

# Town and Country Planning Act 1990 (as Amended) Section 174

Appeal against an Enforcement Notice issued by Winchester City Council relating to land at

# Old Orchard, Kilham Lane, Winchester, SO22 5PT

Appellant's Statement of Case

Date: June 2019 Our Ref: 50627 LPA Ref: 16/00146/USE

Grosvenor Court, Ampfield Hill, Ampfield, Romsey, Hants, SO51 9BD

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#### OLD ORCHARD, KILHAM LANE, WINCHESTER, SO22 5PT

APPELLANT'S STATEMENT OF CASE PROJECT NO. 50627

#### PREPARED BY: RICHARD OSBORN ASSOCIATE DIRECTOR

#### CHECKED BY:

KATHERINE MILES PLANNING DIRECTOR

DATE: JUNE 2019

#### PV PROJECTS LTD GROSVENOR COURT WINCHESTER ROAD AMPFIELD WINCHESTER HAMPSHIRE SO51 9BD

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- E. Winchester tourism facts and figures
- F. Map of local facilities & attractions

## 1.0 INTRODUCTION

- 1.1 This Written Statement of Appeal ('the Statement') relates to an Enforcement Notice that was issued by Winchester City Council ('the Council') on 10<sup>th</sup> May 2019 ('the Notice'). The Notice relates to land at 'Old Orchard', Kilham Lane, Winchester, SO22 5PT ('the Site') shown edged red on the plan attached to the Notice.<sup>1</sup>
- 1.2 We are instructed by Mr Michael Culhane who was served with a copy of the Notice by the Council ('the Appellant'). The Appellant is the owner of the Site. But for this appeal the Notice would have come into effect on 14<sup>th</sup> June 2019.

### Alleged Breach of Planning Control

1.3 The Notice is dated 10<sup>th</sup> May 2019 and states:

"Without planning permission, the material change of use of the land from a single residential unit to a mixed use comprising a residential unit and five self-contained holiday apartments."

- 1.4 The Appellant's grounds of appeal are:
  - i. Ground (a) that planning permission should be granted for what is alleged in the notice; and
  - ii. Ground (f) that the steps required by the Notice to be taken, exceed what is necessary to remedy any breach of planning control.

<sup>&</sup>lt;sup>1</sup>Appendix A – copy of the Council's Enforcement Notice.

# 2.0 APPEAL SITE AND SURROUNDINGS

### <u>The Site</u>

- 2.1 The Site is outside the defined settlement boundary for the settlement of Winchester and is located in the countryside for planning purposes, though it adjoins the built-up area of Winchester. The Site is 0.4 hectares in area and comprises a detached dwelling which was remodelled with planning permission in 2006<sup>2</sup> ('Old Orchard'), amenity and various outbuildings.
- 2.2 There is private garden to the rear of the main dwellinghouse (within the area edged red in the Notice plan), and a group of detached outbuildings to the west.
- 2.3 Old Orchard is sited at a lower level than the adjacent highway (Kilham Lane). The Site is gently sloping with higher ground to the north-east falling away to the south-west.
- 2.4 There is a 2.8m high brick wall along the highway frontage, and an established tree belt beyond the south and west boundaries, to the rear. These trees are subject to a group tree preservation order (TPO/020G26). There is a further group TPO (TPO/222A1) on adjoining land close to the entrance. The eastern boundary is identifiable by a 1.2m timber fence.
- 2.5 Vehicular access to the Site is via a private gated entrance off Kilham Lane. A right of access to the Site is retained over the adjacent commercial property (within the Appellant's ownership).
- 2.6 The Site is not within a conservation area.
- 2.7 The Site does not contain any heritage assets.
- 2.8 The Site is not a Site of Importance for Nature Conservation (SINC).

<sup>&</sup>lt;sup>2</sup> WCC ref.06/01273/FUL approved 6<sup>th</sup> June 2006

- 2.9 The Site is not within, or close to, a Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC).
- 2.10 The Site is in flood zone 1 (FZ1) which represents the lowest risk of flooding.
- 2.11 There are no other specific environmental, landscape, ecological or archaeological designations that are known to apply to the Site.

### Surrounding Area

- 2.12 Land adjoining the Site to the north-west comprises a group of buildings in various commercial uses. They are accessed via a separate entrance off Kilham Lane.
- 2.13 Land to the west of the Site is countryside. Land beyond the tree belt to the southwest of the Site is designated as a SINC.
- 2.14 The remainder of the local area to the north, south and east is largely residential. There are detached post-war properties fronting the northern side of Kilham Lane, opposite the Site (within the defined settlement boundary).
- 2.15 Adjacent to the Site, Pitt Manor Cottage and Pitt Manor are detached period dwellings fronting the south side of Kilham Lane behind the same high brick wall (and within the defined settlement boundary). Planning permission has recently been granted<sup>3</sup> for the erection of 9 dwellings and associated works adjacent to the Site. The development is accessed via Kilham Lane.
- 2.16 In 2012, outline planning permission was granted on appeal for 200 dwellings on land to the south of the Site, accessed via Romsey Road. The development has been implemented and includes a 200-space park & ride facility, new bus lane, footways, children's play area and open space<sup>4</sup>.

<sup>&</sup>lt;sup>3</sup> 19/00127/FUL approved May 2019

<sup>&</sup>lt;sup>4</sup> 10/00122/OUT & APP/L1765/A/11/2146890 Land adjacent to Pitt Manor, Winchester

#### 3.0 **RELEVANT PLANNING HISTORY**

- 3.1 A householder planning application for a first-floor extension to the dwelling was permitted in April 2012<sup>5</sup> following an earlier refusal for a larger scheme in October 2007<sup>6</sup>. The approved works have not been implemented and the permission has now expired.
- 3.2 Planning permission for a detached double garage with storage over was approved in November 2009<sup>7</sup>. This planning permission has been implemented. The building was converted to provide 2 no. units of visitor accommodation in 2016 (subject of this appeal).
- 3.3 Planning permission for the demolition of the existing bungalow and the erection of a 2 storey dwelling was approved in September 2006<sup>8</sup> following an earlier approval (June 2006) to remove the existing bungalow roof and extend upwards to create a 2 storey dwelling<sup>9</sup> along with an attached double garage (subject of this appeal), This planning permission followed the withdrawal of an earlier application for similar works in February 2006<sup>10</sup>.
- The O6/O1273/FUL approval of alterations to the existing bungalow was 3.4 implemented. Existing plans and elevations as approved are attached at Appendix B. Approved 'as proposed' plans and elevations are attached at Appendix C. The 06/02394/FUL approval for the replacement dwelling was not implemented and has expired.
- 3.5 A Certificate of Lawful Use (CLU) regarding the use of the dwelling in breach of an agricultural occupancy condition and the incorporation of land within the residential curtilage was issued in July 2004<sup>11</sup>.

