café, pub, church, village hall, farm shop, convenience store, marina, 2 farms, industrial units and the main bus route serving Hayling Island and the main land. The school mini bus does indeed pass the development.

Within a comfortable bicycle ride, the majority of which is cycle lane, you have access to a sailing club, a second pub, another convenience store, another café, a fast food outlet, Hayling Billy cycle route, Havant Town Centre, Havant Bus Depot and Havant Mainline Train Station.

To further bolster this we propose to install electric vehicle charging points.

Bearing this in mind we fail to see how the proposed development would not provide a sustainable location for young families through to retires.

Following this assessment I wanted to confirm in writing that the application shall be refused planning permission by the 7th January unless you wish to withdraw the

application which can be done via a confirmation email being sent to myself before the 21st December.

Please can you let me know how you wish to proceed.

Kind regards,
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: 02392 446523
Emma.Chisnall@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

Your privacy matters, go to: www.havant.gov.uk/privacy-policy

DOC03

RE: APP/18/01138- Rear of Cranbrook Villa, Copse Lane

Chisnall, Emma <Emma.Chisnall@havant.gov.uk>
Wed 19/12/2018, 11:17
To: Anthony Griffiths <[redacted]>

Dear Anthony,

Thank you for your response in regards to my email. I have discussed this in length with my principal planner and it is still considered that there is not sufficient justification to address the overall concern regarding the principle of new development outside the built up area of the Borough. This is directly contrary to policy making the application unable to be supported at this time.

Should you wish to withdraw the application this can be done via email otherwise the application shall be refused in the New Year. Details of how you can appeal will be issued with the decision should you wish to challenge this determination.

Kind regards,
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
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Direct Line: 02392 446523
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DOC 04

36 Sunderton Lane,
Clanfield,
Waterlooville,
Hants.
PO8 0NU
Ref EmmaChisnall2
19/12/18

Dear Emma,

Thanks for getting back to me so promptly.

In response to your statement that our development is contrary to policy I would once again draw your attention to the approved Yacht Haven development. This development of 6 number 5 bedroom houses must have been to policy for Havant Borough to have approved it. Our development being only 300m away falls under the same criteria and policy constraints. Please would you be able to clarify to us why the Yacht Haven development was an acceptable development yet ours is not.

Regards

Anthony Griffiths

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DOC 05

RE: APP/18/01138- Rear of Cranbrook Villa, Copse Lane

Chisnall, Emma <Emma.Chisnall@havant.gov.uk>
Fri 21/12/2018, 11:46

[redacted]

Dear Anthony,

Thank you for your email.

There are significant material differences between a site comprising of backland and garden development which is proposed at Cranbrook Villa and a site which has an existing industrial and residential development use like Yacht Haven.

The application for Yacht Haven was recommended a refusal of permission by the case officer but this was over-turned by committee primarily based on the site containing previous development.

You can review the documents here using the below link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_229891

This is not the case at Cranbrook Villa and amongst other reasons cannot be supported and is considered to be contrary to policy.

I hope you find this of use.

Kind regards
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
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DOC 06

36 Sunderton Lane,
Clanfield,
Waterlooville,
Hants.
PO8 0NU
Ref EmmaChisnall3
21/12/18

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Dear Emma,

Once again thanks for your reply.

I would agree with you that there are material differences between back garden development and those with existing industrial and residential use. It has never been suggested, even by the proposers of the Yacht Haven Development, that Yacht Haven has ever had previous residential use. And in reference to the case officers report section 7.3 I quote "The extent to which the land can be currently regarded as Pre Developed Land (PDL) is debatable." This being due to the limited development on the site, the age and extended period of disuse of the mentioned limited development. So this leads to the debate of what proportion of the Yacht Haven site, if any, should be classed as PDL.

To further quote from the planning officers report, Section 7.7 "The reuse of PDL does not in itself allow for new rural housing but it is a material consideration to be weighed, together with consideration of the sites existing environmental value along with the broader consideration of the impact of development on the coastal character and landscape".

This would mute the statement that Yacht Haven was granted permission purely on grounds that it was a PDL.

I would therefore suggest that the same policy's that you are rightly applying to our proposal must have been applied to the Yacht Haven and been found acceptable. If a development of 6 number 5 bedroom properties, which were found to have significant impact on the character of the area, were found to be, to policy in a "rural" area how can it be justified that 2 bungalows which in a previous application have been described by the planning officer to have little to no impact on the surrounding area and be acceptable to adjoining properties and the local area be considered not? To reiterate the sustainability elements, the demographic that would be potential residents of the Yacht Haven Development, at a cost that I would comfortably estimate at £1.5M per property would probably not be existing local residents, not be able to find work with the necessary remuneration on Hayling Island, their children would probably not attend local schools and their leisure activities not be within the bounds of a "walking distance". Yet this development was still deemed "sustainable". We are proposing to provide housing at the lower cost end of the market compared to the surrounding area. This means our development will be open to a demographic who are existing local residents, who are more likely to work locally, have children who attend the local schools, using the school minibus that passes the development and use the local leisure facilities. Our proposed development would therefore contribute to sustaining the local community with minimal impact.

