

Appeal against an Enforcement Notice issued by Winchester City Council relating to land and premises at Barclays, Main Road, Littleton, Winchester SO22 6QS

Town & Country Planning Act 1990 (as amended)

Section 174

Written Statement of Appeal

October 2018

Our ref: 50320/RO

LPA ref: 17/00271/USE

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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 18th September 2018 ('the Notice'). The Notice relates to land and premises at 'Barclays', Littleton near Winchester, SO22 6QS ('the Site') shown edged red on the plan attached to the Notice.¹

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 19th October 2018.

Alleged Breach of Planning Control

1.3 The Notice is dated 18 September 2018 and states:

*"Without planning permission, the erection of a detached building comprising of two flats and a double garage ("the Building"), in the approximate position hatched blue on the attached plan."*²

1.4 The Appellant's grounds of appeal are:

- i. Ground (b) that the breach of planning control alleged in the Notice has not occurred as a matter of fact;
- ii. Ground (a) that planning permission should be granted for what is alleged in the notice;
- iii. Ground (f) that the steps required by the Notice to be taken, exceed what is necessary to remedy any breach of planning control;
- iv. Ground (g) that the time given to comply with the Notice is too short.

¹ Appendix A - copy of the Council's Enforcement Notice.

² The plan attached to the Notice.

2.0 APPEAL SITE AND SURROUNDINGS

The Site

- 2.1 The Site is outside the defined settlement boundary for the village of Littleton and is located in the countryside for planning purposes, though it adjoins the built-up area of Littleton. The Site is 0.13 hectares in area and comprises a detached dwelling ('Barclays') which has been recently extended with planning permission³.
- 2.2 There is private garden to the side and rear of Barclays (within the area edged red in the Notice plan), and a detached outbuilding with integrated garage to the rear (hatched blue in the Notice plan), separated from the house by a gravel parking/turning area.
- 2.3 Barclays is sited on raised ground, at a higher level than the adjacent highway, Main Road. The Site is gently sloping with higher ground to the south falling away to a valley floor to the north.
- 2.4 There is an established tree belt and hedgerow along the road frontage. The remaining boundaries are post and wire fencing, and intermittent hedgerow.
- 2.5 Vehicular access to the Site is via a private drive off Main Road. A right of access to the Site is retained over the private drive that continues to a field at the rear of the Site (not in the Appellant's ownership).
- 2.6 The Site is in the Littleton Conservation Area ('the Conservation Area').
- 2.7 The Site does not contain any heritage asset.
- 2.8 The Site is in flood zone 1 (FZ1) which represents the lowest risk of flooding.
- 2.9 The Site is not within, or close to, a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Special Area of Conservation (SAC).
- 2.10 There are no other specific environmental, landscape, ecological or archaeological designations that are known to apply to the Site.

Surrounding Area

- 2.11 There is a large field to the south and east of the Site. Land rises towards the Running Horse public house approximately 100 metres to the south.

³ WCC ref.14/02296/FUL approved 4 December 2014

- 2.12 The Conservation Area extends to the north of the Site. This part of the Conservation Area is characterised by large detached houses (some listed, including St Swithun's Cottage to the north), smaller detached cottages (some listed) and outbuildings now used as independent dwellings or in association with the residential occupation of a principal dwelling. There is also development in depth or 'backland' development in the vicinity of the Site.
- 2.13 St Swithun's Cottage is a detached 1½ storey dwelling approximately 12 metres to the north of the Site, on the eastern side of Main Road. It has white-washed walls and a thatched roof. The property is Grade II Listed. There are assorted outbuildings to the rear.

3.0 RELEVANT PLANNING HISTORY

- 3.1 In 2016, planning permission was granted for the extension and re-modelling of an existing double garage at the Site to create a triple garage with home studio/office space above (16/00850/FUL) for use ancillary to the main residential occupation of the main dwellinghouse, Barclays.⁴ The 'garage' is the building hatched blue in the Notice plan. Works to enlarge the garage to an external size that is consistent with the planning permission have been implemented. However, during the construction work, the appellant instead retained a double garage and internally altered the building to use the remaining ground floor space as further ancillary accommodation to Barclays. The main house and the building subject of the Notice remain under the single ownership and control of the Appellant and that is intended to remain the case.
- 3.2 In February 2018 the Council served a planning contravention notice. In March 2018 the Appellant requested regularisation of operational development to establish the building as it appears today that was not approved as part of the planning permission. In April 2018 the Council confirmed in writing that these changes could be regularised by making an application for a non-material amendment (NMA).⁵
- 3.3 An application for a NMA was submitted on 8 June 2018. This was registered by the Council on 4 July 2018 (reference 18/01592/NMA).⁶ A decision notice dated 18 July 2018 rejected the NMA for reason that the Council considered the proposed changes were material and likely to have a significant impact on the appearance of the overall development.⁷
- 3.4 Subsequently, a full householder application to regularise works to the building described as "alterations to existing garage" (operational development) was submitted to the Council on 25 July 2018. On 7 September 2018 the Council confirmed in writing that the application was valid and the date of registration would be back-dated to 30 July 2018 (reference 18/01793/HOU).⁸ This application remains undetermined by the Council due to Officer's adverse concerns expressed now about the current use of the building, though 'use' is not an express purpose or intention of the current application, not least because the Council did not change the applicant's description of development to refer to any alleged material change of use and also because until the issue of the Notice the Council had not indicated any unacceptable adverse concern regarding use of the building. This application is currently undetermined and still being considered by the Council but is beyond the statutory 8-week determination period (which was 24 September 2018).

⁴ Appendix B - copy of 'as existing' and 'as approved' plans.

⁵ Appendix C – copy of the Council's NMA advice email.