<sup>&</sup>lt;sup>5</sup> WCC ref. 12/00552/FUL (permission not implemented)

<sup>&</sup>lt;sup>6</sup> WCC ref. 07/02013/FUL - refused <sup>7</sup> WCC ref. 09/01741/FUL (permission implemented)

<sup>&</sup>lt;sup>8</sup> WCC ref. 06/02394/FUL (permission not implemented)

<sup>&</sup>lt;sup>9</sup> WCC ref. 06/01273/FUL (permission implemented)

<sup>&</sup>lt;sup>10</sup> WCC ref. 05/03048/FUL - withdrawn

<sup>&</sup>lt;sup>11</sup> WCC ref. 04/00344/LDC - issued

# 4.0 GROUND (A)

- 4.1 Planning permission should be granted for the development that has occurred; namely change of use from *"a single residential unit to a mixed use comprising a residential unit and five self-contained holiday apartments for temporary occupation and use"*. The plans to be considered by this ground (a) appeal are of the building and use 'as existing' contained in Appendix D.
- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that this ground (a) appeal should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### The Development Plan

- 4.3 The adopted Development Plan is the:
  - Winchester District Local Plan Part 1 Joint Core Strategy (LPP1); and
  - Winchester District Local Plan Part 2 Development Management & Site Allocations (LPP2);
- 4.4 The following policies are relevant.
- 4.5 LPP1 Policy DS1 sets out the District's development strategy and principles. This states that the Council should take a positive approach that reflects the presumption in favour of sustainable development set out in National policy. In delivering the District's housing, employment and community requirements development proposals will be expected to:
  - Make efficient use of land;
  - Maintain and enhance the importance of environmental, heritage and landscape assets;
  - Make the use of public transport, walking and cycling easy, to reduce nonessential car use;
  - Integrate development of homes, jobs, services and facilities;

- Achieve high standards of design and sensitivity to character, setting and cultural heritage; and
- Contribute to individual and community wellbeing, health and safety and social inclusion.
- 4.6 LPP1 Policy MTRA4 relates to development in the countryside where the following forms of development may be supported *inter alia*:
  - proposals for the reuse of existing rural buildings for... tourist accommodation...; or
  - small scale sites for low key tourist accommodation appropriate to the site, location and the setting.
- 4.7 LPP1 Policy CP8 confirms that the Council will support economic development and diversification across Winchester District, in accordance with the spatial strategies for the District. The Local Planning Authority will support development within the five key economic sectors including *inter alia* tourism.
- 4.8 The policy explains that the Council will seek to achieve this through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate supply of land and premises, suitable to maintain a diverse and successful local economy.
- 4.9 LPP1 Policy CP13 seeks to ensure the highest standards of design.
- 4.10 LPP1 Policy CP20 supports development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings.
- 4.11 LPP2 Policy DM1 supports development in the countryside where it accords with LPP1 policy MTRA4.

- 4.12 LPP2 Policy DM15 requires new development to respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.
- 4.13 LPP2 Policy DM16 requires a proposal's design, scale and layout to respond to the character, appearance and variety of the local environment, within and surrounding the site.
- 4.14 LPP2 Policy DM18 requires new development to meet relevant access and parking standards.
- 4.15 LPP2 Policy DM23 states that development proposals outside defined settlement boundaries which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

### Material Considerations

- 4.16 The **National Planning Policy Framework 2019** ('the NPPF') sets out the Government's planning policies for England and how these should be applied.
- 4.17 NPPF#83 (c) requires planning decisions to enable sustainable rural tourism which respect the character of the countryside.
- 4.18 NPPF#127 aims to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Development should be visually attractive as a result of good architecture and appropriate landscaping.

### Assessment of Planning Policies and Material Considerations

4.19 The Council's reason for issuing the Notice states that the development is contrary to LPP1 policies MTRA4 and CP8 in that it *"represents unnecessary development* 

in a countryside location where appropriate premises should be retained for such uses".

- 4.20 This is incorrect.
- As set out above, LPP1 policy MTRA4 supports proposals for (i) the reuse of 4.21 existing rural buildings for tourist accommodation; and (ii) small-scale sites for low key tourist accommodation appropriate to the site, location and the setting.
- There is no policy requirement for this type of development to be 'necessary'. 4.22
- 4.23 The proposed reuse of existing buildings in the countryside to provide short term holiday lets accords with policy.
- Winchester is a gateway to the South Downs National Park and there are 4.24 numerous walking trails and cycle routes nearby including:
  - South Downs Way<sup>12</sup>;
  - Pilgrim's Trail<sup>13</sup>;
  - St Swithuns Way<sup>14</sup>;
  - Sparsholt Cycle route<sup>15</sup>;
  - Farley Mount cycle route<sup>16</sup>; and
  - Winchester cycle route<sup>17</sup>
- 4.25 An overview of the growth of tourist attractions and opportunities for holiday accommodation in this part of Hampshire is provided in Appendix E.
- 4.26 The site is within safe and convenient walking and cycling distance of a range of local services. It is therefore considered to be in a sustainable location.

 <sup>&</sup>lt;sup>12</sup> South Downs Way <u>https://www.hants.gov.uk/thingstodo/countryside/walking/southdownsway</u>
<sup>13</sup> Pilgrim's Trail <u>https://www.hants.gov.uk/thingstodo/countryside/walking/pilgrimstrail</u>
<sup>14</sup> St Swithuns Way <u>https://www.hants.gov.uk/thingstodo/countryside/walking/stswithunsway</u>
<sup>15</sup> Sparsholt Cycle route <u>https://www.hants.gov.uk/thingstodo/countryside/cycling/sparsholt</u>
<sup>16</sup> Farley Mount Cycle route <u>https://www.hants.gov.uk/thingstodo/countryside/cycling/farleymount</u>
<sup>17</sup> Wingh actor Cycle route <u>https://www.hants.gov.uk/thingstodo/countryside/cycling/farleymount</u>

<sup>&</sup>lt;sup>17</sup> Winchester Cycle route <u>https://www.hants.gov.uk/thingstodo/countryside/cycling/winchester</u>

	walk (m)	Time (mins)
Local Convenience Store (One Stop – Battery Hill)	600	8
Park & Ride (Romsey Road)	800	11
Recreation Ground (Thurmond Road)	850	12
Other local shops (Stanmore Lane)	1200	18
Sainsbury's (Badger Farm)	1800	25
Surgery	1800	25
Table 1		

- 4.27 Winchester train station is a 38-minute walk or a 16-minute cycle from the Site<sup>18</sup>. There is a bus every 9 minutes from the train station stopping at the Battery Hill bus stop, approximately a 5-minute walk from the Site<sup>19</sup>. This stop also serves frequent buses out of the city to nearby destinations such as Romsey, Eastleigh and Southampton. A map of the local area, showing local facilities and attractions is attached at Appendix F.
- 4.28 Hence, the proposed development is located in an accessible location, reducing the need to travel by car and is consistent with the spatial strategy of the area (with regard to development in the countryside) in accordance with LPP1 policies DS1, CP10 and MTRA4, as well as the NPPF which requires planning decisions to enable sustainable rural tourism which respect the character of the countryside<sup>20</sup>.
- 4.29 It is unclear what the Council is referring to in stating *"appropriate premises should be retained for such uses"* as a reason for issuing the Notice. What 'such uses' are being referred to?
- 4.30 The development plan is supportive of economic development, including tourism, and will seek to achieve this through the retention of existing premises and provision of new development where it is consistent with the spatial strategy. It has been shown that the proposals represent appropriate economic

<sup>18</sup> source: Google maps

<sup>&</sup>lt;sup>19</sup> Kings City#5, Stagecoach#66 & Bluestar#E2 <sup>20</sup> NPPF#83

development and are consistent with the spatial strategy (MTRA4) in accordance with LPP1 policy CP8.

- 4.31 The Council's reason for issuing the Notice also goes on to state that *"planning conditions could not overcome these objections"*. This too is incorrect.
- 4.32 The following condition is used by the Council on similar forms of development in the District:

"The development hereby approved shall be for holiday/tourism lettings only and not for any permanent residential use. The holiday accommodation shall not be occupied for a period exceeding 4 weeks for any single letting, shall not be occupied for more than 5 times per year by the same occupier, and there shall be no return within 4 weeks by the same occupier. A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the local planning authority".