I would respectfully suggest to you that our development which is much smaller, has minimal impact on the local area, is not on or bordering environmentally sensitive areas and is more sustainable than the approved Yacht Haven development 300m away should be reconsidered for approval as under policy we can find nothing that sets it apart from the afore mentioned approved Yacht Haven development.

Regards

Anthony Griffiths

DOC 07

RE: Land to rear of Cranbrook Villa

Chisnall, Emma <Emma.Chisnall@havant.gov.uk>
Thu 03/01/2019, 07:41
T[redacted]
Dear Anthony,

Thank you for your email which is noted. Details of how to appeal the decision shall be issued with the decision notice.

Kind regards,
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
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DOC 08

36 Sunderton Lane,
Clanfield,
Waterlooville,
Hants.
PO8 0NU
Ref EmmaChisnall4
02/01/19

Dear Emma,

Further to our telephone conversation before Christmas where you informed me that our proposal would be refused due to it being against policy, I would once again like to reiterate that we can not find any policy that would apply to us that would not have applied to Yacht Haven. As we have previously discussed and I have demonstrated through Havant Borough Councils Planning Officers Reports that Yacht Haven was not classed as a brown field site so our starting position is exactly the same. I also fail to see why Yacht Haven should be treated as "a one off" or "unique" development as suggested. Surely policy is a constant applied to all. With this in mind I would like to inform you, purely as a courtesy as how we will be proceeding, that we will be taking our proposal to appeal.

Regards

Anthony Griffiths

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DOC 9

36 Sunderton Lane,
Clanfield,
Waterlooville,
Hants.
PO8 0NU
Ref EmmaChisnall5
08/01/19

Dear Emma,

I received our decision notice yesterday (APP/18/01138) and was surprised to see points 2 and 3, referring to linear development, hard surfacing and trees, as these points had not been mentioned before in any of our previous correspondence or telephone conversation. Please could you let me know how these points came to be added at the last minute, hence not giving us any opportunity to respond or address the afore mentioned issues.

Also point 9 under "other important information" mentions the "traditional orchard" on the plot. We are unsure what this refers to.

Regards

Anthony Griffiths

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DOC 10

Dear Anthony,

Thank you for your letter.

The Traditional Orchard was picked up in the ecology report you submitted with the application and was highlighted under the consultation response from Natural England and Ecology which formed part of the application and was on the website for review.

Similarly the objection to the trees was also raised by the Arboricultural Officer following a formal consultation and was on the website to be viewed. This is something to be addressed following any appeal or re-submission but due to the limited timeframes on the application any alterations could not be accommodated prior to a decision being released.

The linear position of the development goes hand in hand with the principle of the works however it is in relation to the developments position and that the immediate vicinity does not support other examples of development in backland form. This was a similar reason used for the previous refusal for 2 two bedroom dwellings.

The hard-surfacing was a point picked up towards the end of the application and was therefore considered necessary to include with the refusal but any changes could not be accommodated within the timeframe of the application.