⁶ Appendix D – copy of the Council's NMA valid letter.

⁷ Appendix E – copy of the Council's NMA decision letter.

⁸ Appendix F – copy of the Council's Householder valid letter.

- 3.5 It is not a retrospective planning application submitted to the Council after the Notice was issued (i.e. 18 September 2018). Even if the Council determines this application it would leave the use of the building now considered by the Council in the Notice, unresolved. It is not an application 'for the same development' (i.e. does not fully encompass) as what is alleged in the Notice – 'use' of the building (and associated minor internal and external alterations to facilitate this use) is property within the remit of the deemed planning application under the ground (a) appeal. If the Council does refuse the current planning application or the applicant (the appellant in this appeal) lodged a 'non-determination' appeal, he could not pursue 'use' of the building through a Section 78 planning appeal⁹.

⁹ N.B. the £1848 application fee for the ground (a) appeal is an apparent relevant 'maximum' in this case without prejudice and considering the description of development as alleged in the Notice – namely 2 no. residential flats. On that basis it would appear to be £462 for each flat then doubled (Part 2, Category 1(2)(a) and/or 10(2)(a) of the Town and Country Planning (Fees etc.)(England) Regulations 2012 as amended. However, the appropriate fee might be £412 (i.e. £206 doubled, Category 6) in which case a refund of the balance of the fees would be due.

4.0 GROUND (B)

- 4.1 The alleged breach of control has not occurred as a matter of fact.
- 4.2 The Notice alleges "...*the erection of a detached building...*". This is incorrect. No building has been 'erected' (from scratch). The building was already in existence and has remained in situ following its construction in accordance with the 1976 planning permission¹⁰ and subsequent alteration.
- 4.3 The Notice also alleges development "...*comprising two flats...*". This is incorrect. The building has never been used as 'two flats'; i.e. for independent permanent residential living accommodation and occupation.
- 4.4 The building comprises residential accommodation at first floor, ancillary to the residential occupation of the main dwelling Barclays, and permission granted by 16/00850/FUL. The 1st floor space is in use as short stay holiday accommodation¹¹, and as also evidenced by 12 reviews on the appellant's AirBnB advertising webpage¹². Part of the ground floor (originally permitted as a garage) has also been converted into additional ancillary residential accommodation. The ground floor accommodation has also been used as a further unit of holiday accommodation¹¹, and as also evidenced by 21 reviews on the appellant's AirBnB page¹³. The appellant has sought to regularise the internal and external (physical) changes to the building with the Council, first with a NMA and then the current householder full planning application.
- 4.5 All utility bills (electricity, gas, water etc) are managed by the Appellant. This further demonstrates that the Appellant has not established additional dwellings for independent occupation separate to Barclays.
- 4.6 These two facts (erection of a new detached building and use as two flats) are both fundamental errors in the alleged breach of planning control by the Council and neither can, reasonably, be corrected by the Inspector at appeal stage. The Notice should be quashed as a 'nullity' for either or both reasons.

¹⁰ WCC ref.76/01264/OLD

¹¹ Appendix G – copy of current 'as existing' plans of the outbuilding, including holiday accommodation.

¹²<https://www.airbnb.co.uk/rooms/23225301?location=Littleton%2C%20Winchester&adults=1&children=0&infants=0&s=8TQAeLhA>

¹³<https://www.airbnb.co.uk/rooms/24722186?location=Littleton%2C%20Winchester&adults=1&children=0&infants=0&s=8TQAeLhA>

5.0 GROUND (A)

5.1 Without prejudice to ground (b), planning permission should be granted for the development that has occurred; namely change of use of the building from "*Extension and remodelling of existing double garage to create a triple garage with home studio/office space above*" to a residential use ancillary to Barclays for a double garage and two units of holiday accommodation 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 G.

5.2 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

5.3 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);

5.4 The following policies are relevant.

5.5 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 non-essential 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.

5.6 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.

Reason #1

- 5.7 The Council's reason #1 for issuing the Notice states that the development is contrary to LPP1 policy MTRA4 because the policy makes no provision for new dwellings other than where they are for affordable housing. The appellant does not seek to create additional dwellings (affordable or otherwise). This element of LPP1 policy MTRA4 is not relevant to the appeal under ground (a).
- 5.8 LPP1 Policy CP13 seeks to ensure the highest standards of design.
- 5.9 LPP1 Policy CP20 supports development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings.
- 5.10 LPP2 Policy DM1 supports development in the countryside where it accords with LPP1 policy MTRA4.
- 5.11 LPP2 Policy DM15 requires new development to respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.
- 5.12 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.
- 5.13 LPP2 Policy DM18 requires new development to meet relevant access and parking standards.
- 5.14 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.
- 5.15 LPP2 Policy DM27 is supportive of development which conserves or enhances the character, appearance or special architectural or historic interest of the area.
- 5.16 The Council's reason #1 for issuing the Notice states that the development is contrary to LPP2 policy DM3. This is not a relevant policy in this appeal, but nonetheless, this policy seeks the retention of small dwellings in the countryside through appropriate extension and replacement. The main dwelling (Barclays) comprises floorspace in

excess of 120m² and cannot therefore be considered to be a 'small dwelling' as defined by LPP2¹⁴. The creation of two holiday let units is also, and anyway, not increasing the residential living accommodation of Barclays.

- 5.17 The Council also states that the development is contrary to LPP2 policy DM11. This policy considers housing for essential rural workers. The appellant does not seek to provide essential housing for rural workers. Policy DM11 is not relevant.