- 4.33 The appellant has no objection to a similarly worded condition.
- 4.34 The Council has provided no evidence to support the assertion that the above condition will not overcome their objections.
- 4.35 Hence, the provision of holiday accommodation is appropriate to this location in accordance with LPP1 policies MTRA4 and CP8, and the NPPF.
- 4.36 Having established that the principle of development is acceptable, it is considered that the proposals provide high quality holiday accommodation. Reviews on the relevant AirBnB webpage confirm that a high standard has been provided (average star rating 4.5/5 out of over 200 reviews)<sup>21</sup>.
- 4.37 The Hotel Quality Standards produced by the AA Hotel Services requires the following:

<sup>&</sup>lt;sup>21</sup> https://www.airbnb.co.uk/users/105029848/listings

- All bedrooms with sufficient space to allow guests freedom of movement around all furniture and fittings including sofa beds. Rooms may be small but careful planning ensures best use of space;
- The ceiling height for the major part of the room sufficient for a person of 6 ft. to move around without stooping. Sloping eaves and roofs acceptable provided they do not impinge on a major part of the room.
- When we assess the acceptability of bedroom size, we will take into account the useable space available. There should be no restriction of free movement.
- Doors and drawers fully openable without having to move furniture.
- 4.38 The proposals meet these standards. Therefore, it is considered that the proposals represent high quality design in accordance with LPP1 policy CP13.
- 4.39 The small-scale nature of the proposals will not generate a material increase in the volume or type of traffic. There is on-site parking available for Old Orchard (retained as a dwellinghouse), as well as (at least) 1 space for each of the units of holiday accommodation in accordance with LPP2 policy DM18 and the relevant parking standards.
- 4.40 It has been shown that the development is acceptable development in the countryside which accords with relevant policies of the development plan. The proposals will not have an unacceptable visual or physical impact on the character of the area, nor will the proposals have any material effect on the tranquillity of the area. Hence, the proposals should be permitted in accordance with LPP2 policy DM23.
- 4.41 For the reasons explained above the Appellant seeks retrospective planning permission under ground (a) for change of use from a single residential unit to a mixed use comprising a residential unit and five self-contained holiday apartments.

Appeal against Enforcement Notice ref.16/00146/USE

# 5.0 GROUND (F)

- 5.1 In the event that the appeal under ground (a) does not succeed, the appellant considers the steps to be taken required by the Notice, exceed what is necessary to remedy the alleged breach of planning control (ground (f)).
- 5.2 It is unnecessary and unreasonable to require the removal of all kitchens and bathrooms from each of the 5 units in order to restore uses incidental to the residential use of the land. Prior to the alterations to create the visitor accommodation, the unit currently known as 'Gala' (the nearest unit attached to the house) featured separate bathroom and kitchen facilities, along with a separate door, enabling the unit to function as an annexe, independent of the main dwellinghouse.
- 5.3 The 'Gala' units falls within the residential curtilage of the main dwelling and having ceased to be used as separate visitor accommodation (step 1), can still be used ancillary to the residential occupation of the main house in accordance with the original planning permission<sup>22</sup> without the need to remove the kitchen and bathroom.
- 5.5 With regard to the remaining units of visitor accommodation, and without prejudice, Steps 1 and 3 can be completed within 6 months of the Notice coming into effect. In addition, and without prejudice, the removal of kitchens from the remaining 4 units (other than 'Gala') to prevent their potential use as an independent unit of (visitor) accommodation can be carried out. However, it is considered that the retention of the bedroom and bathroom facilities in the units (other than 'Gala') will comply with the requirement to restore the use, incidental to the residential use of the land.
- 5.6 In the event that the ground (a) appeal succeeds then the requirements of the Notice fall away, including time for compliance with Steps 1 3.

<sup>&</sup>lt;sup>22</sup> WCC ref. 06/01273/FUL

### 6.0 CONCLUSIONS

- 6.1 The Council has not properly understood or investigated the circumstances of the uses at the Site. The decision of the Council to issue the Notice in the terms that it did was inaccurate and unreasonable.
- 6.2 A breach of planning control has occurred to the limited extent that retrospective planning permission is now sought for a mixed use comprising a residential unit and five self-contained holiday apartments.
- 6.3 This is sustainable development that accords with the adopted Development Plan and Government policy in the NPPF. It would result in no significant (or indeed any) demonstrable harm to residential amenity, heritage assets or the character and appearance of the area generally.
- 6.4 The use of a suitably worded planning condition would ensure holiday use is maintained and that it does not become permanent residential living accommodation, which appears to be the Council's main concern.
- 6.5 The Inspector is respectfully asked to allow, as appropriate and without prejudice, the Appellant's appeal on any or all of grounds (a) and (f).

# Appendix A

16/00146/USE Enforcement Notice & Plan

Case Ref: 16/00146/USE

Issued: 10 May 2019

### WINCHESTER CITY COUNCIL

#### ENFORCEMENT NOTICE

Relating to land and premises

Old Orchard Kilham Lane Winchester Hampshire SO22 5PT

Lisa Hall, Head of Legal Services (Interim), Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ

Case Ref: 16/00146/USE

### **IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

#### TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

#### ENFORCEMENT NOTICE

#### **ISSUED BY: WINCHESTER CITY COUNCIL**

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

#### 2. THE LAND AFFECTED

Old Orchard Kilham Lane Winchester Hampshire SO22 5PT Hampshire, shown edged red on the attached plan ("the Land").

#### 3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the land from a single residential unit to a mixed use comprising a residential unit and five self contained holiday apartments.

#### 4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last 4 years.

The development is considered to be contrary to policy MTRA4 and CP8 of the Winchester District Local Plan Part 1 & 2 – Joint Core Strategy in that it represents unnecessary development in a countryside location where appropriate premises should be retained for such uses.

Planning conditions could not overcome these objections.

#### 5. WHAT YOU ARE REQUIRED TO DO

1. Cease the use of the five apartments, in the approximate positions crosshatched in black on the attached plan, as self contained holiday apartments.

- 2. Remove all kitchens, bathrooms from the five apartments.
- 3. Restore the five apartments to uses incidental to the residential use of the Land

#### 6. TIME FOR COMPLIANCE

Step 1& 2: 6 months after this notice takes effect.

#### 7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14 June 2019, unless an appeal is made against it beforehand.

10 May 2019 Mali

Date Signed ...

Head of Legal Services (Interim)

on behalf of: Winchester City Council City Offices Colebrook Street Winchester Hampshire SO23 9LJ

#### ANNEX

#### YOUR RIGHT OF APPEAL

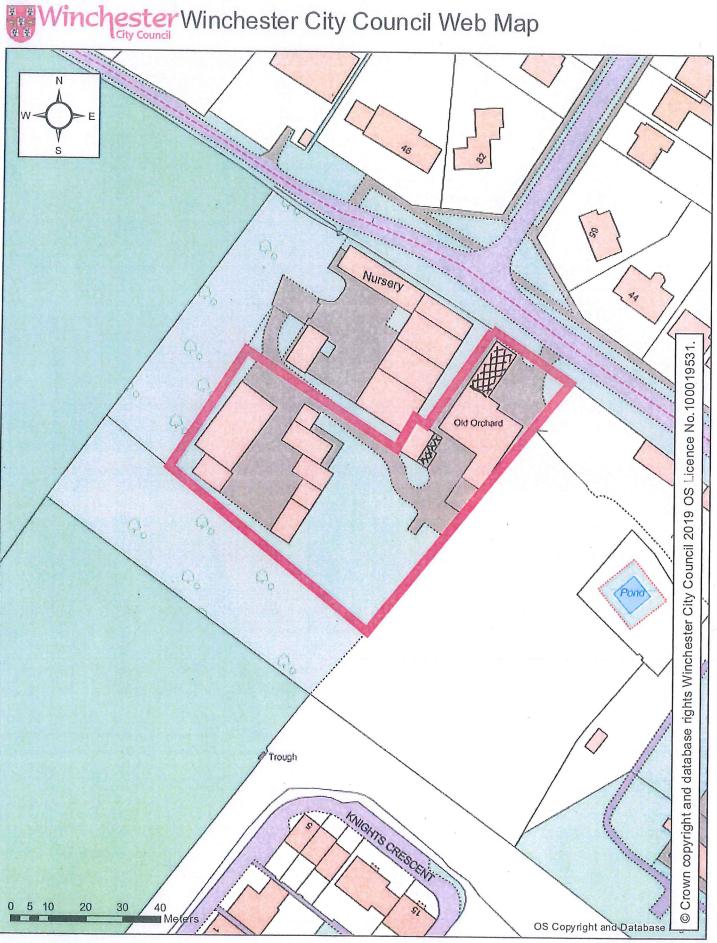
You can appeal against this notice, but any appeal must be received or posted in time to be received by the Planning Inspectorate before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

Two copies of the enforcement notice are enclosed:

- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) The second copy is for your own records.

#### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



Date: 07/05/2019

Scale:1:1,000

Author: Winchester City Council

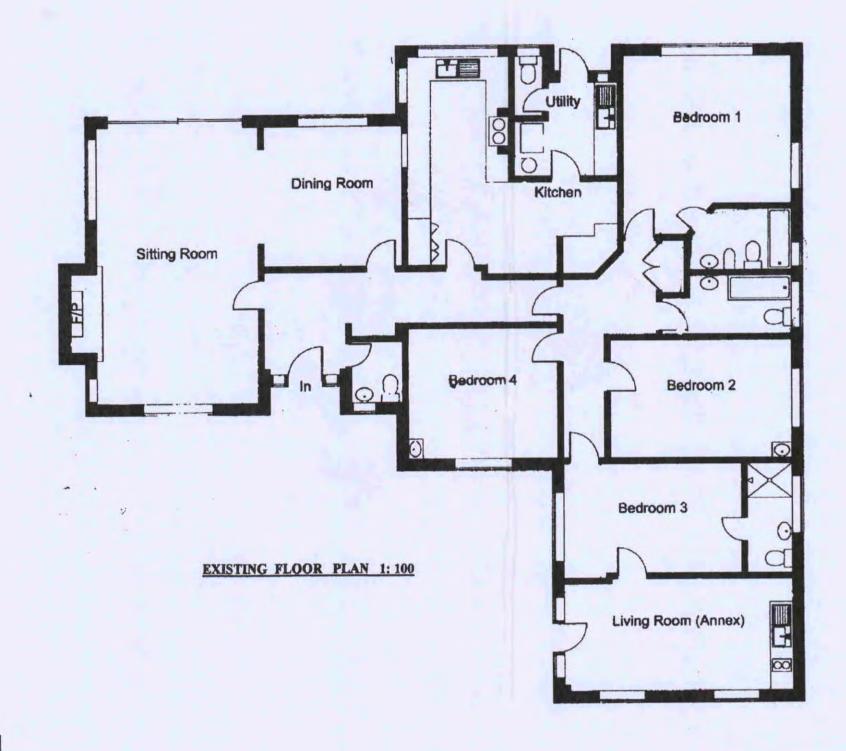
Map Notes

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Legend

# Appendix B

06/01273/FUL As Existing Plans



Alan Wilson "Glebeland" Sands Road The Sands Farnham Surrey GU10 1LT Tel. 01252 783399

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1.4

Title Proposed Extensions & Addition of Second Floor to Existing Bungalow

**Existing Floor Plans** 

Client Mr & Mrs Culhane

The Old Orchard

Kilham Lane Winchester

Hants

### WO4849/09 OG/01273/FUL WINCHESTER CITY CONNCIL PLANNING DEPARTMENT "This copy has been made by or with the authority of the Chief Planning Officer, persuant to section 47 of the Copyright, Design and Patent Act 1988 (the act).

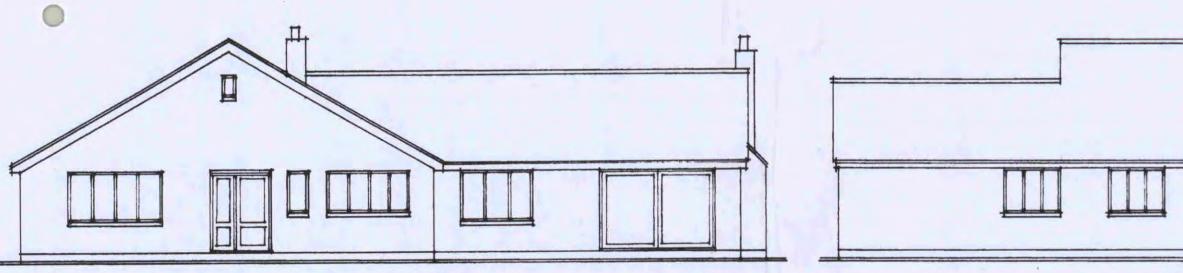
27 MAR 2006

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Scales 1:100 Revisions

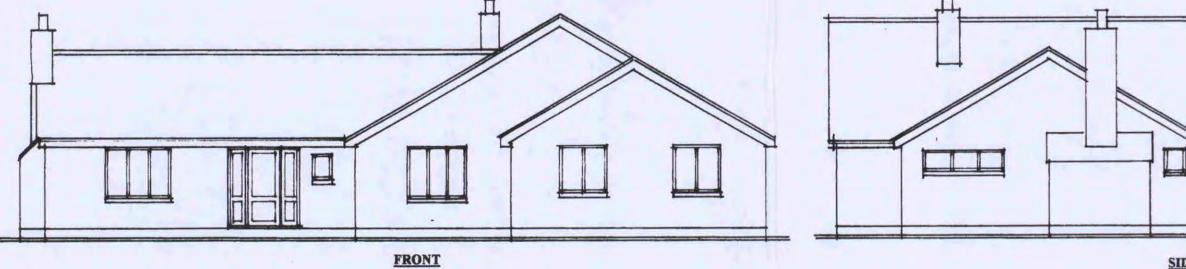
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Drg. No. 005675/2



REAR





EXISTING ELEVATIONS 1:100

Client	Title
Mr & Mrs Culhane	Proposed Extensions & Addition
The Old Orchard	Second Floor to Existing Bungalo
Kilham Lane	
Winchester	
Hants	Existing Elevations

Alan Wilson "Glebeland" Sands Road The Sands Farnham Surrey GU10 1LT Tel. 01252 783399