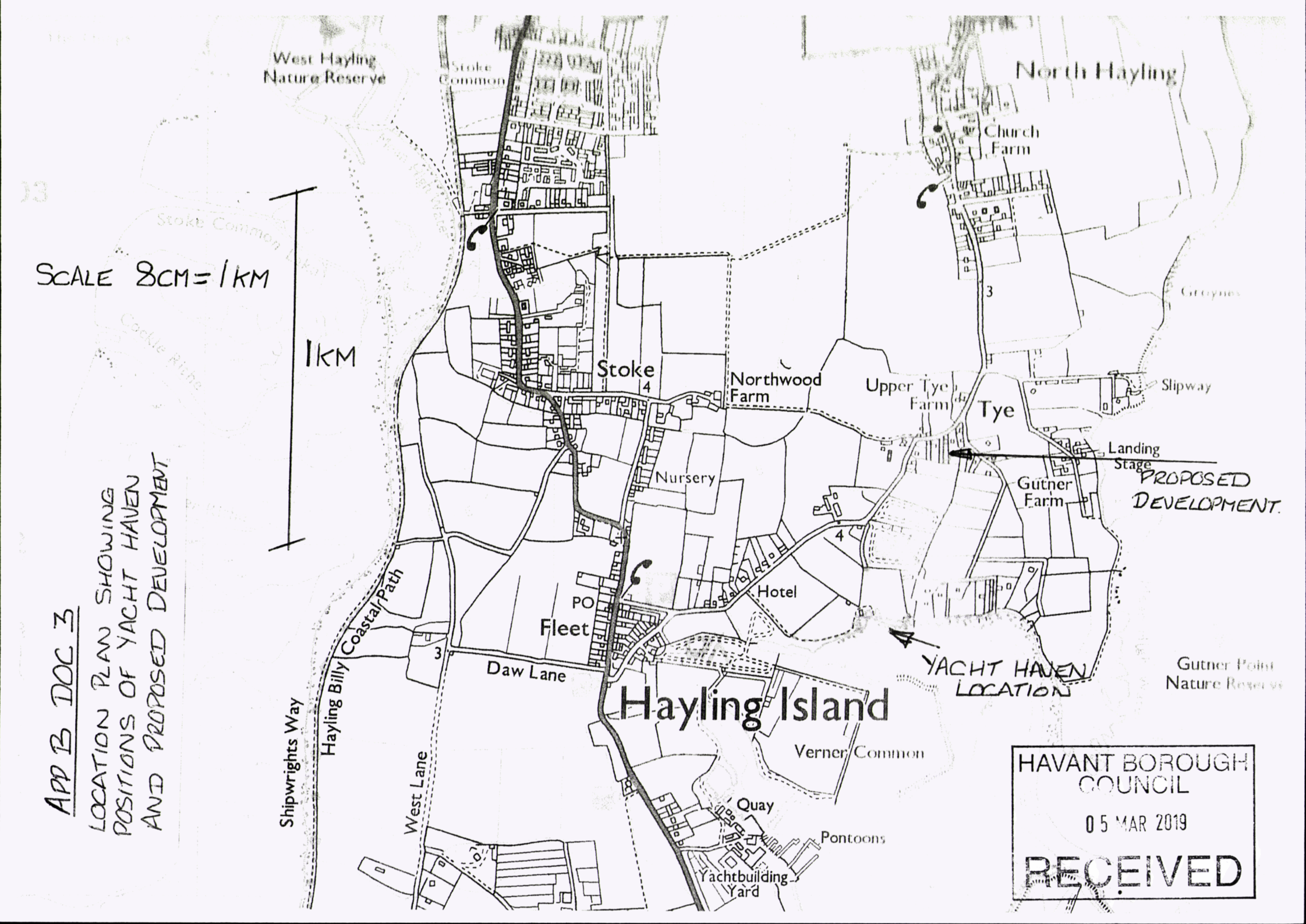
Apologies that this was not specifically relayed to you but it was something that could not have been incorporated into the application timeframe which can happen with applications and when refusals are put together. This would also have not altered the other reasons for refusing the planning application. However this is something to be aware of should a further scheme be proposed and submitted.

Kind regards,
Emma

Emma Chisnall
Planning Officer
Development Management
Havant Borough Council
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SCALE 8CM=1KM
1KM
APP B DOC 3
LOCATION PLAN SHOWING POSITIONS OF YACHT HAVEN AND PROPOSED DEVELOPMENT
West Hayling Nature Reserve
Stoke Common
North Hayling
Church Farm
Groynes
Stoke
Northwood Farm
Upper Tye Farm
Tye
Slipway
Landing Stage
PROPOSED DEVELOPMENT
Nursery
Gutner Farm
Hotel
PO
Fleet
Coastal Path
Hayling Billy
Daw Lane
YACHT HAVEN LOCATION
Gutner Point Nature Reserve
Hayling Island
Verner Common
Shipwrights Way
West Lane
Quay
Pontoons
Yachtbuilding Yard
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APP B DCC1

Havant BOROUGH COUNCIL

Civic Offices
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Hampshire PO9 2AX
T 023 9244 6015
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Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
f you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:		Surname:	fields
Company name:	Alpine Homes				
Street address:	yachthaven development site				
	copse lane		Telephone number:		
			Mobile number:		
Town/City:	hayling island		Fax number:		
Country:			Email address:		
Postcode:					

Are you an agent acting on behalf of the applicant? • Yes ○ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Fields
Company name:	Alpine Homes				
Street address:	threeoaks				
	bishopswaltham		Telephone number:		07921453045
			Mobile number:		
Town/City:	southampton		Fax number:		
Country:	uk		Email address:		
Postcode:	SO321DR				Ian@alpinehomesuk.co.uk

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ss Details

ddress of the site (including full postcode where available)

Description:

Suffix:

name: Yacht Haven

et address: Copse Lane

Town/City: HAYLING ISLAND

Postcode: PO11 0RH

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Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 472973

Northing: 101918

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes • No

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

6 in no 5 bedroom detached houses, 1 in no detached residential boat store and ancillary office building

Application reference number: APP/13/00317

Date of decision: 28/03/2013

Please state the condition number(s) to which this application relates:

Condition number(s):

8,9,20,25,28,29,31

Has the development already started? Yes • No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

no 8 - appendix 6.1
no 9 - appendix 4.1, 4.1a
no 20 - " " 8.1, 8.2 , 8.3,
no 25 - " " 4.1, 4.2 4.12, 4.13, 4.1a
no 28 - " " 10.1, 3.2
no 29 - " " 3.2,
no 31 - " " 7.1

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? Yes • No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? • Yes No

APP B DOC 2

YACHT HAVEN LOCATION PLAN.

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Location Plan 1/1250

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