Material Considerations

- 5.18 The **National Planning Policy Framework 2018** ('the NPPF') sets out the Government's planning policies for England and how these should be applied.
- 5.19 NPPF#83 (c) requires planning decisions to enable sustainable rural tourism which respect the character of the countryside.
- 5.20 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.
- 5.21 The Council's reason #1 for issuing the Notice states that the development is contrary to NPPF#79. This is not relevant as no new home is being created, isolated or otherwise, and in any event the building is neither redundant or disused. NPPF#79 is not relevant.
- 5.22 The **Littleton Conservation Area Statement** (CAS) was published in 1986 and provides context relating to the history of development in the village.
- 5.23 The **Littleton Village Design Statement** (VDS) was published in 2009 and provides context relating to characteristics of the settlement. The document is no longer consistent with current National and Local Planning policies and guidance and therefore should carry limited weight.

Assessment of Planning Policies and Material Considerations

- 5.24 As set out above, LPP1 policy MTRA4 supports proposals for (i) the reuse of existing rural buildings for tourist accommodation; and (ii) small-scale sites for low key tourist accommodation appropriate to the site, location and the setting.
- 5.25 The proposal seeks the reuse of an existing building in accordance with MTRA4.
- 5.26 The accommodation units that have been created are available for short term holiday lets. They are not used in the normal sense as independent residential units. Their use

¹⁴ LPP2 para 6.2.12

for holiday accommodation is materially different to the use of each unit by a household as a long-term permanent home / dwellinghouse use.

- 5.27 The Appellant provides example details of bookings which demonstrates that the building comprises two units of holiday accommodation (in accordance with LPP1 policy MTRA4).¹⁵ All utility bills are managed by the Appellant and no separate Council Tax is paid (see paragraph 4.5 above). There is no evidence that the Appellant has created, or seeks to create, two new independent units of permanent living accommodation. The existing building is used for tourist accommodation in accordance with LPP1 policy MTRA4.
- 5.28 There is no clear guidance on what constitutes 'small scale'. Since April 2013 (when the LPP1 was adopted) there have been approximately 30 applications for "holiday" or "tourist" accommodation. Approved schemes largely comprise the re-use of an existing building rather than the provision of new building(s). It is therefore reasonable to conclude that the re-use of a single building for to create 2 no. 1 bedroom units of holiday accommodation is 'small-scale'.
- 5.29 Winchester is a gateway to the South Downs National Park and there are numerous walking trails and cycle routes nearby including the South Downs Way¹⁶, the Pilgrim's Trail¹⁷, and St Swithuns Way¹⁸. The 25 mile Sparsholt Cycle route passes adjacent to the Site¹⁹.
- 5.30 An overview of the growth of tourist attractions and opportunities for holiday accommodation in this part of Hampshire is provided in Appendix I.
- 5.31 Winchester train station is a 50 minute walk or a 15 minute cycle from the site. There is one bus in the morning into Winchester and another in the afternoon²⁰. There is a further bus in the morning towards Stockbridge and another in the afternoon.
- 5.32 The suitability of this location for holiday accommodation is also evidenced by the provision of multiple units of holiday accommodation permitted by the Council to the rear of The Running Horse public house approximately 100 metres to the south²¹.
- 5.33 Hence, the provision of low-key holiday accommodation is appropriate to this location in accordance with LPP1 policy MTRA4.

¹⁵ Appendix H – copy of Booking.Com account details.

¹⁶ South Downs Way walk <https://www.hants.gov.uk/thingstodo/countryside/walking/southdownsway>

¹⁷ Pilgrim's Trail long distance walk

<https://www.hants.gov.uk/thingstodo/countryside/walking/pilgrimstrail>

¹⁸ St Swithuns Way walk <https://www.hants.gov.uk/thingstodo/countryside/walking/stswithunsway>

¹⁹ Sparsholt Cycle route <https://www.hants.gov.uk/thingstodo/countryside/cycling/sparsholt>

²⁰ Stagecoach #16

²¹ WCC ref.04/02847/FUL & 06/03253/FUL

- 5.34 The proposed development is also consistent with the NPPF which requires planning decisions to enable sustainable rural tourism which respect the character of the countryside²². The NPPF also encourages Councils to look for opportunities for new development in Conservation Areas, and within the setting of other heritage assets, to enhance or better reveal their significance²³. The provision of low key holiday accommodation within a Conservation Area and close to designated heritage assets provides an opportunity for visitors to immerse themselves within a historical environment and appreciate the significance of these heritage assets.
- 5.35 The NPPF also states that proposals that preserve those elements of the setting that make a positive contribution should be treated favourably.
- 5.36 Hence, the provision of low-key holiday accommodation is appropriate to this setting in accordance with LPP1 policy MTRA4 and the NPPF.

Reason #2

- 5.37 The LPA reason #2 for issuing the Notice states:

"The resultant layout is cramped, contrived and poorly designed leading to a lack of amenity space for the flats and mixed parking arrangements. As such the development is harmful to the residential amenity and detracts from the enjoyment of the accommodation whilst resulting in a visually intrusive building in close proximity to Barclays and St Swithun's Cottage (a Grade II listed building). Overall, the building is poor backland development out of character with the surrounding area....."

- 5.38 The proposals seek to provide high quality holiday accommodation. Reviews on the relevant AirBnB webpage confirm that a high standard has been provided (4.5/5 star rating).
- 5.39 The unit of holiday accommodation on the ground floor extends to approximately 30m² (or 323ft²) GIA. The unit of holiday accommodation at 1st floor is approximately 35m² (or 377ft²) GIA.
- 5.40 To put the proposals into context, Travelodge require new bedrooms to be approximately 28m² (or 300ft²)²⁴.
- 5.41 Further, the Hotel Quality Standards produced by the AA Hotel Services requires the following:

²² NPPF#83

²³ NPPF#200

²⁴ <https://www.travelodge.co.uk/property-development/design-and-construction/types-and-sizes/>

- 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.