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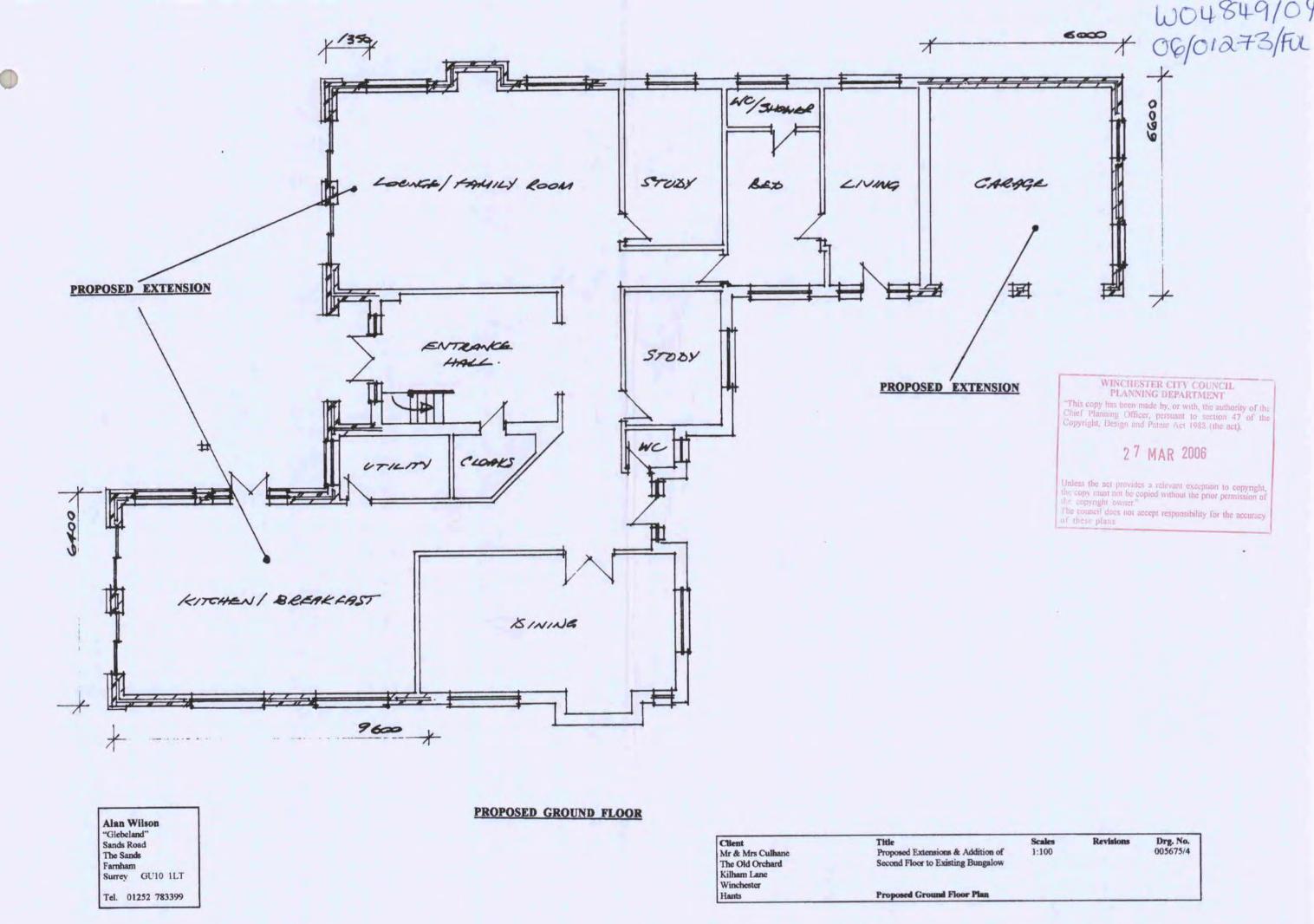


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# Appendix C

06/01273/FUL As Proposed Plans

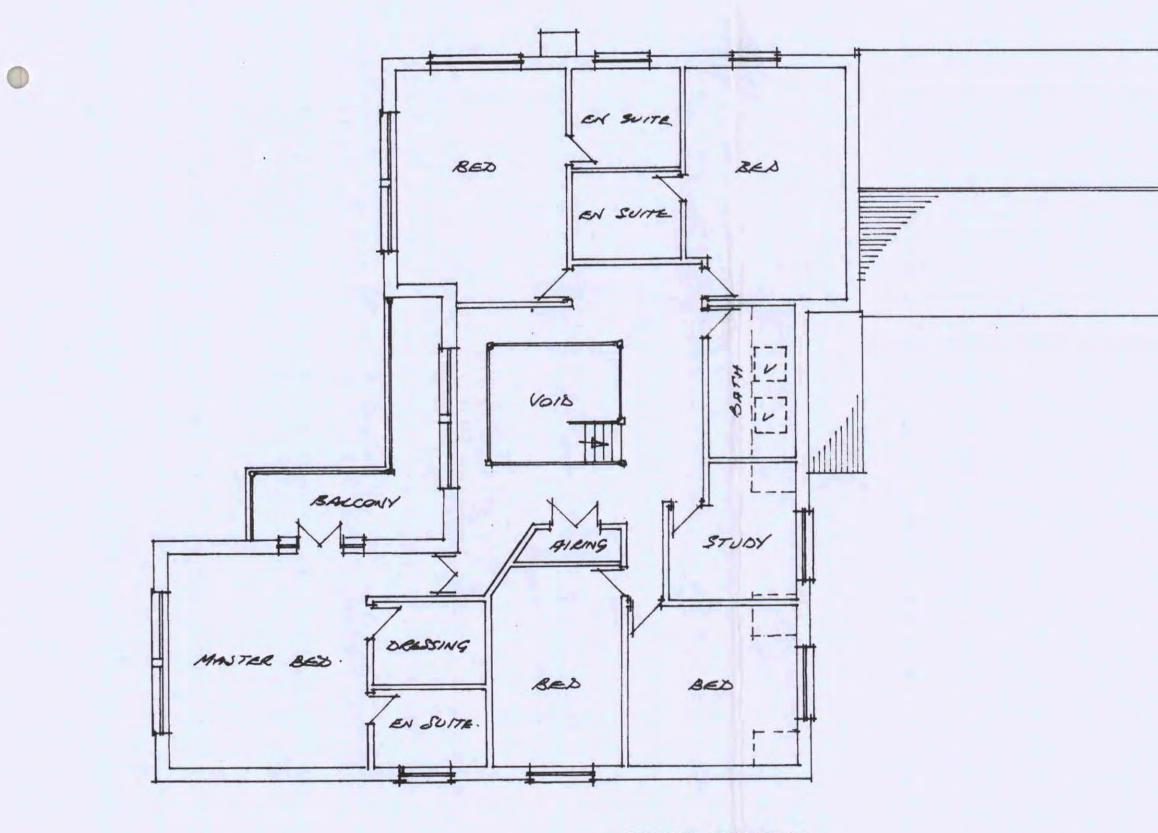


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PROPOSED FIRST FLOOR

Alan Wilson "Glebeland" Sands Road The Sands Farnham Surrey GU10 1LT Tel. 01252 783399

.

Title Proposed Extensions & Addition of Second Floor to Existing Bungalow

Winchester Hants

Kilham Lane

Client Mr & Mrs Culhane The Old Orchard

**Proposed First Floor Plan** 

# 06/01273/FUL w04849/09

#### WINCHESTER CITY COUNCIL PLANNING DEPARTMENT

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# 27 MAR 2006

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Scales 1:100	Revisions	Drg. No. 005675/5



REAR



FRONT

**PROPOSED ELEVATIONS 1:100** 

Alan Wilson "Glebeland" Sands Road The Sands Famham Surrey GU10 1LT

0

Tel. 01252 783399

<b>GENERAL NOTES:</b>	
<b>ROOF</b> "Phalempin"wear	thered clay tiles
WALLS "Terca" Bricky	vork,Rendered,
or tile hung as shown.	
WINDOWS & DOORS	Double glazed
units in white upvc frame	es.

Client Mr & Mrs Culhane The Old Orchard Kilham Lane Winchester Hants

Drg. No. 005675/6 Scales 1:100 Revisions Title Proposed Extensions & Addition of Second Floor to Existing Bungalow

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Proposed Front & Rear Elevations