- 5.40 The proposals fully accord with the AA requirements.
- 5.41 The Council sets no minimum amenity standards for residential or other uses. It is not unusual for holiday accommodation to make limited, or no provision for amenity.
- 5.42 It is not unusual for holiday accommodation to coexist with conventional dwellings within part of the same planning unit. In managing holiday lets within a single planning unit, occupiers of a dwellinghouse accept/expect themselves slightly different, but no less unacceptable residential amenity and living conditions.
- 5.43 Holiday accommodation is a bed for the night and basic kitchen/bathroom facilities. Visitors would generally be expected to be exploring the local area. Visitors seeking accommodation *with* amenity are entitled to make an informed decision to book accommodation elsewhere that offers amenity. Lack of amenity is not a reasonable reason for refusal.
- 5.44 Therefore, it is incorrect and unreasonable to apply conventional permanent living accommodation standards/expectations to holiday accommodation and to assert that the proposed accommodation is cramped, contrived and poorly designed. The proposals represent high quality design in accordance with LPP1 policy CP13.
- 5.45 There is on-site parking available for Barclays, as well as (at least) 1 space for each of the units of proposed holiday accommodation in accordance with LPP2 policy DM18 and the relevant parking standards.
- 5.46 The existing building is not considered to be "*a visually intrusive building in close proximity to Barclays and St Swithun's Cottage*".
- 5.47 The proposals make use of an existing building the scale, character and appearance of which adopts a local vernacular that is consistent with, and reflects, the character and appearance of surrounding development, in accordance with LPP1 policy CP20 and LPP2 policies DM15, DM16, DM23 and DM27.

- 5.48 Leaving the proposed use of the existing building (part) as holiday accommodation to one side, the 2016 Case Officer's assessment of the impact of the proposed alterations to the garage, on the character and appearance of the main house, the conservation area, and the neighbouring listed building is clear in stating:

"The proposed development is using materials to match the replacement dwelling, which is currently being built, these materials are white render and grey slate tiles. The properties in the surrounding area are of mixed styles, the garage is largely screened from public vantage points, by a combination of mature trees and hedging. The garage would be visible from the driveway, however by virtue of its size and scale and its positioning set behind the replacement dwelling, it is considered to conserve the context of the immediate area, wider conservation area and the neighbouring listed building of St Swithuns Cottage."

- 5.49 The 2016 Officer's report concludes:

"...the development is considered to conserve the character and setting of the conservation area, neighbouring listed building and would not have a significant adverse impact on the amenities of neighbouring properties."

Reason #3

- 5.50 Further, the Council's 2016 decision is also at odds with reason #3 for issuing the Notice which states:

"The development responds unsympathetically to the linear settlement pattern within the locality. The subdivision of the site and layout of the development is cramped and as a result it detracts from the local distinctiveness, special qualities and character of the Littleton Conservation Area..."

- 5.51 The Council considered the design of the building acceptable in 2016 and granted planning permission under delegated powers. The Council provides no evidence to justify their assertion that this building now represents "*poor backland development out of character with the surrounding area*".
- 5.52 The proposal makes use of an existing building and therefore makes no alteration to the overall existing grain of development. In any event, development in depth is a characteristic of the surrounding area, the Conservation Area, and of Littleton as a whole in accordance with LPP1 policy CP20 and LPP2 policies DM15, DM16, DM23 and DM27.
- 5.53 The proposed development is not materially different (in terms of physical appearance) to the previous planning permission for alterations to the existing garage. The proposal is consistent with the character and appearance of the local area. The proposed use

will not result in a material increase in traffic or adverse impact on neighbouring amenity, beyond that which was considered acceptable in the 2016 application for alterations to the existing detached building to enlarge the garage and provide ancillary residential accommodation above.

- 5.54 There are no reasonable grounds to refuse the proposal for 'design' alleged harm and impact.
- 5.55 For the reasons explained above the Appellant seeks retrospective planning permission under ground (a) for alterations to the existing detached garage to provide a double garage, 2 units of holiday accommodation and associated works, including an occupancy condition to prevent permanent residential use.

6.0 GROUND (F)

- 6.1 In the event that the appeals under grounds (b) and (a) do 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)).
- 6.2 In Requirement #1 of the Notice the existing use of part of the building for holiday accommodation can cease, and the triple garage be reinstated, resulting in development that is in accordance with planning permission²⁵.
- 6.3 Accordingly, it is also unnecessary and unreasonable to require the disconnection of all services and utilities from the building (Requirement #2). The building falls within the residential curtilage of the main dwelling and can still be used ancillary to the residential occupation of the main house in accordance with existing planning permissions. The existing building has planning permission which includes the use of the 1st floor as ancillary living accommodation which, also reasonably requires services and utilities to facilitate that use.
- 6.4 It is plainly also therefore excessive and unreasonable to require the demolition of the building and the removal of all associated waste materials from the land (Requirement #3). The existing building is not a new building. A detached garage has always existed. Planning permission was granted for alterations to the existing garage. This is not necessary to remedy the breach of planning control that is alleged.