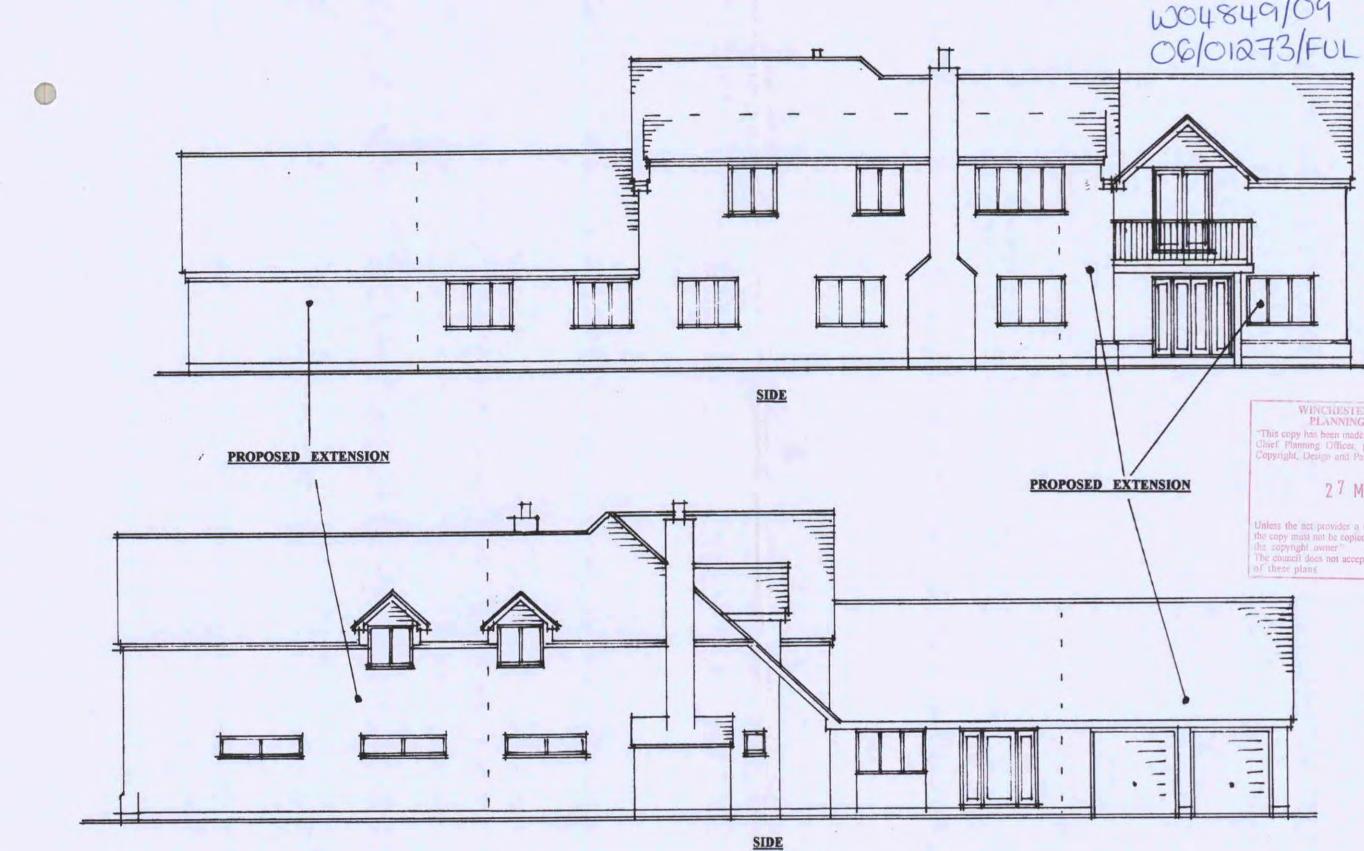
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of these plans



### PROPOSED ELEVATIONS 1:100

Alan Wilson "Glebeland" Sands Road The Sands Farnham Surrey GU10 1LT Tel. 01252 783399

GENERAL NOTES:	
<b>ROOF</b> "Phalempin" weathered clay tile	8
WALLS "Terca" Brickwork, Rendered	4
or tile hung as shown.	
WINDOWS & DOORS Double glazed	
units in white upvc frames.	

Client
Mr & Mrs Culhane
The Old Orchard
Kilham Lane
Winchester
Hants

Title Proposed Extensions & Addition Second Floor to Existing Bungal

**Proposed Side Elevations** 

#### WINCHESTER CITY COUNCIL PLANNING DEPARTMENT

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n of	Scales	Revisions	Drg. No.
low	1:100		005675/7
			_