²⁵ WCC ref. 16/00850/FUL

7.0 GROUND (G)

- 7.1 In the event that the ground (b), (a) and (f) appeals do not succeed then the time given to comply with the Notice is too short (Ground G). The building is being used as commercial holiday accommodation the income from which the Appellant relies upon to help support his family. If the use is required to cease within 1 month of the Notice coming into effect under Step 1, the appellant would have to cancel existing bookings and would lose income. He may even have legal action taken against him by existing customers.
- 7.2 It would instead be reasonable for no more bookings to be taken from the date the Notice comes into effect and then existing bookings (taken prior to that date) be honoured for the next 6 months from that date (allowing the Appellant to exercise reasonable 'notice' period for any longer term bookings that would no longer be possible to honour and need to be cancelled/refunded). Thereafter the use of the building for holiday accommodation could cease. This would remedy the alleged breach of planning control.
- 7.3 Without prejudice, there is otherwise therefore no objection to Steps 2 and 3 being completed within 6 months of Step 1.
- 7.4 The Appellant considers this would also be reasonable and would apply if the Planning Inspector finds that the Appellant is unable to pursue a ground (a) appeal (for the reason that it *is* the same development as the current planning application – which is not accepted by the Appellant, see ground (a) above – and the Council had issued the Notice *before* the time to decide that the application had expired – also not accepted) and the ground (b) appeal is unsuccessful.
- 7.5 In the event that any or all of the ground (b), (a) of (f) appeals succeed then the requirements of the Notice fall away, including time for compliance with Step 1 and Step 2.

8.0 CONCLUSIONS

- 8.1 The Council has not properly understood or investigated the circumstances of the building and uses at the Site. The decision of the Council to issue the Notice in the terms that it did was unreasonable.
- 8.2 Either the alleged breach of planning control has not occurred, or (without prejudice) a breach of planning control has occurred to the limited extent that retrospective planning permission is now sought for the continued use of the building to include two units of short stay holiday let accommodation.
- 8.3 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.
- 8.4 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.
- 8.5 The Inspector is respectfully asked to allow, as appropriate and without prejudice, the Appellant's appeal on any or all of grounds (b), (a), (f) and (g).

Appendix A

Copy of the Council's Enforcement Notice

Issued: 18 September 2018

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE

Relating to land and premises

Barclays, Main Road, Littleton, Winchester, SO22 6QS

Lisa Hall, Legal Services Manager, Winchester City Council, City Offices, Colebrook
Street, Winchester, Hampshire, SO23 9LJ

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**

Barclays, Main Road, Littleton, Winchester, SO22 6QS ("the Land") shown edged red on the attached plan.

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

Without planning permission, the erection of a detached building comprising of two flats and a double garage ('the Building'), in the approximate position hatched blue on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

The Council considers it expedient to issue this Enforcement Notice because:

It appears to the Local Planning Authority that the aforementioned breach of planning control occurred in the last four years; and

1. The development is located in the open countryside and results in the creation of two flats where there is no justification. As such the development is contrary to policies DM3 and DM11 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy and paragraph 79 of the National Planning Policy Framework 2018.
2. The resultant site layout is cramped, contrived and poorly designed leading to a lack of amenity space for the flats and mixed parking arrangements. As such the development is harmful to the residential amenity and detracts from the enjoyment of the accommodation whilst resulting in a visually intrusive building in close proximity to Barclays and St Swithun's Cottage (a Grade II

listed building). Overall, the building is poor back land development out of character with the surrounding area and which is contrary to policies DM16 and DM23 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy and paragraph 127 of the National Planning Policy Framework 2018.

3. The development responds unsympathetically to the linear settlement pattern within the locality. The subdivision of the site and layout of the development is cramped and as a result it detracts from the local distinctiveness, special qualities and character of the Littleton Conservation Area. This is contrary to policies DM15 and DM27 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy, the Littleton Village Design Statement 2009 and Paragraph 200 of the National Planning Policy Framework 2018.

Planning conditions would not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the residential use of the flats as independent dwellings within the building.
2. Disconnect all services and utilities from the building.
3. Demolish the building and remove all associated waste materials from the land.

6. TIME FOR COMPLIANCE

Step 1 to be completed within one calendar month from the date on which this Notice takes effect.

Steps 2 and 3 to be completed within 6 calendar months from the date on which this Notice takes effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 19 October 2018 unless an appeal is made against it beforehand.

Date 18 September 2018

Signed 

Legal Services Manager
on behalf of: Winchester City Council, City Offices, Colebrook Street,
Winchester, Hampshire, SO23 9LJ

16/01/17

Land at Barclays, SO22 6QS



Winchester

City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	07/08/2018
PSMA Number	100019531

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.



The Planning Inspectorate

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000

Fax No 0117-372 8782

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

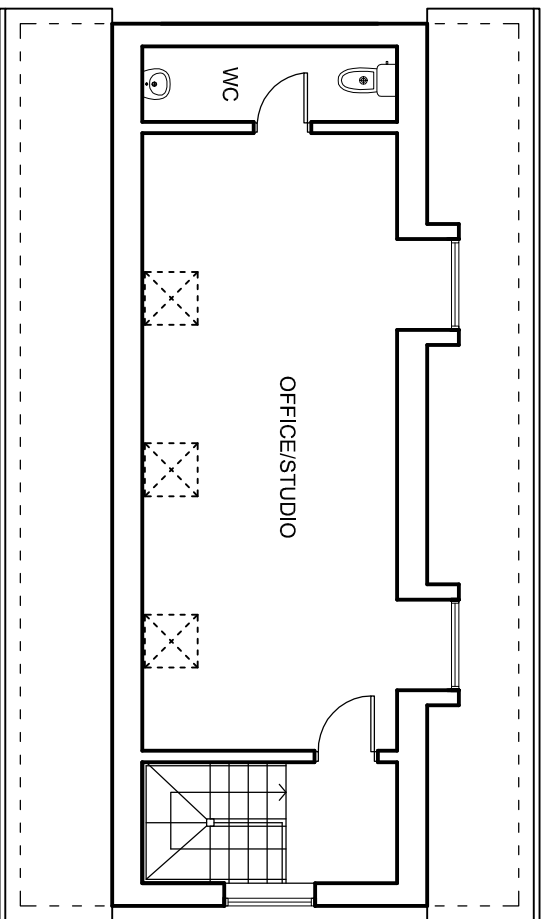
In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

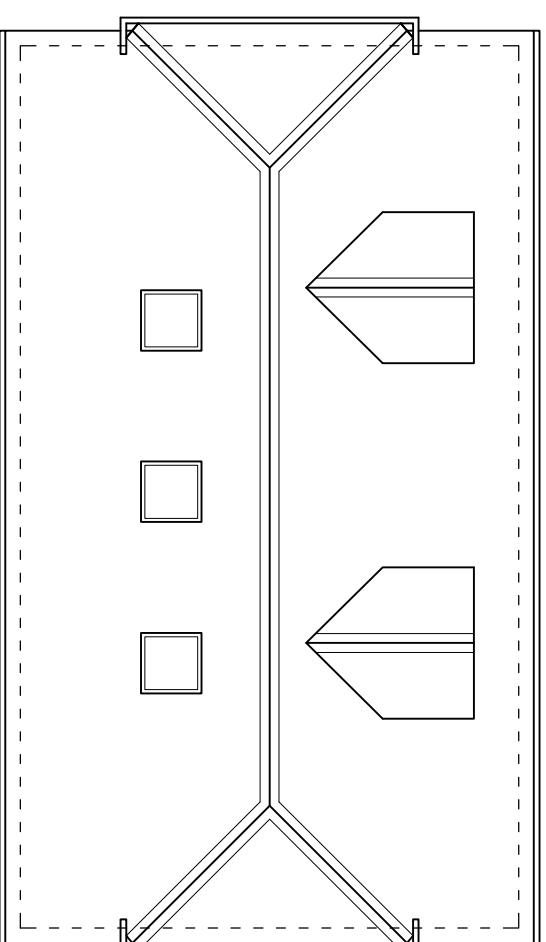
We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

Appendix B

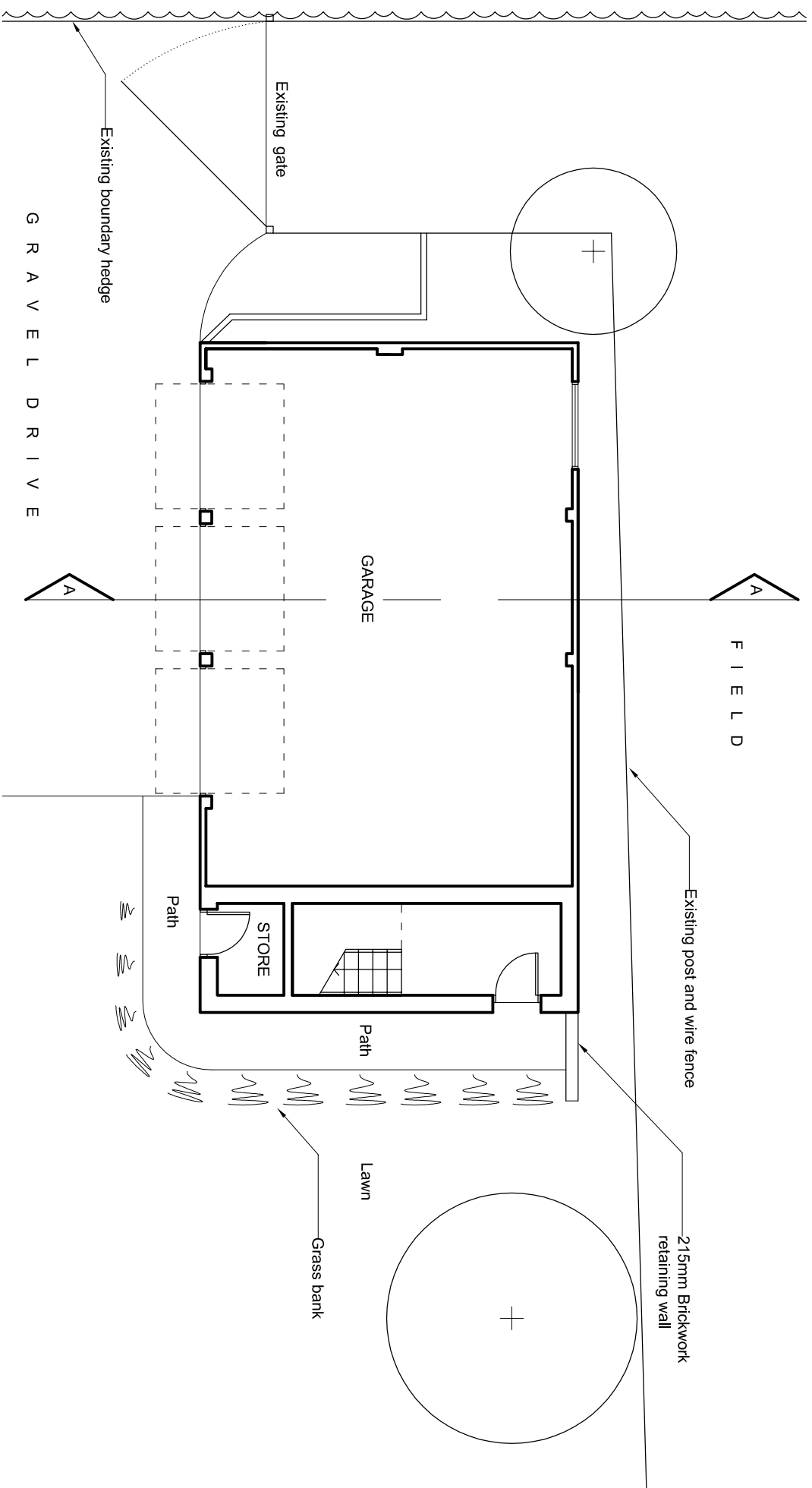
Approved planning permission 16/00850/FUL plans



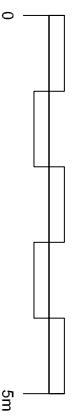
FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



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ALL INFORMATION SHOWN ON THE DRAWING IS SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS.