# Appendix D

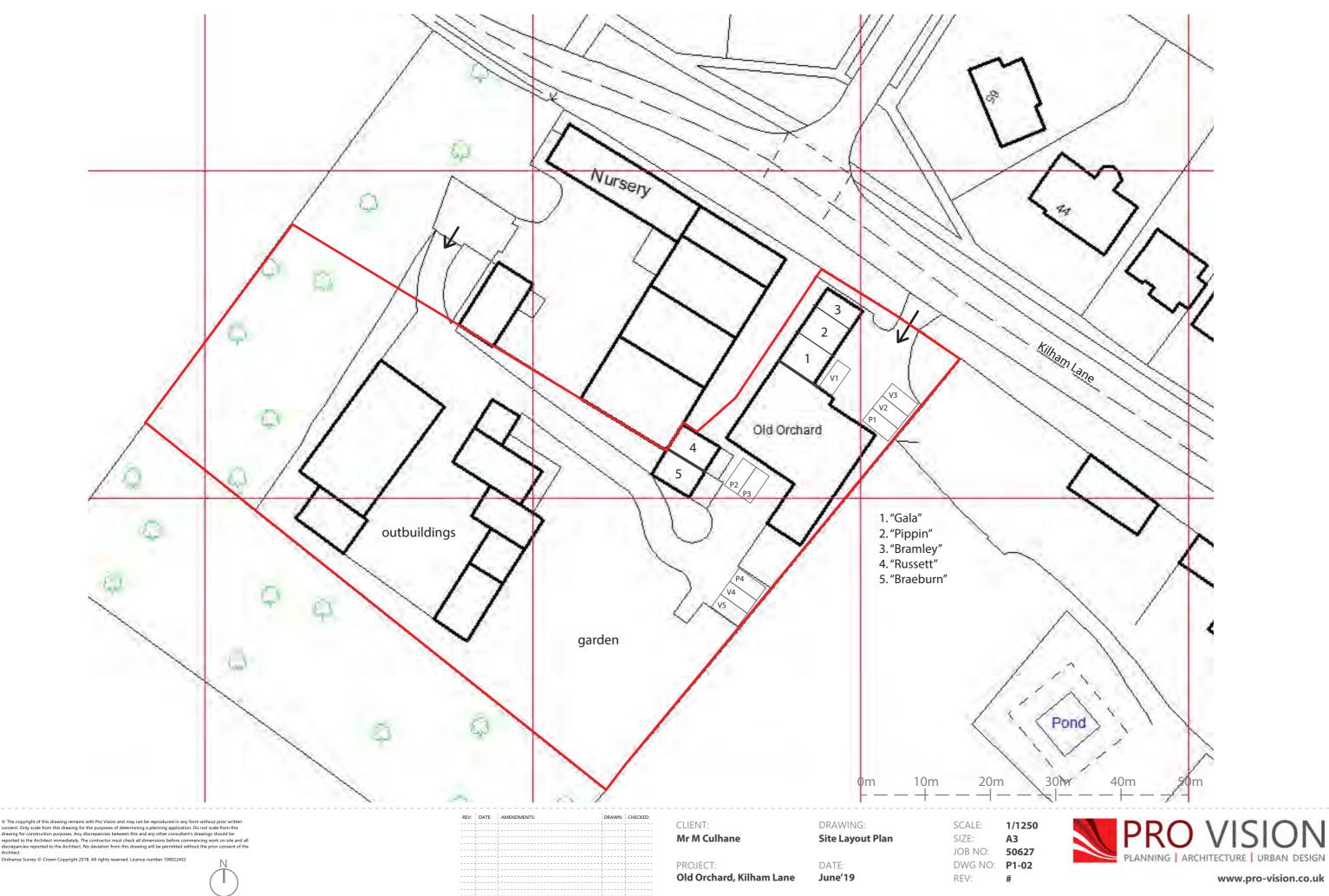
2019 Appeal plans



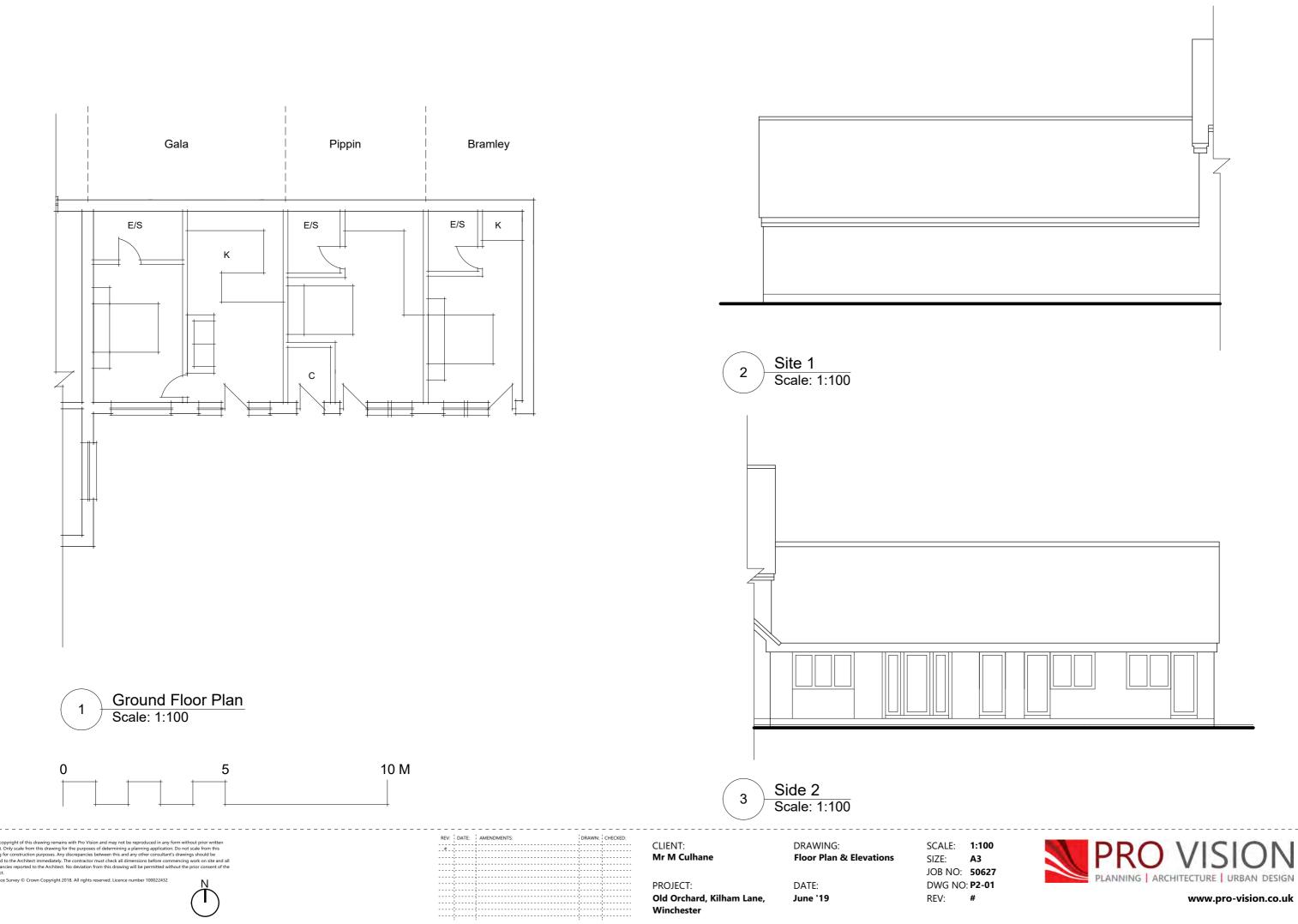
PROJECT: Old Orchard, Kilham Lane DATE: June'19 SCALE: 1/1250 SIZE: A4 JOB NO: 50627 DWG NO: P1-01 REV: #

PRO VISION PLANNING | ARCHITECTURE | URBAN DESIGN

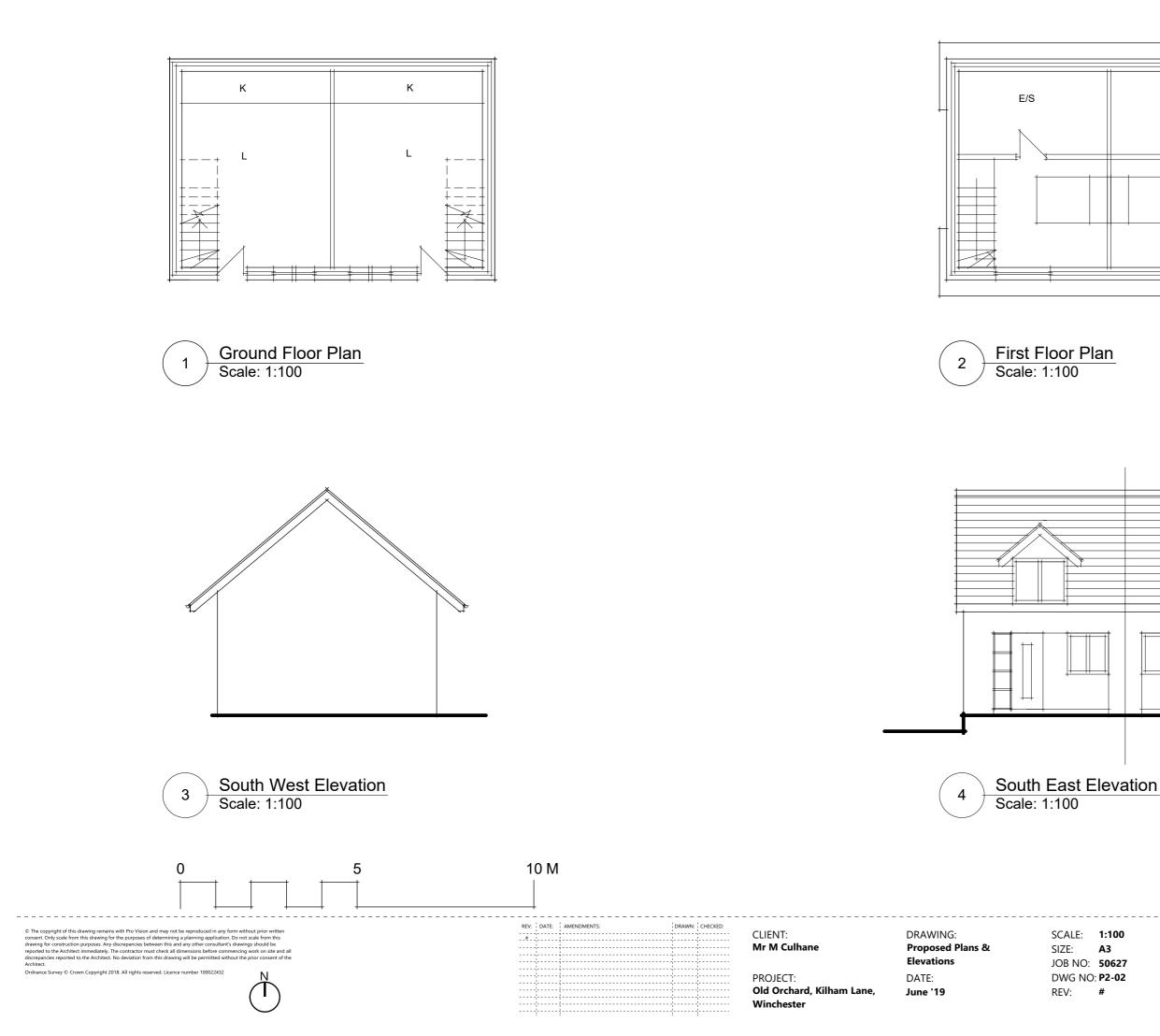
www.pro-vision.co.uk

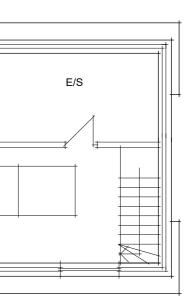


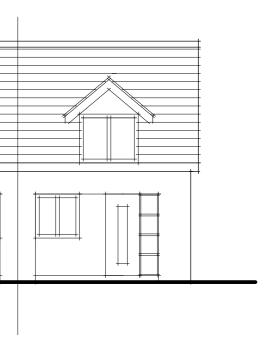
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Architect









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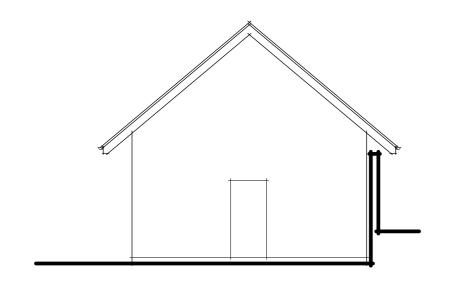
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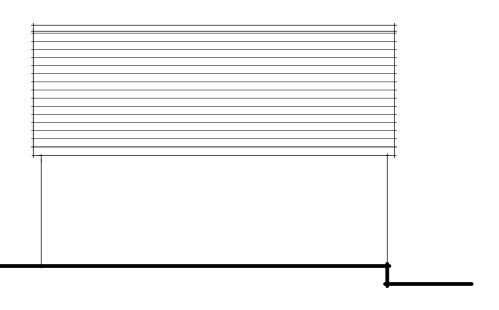
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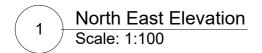
REV:

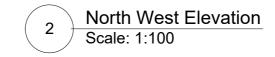


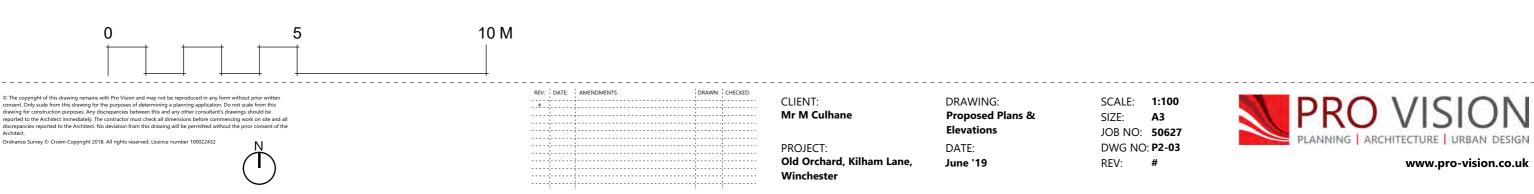
www.pro-vision.co.uk











# Appendix E

Winchester tourism facts and figures

#### Appendix G – Tourism in Southern Hampshire

- i. Tourism is one of England's most important industries. According to the 2013 Deloitte publication, "Tourism: jobs and growth. The economic contribution of the tourism economy in the UK", tourism is worth almost £127bn to the UK's economy and provides approximately 3.1 million jobs.
- ii. In July 2016 The Telegraph (online) reported that staycations have been steadily gaining popularity with a record 7.3 million people holidaying in England during the first quarter of 2016, up 10% compared to the same period in 2015, according to Visit England. In April 2017, The Independent (online) reported that there has been a 24% increase in "staycations" booked for Summer 2017.
- iii. Hampshire is the most visited county in the South-East, and the 6th most visited county nationally. The New Forest National Park and parts of the South Downs National Park are also within Hampshire.
- iv. Hampshire has a diverse tourism sector that is not reliant on one single market. Leisure and business tourism are both important. The county has two national parks, three cities, a rich cultural heritage, quality landscapes, world famous chalk streams and fishing, and a coastline that is world-renowned for watersports. There has been investment in new hotels, visitor attractions and culture in recent years which should help the county capture a greater share of tourism spend.
- v. In 2012 both day and overnight visitors in Hampshire were estimated to have spent £2.5 billion locally. The total value to the Hampshire economy, when including induced expenditure, was £3.08 billion in 2012.
- vi. In 2012, 63,600 individuals were employed in tourism in Hampshire, representing 8.9% of the county's total employment. In 2011 5.2% of the Gross Value Added (GVA) to the Hampshire economy (£37.9 billion, in 2011) could be attributed to tourism (£2.0 billion).
- vii. The South Downs Visitor and Tourism Economic Impact Study (2013) found that holiday-makers make up 18% of those visiting the South Downs National Park and on average overnight visits spent in the National Park last a duration of 5 nights. According to the Study, the main reasons holiday-makers visit the National Park are to go for a walk or visit an attraction.
- viii. Local attractions include an extensive footpath network and cycle routes connected to long distance routes in all directions, and natural features such as the Itchen Navigation, which is visited for dog walking and enjoyment of the countryside. Other attractions include local food and drink establishments; various historic churches; fishing on the Rivers Test and Itchen; and various food, music and cultural festivals.
- ix. Marwell Zoo is one of the principal tourist attractions within the Winchester District. It is situated in a 140 acre Park near Owslebury. The zoo plays a vital role in the worldwide conservation of animal species through captive breeding, environmental education and scientific research. The zoo has an international reputation and is highly regarded by zoologists, and as a tourism and leisure attraction. The Zoo site also includes a hotel, a separate wedding venue, conferencing centre, and restaurants.

- x. Marwell welcomes over 500,000 visitors each year.
- xi. A wide range of visitor attractions are available in Winchester including the Cathedral, Winchester College, the Guildhall, The City Mill (National Trust), King Arthur's Round Table, the City Museum, military museums, various Michelin star and celebrity chef endorsed restaurants, and a Farmers Market. In September 1999, 3 days of Winchester Farmers Market generated sales of £85,000 and welcomed approximately 10,000 visitors on each day<sup>1</sup>. The Market has continued to thrive and has grown over the years. It is now the largest and the best<sup>2</sup> Farmers Market in the UK (95 stalls).
- xii. The Winchester Christmas Market is set within the grounds of Winchester Cathedral and is recognised as one of the best markets in Europe attracting more than 350,000 visitors each year<sup>3</sup>.
- xiii. The Watercress Line is a historic steam railway between the historic market towns of Alresford and Alton. Approximately 33,000 visited the Watercress Line during the 2017 Easter holidays, an increase of 9% on the same period in 2016.
- xiv. The National Trust is well represented in this part of Hampshire with properties including Mottisfont Abbey, Hinton Ampner House, Winchester City Mill, The Vyne and Selborne Common all within 1 hour of the appraisal site.
- xv. Similarly, there are English Heritage sites within 1 hour, including The Grange at Northington, Silchester Roman Town, and numerous historic fortifications along the south coast.
- xvi. A 2015 study<sup>4</sup> identified that recent trends for Winchester show steady year-on-year increase in tourism value. Overall value increased by 2.2% in 2015. This was driven by a growth in the overnight market. Overall, an estimated 356,000 staying trips were spent in Winchester in 2015, up by 2.0% compared to 2014. Overnight trips made by domestic visitors increased very marginally by 0.4% compared to 2014, whereas overnight trips made by visitors from overseas increased by 9.2%.
- xvii. Therefore, it can be seen that there is currently a wide variety of attractions in the local area for which high quality visitor accommodation is required.

<sup>&</sup>lt;sup>1</sup> 'The Economic Benefits of Farmers Markets', Friends of the Earth, August 2000

<sup>&</sup>lt;sup>2</sup> The Guardian newspaper

<sup>&</sup>lt;sup>3</sup> <u>www.winchester-cathedral.org.uk50320</u>

<sup>&</sup>lt;sup>4</sup> <u>The Economic Impact on Tourism on Winchester 2015</u>; by Tourism South East

# Appendix F

Map of local facilities and attractions