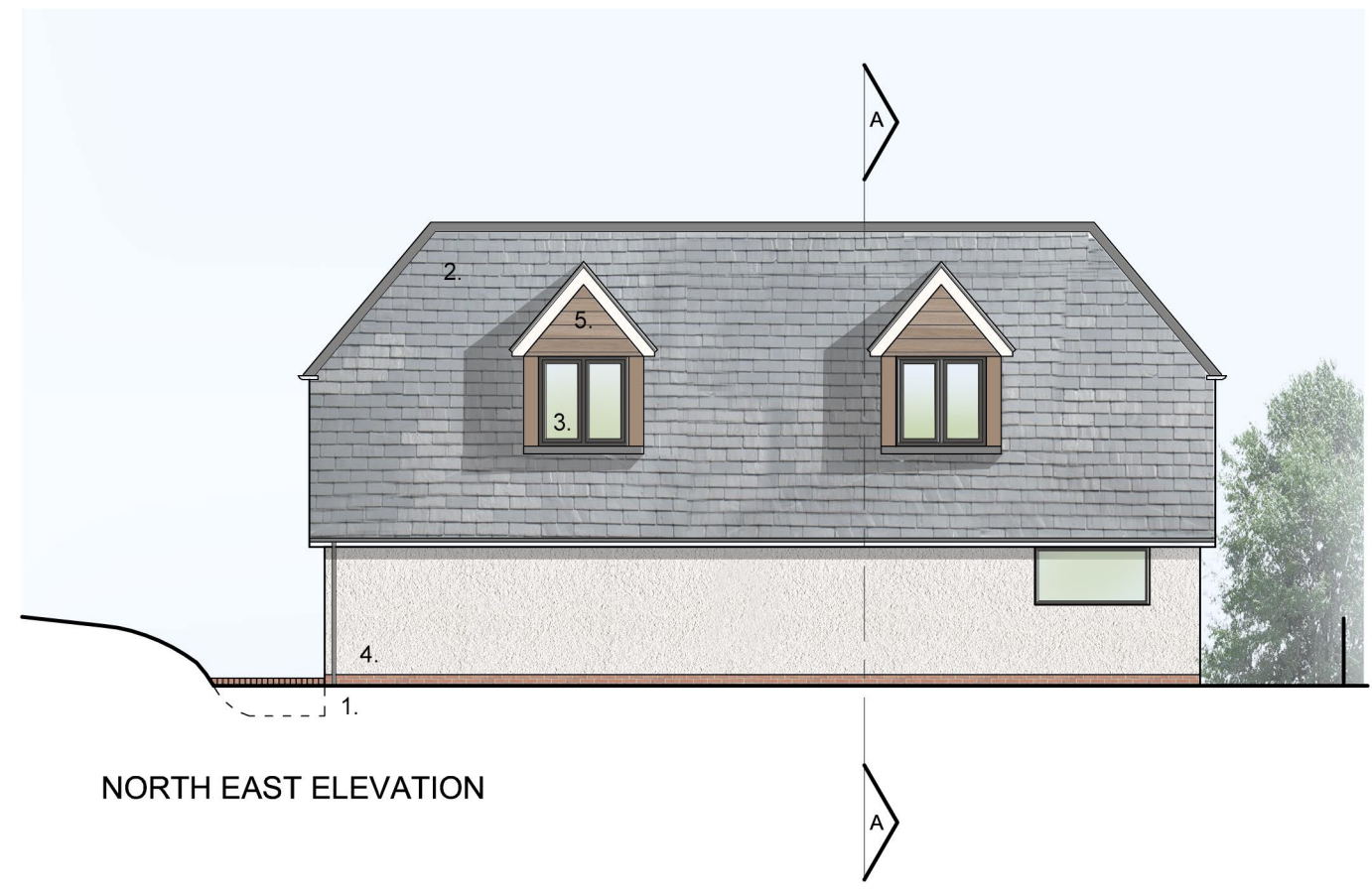
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CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS		WINCHESTER	
ST. CROSS RD. WINCHESTER SO23 9HX		PROPOSED FLOOR PLANS	
TEL: 01962 842228	FAX: 01962 842401	email: architects@radleyhouse.co.uk	
REVISIONS		DATE	
A	14.04.16	General amendments	
JOB		SCALE	DATE
DRAWING		1:100 @ A3	Apr. 16
DATE		DRN	CHKD
			7297/D01
			A

KEY:

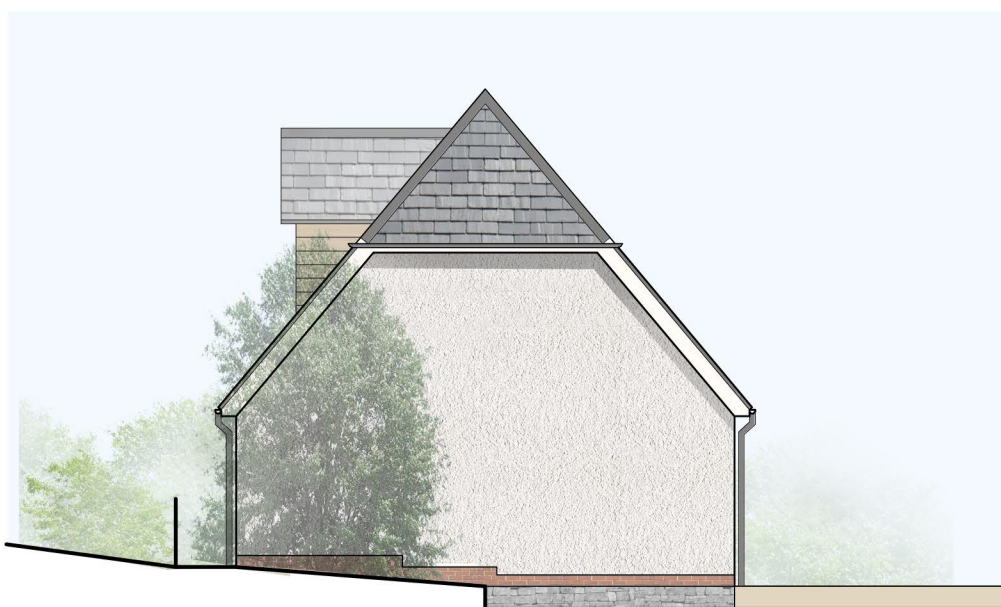
- 1. BRICKWORK TO MATCH EXISTING
- 2. NATURAL SLATE
- 3. ALUMINIUM POLYESTER POWDER COATED WINDOWS AND ROOFLIGHTS
- 4. WHITE RENDER
- 5. TIMBER BOARDING
- 6. TIMBER BOARDED DOORS
- 7. METAL ROLLER SHUTTER DOORS



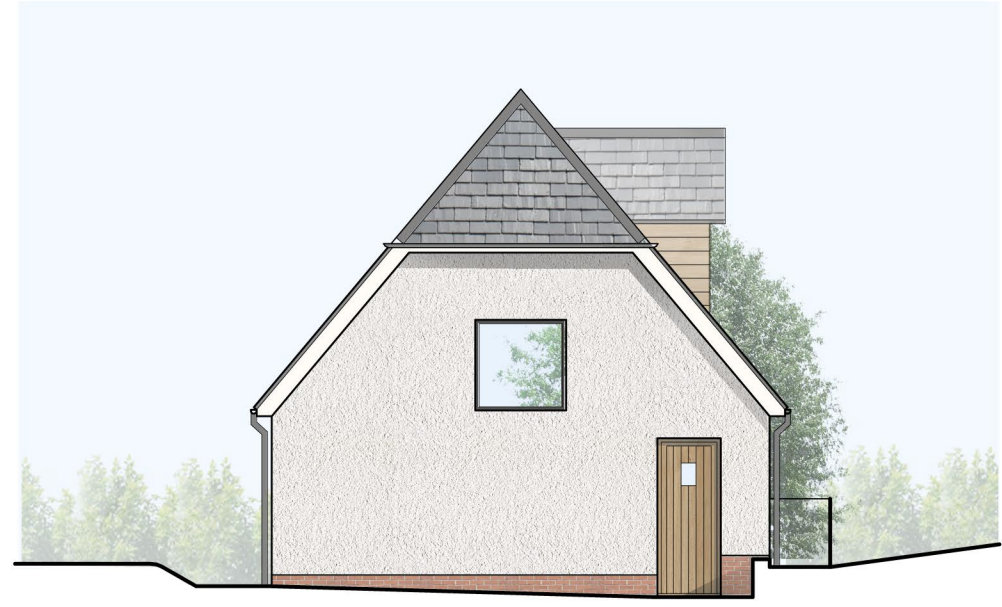
SOUTH WEST ELEVATION



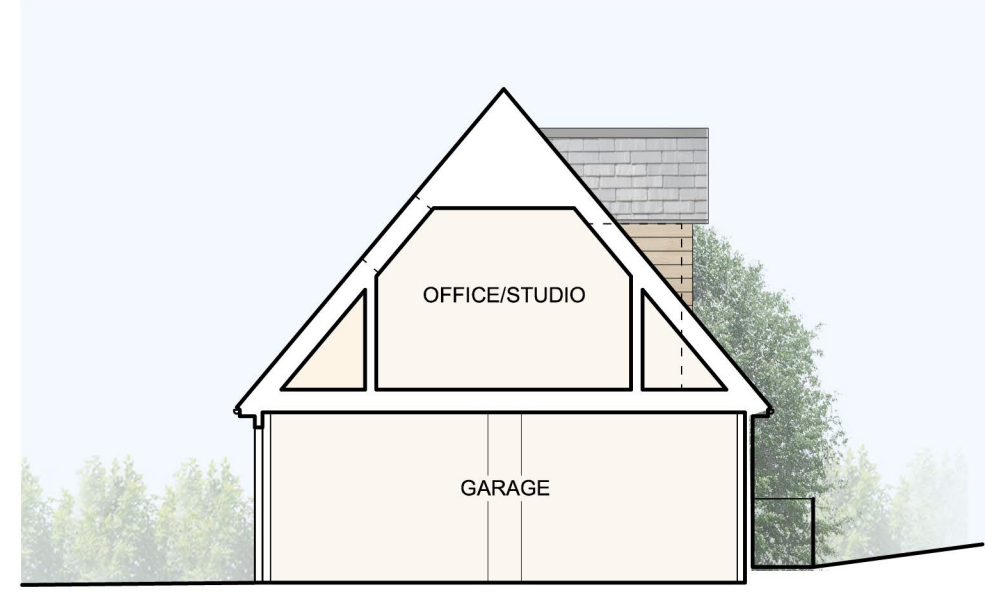
NORTH EAST ELEVATION



NORTH WEST ELEVATION

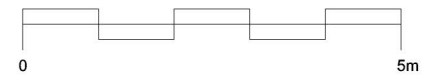


SOUTH EAST ELEVATION



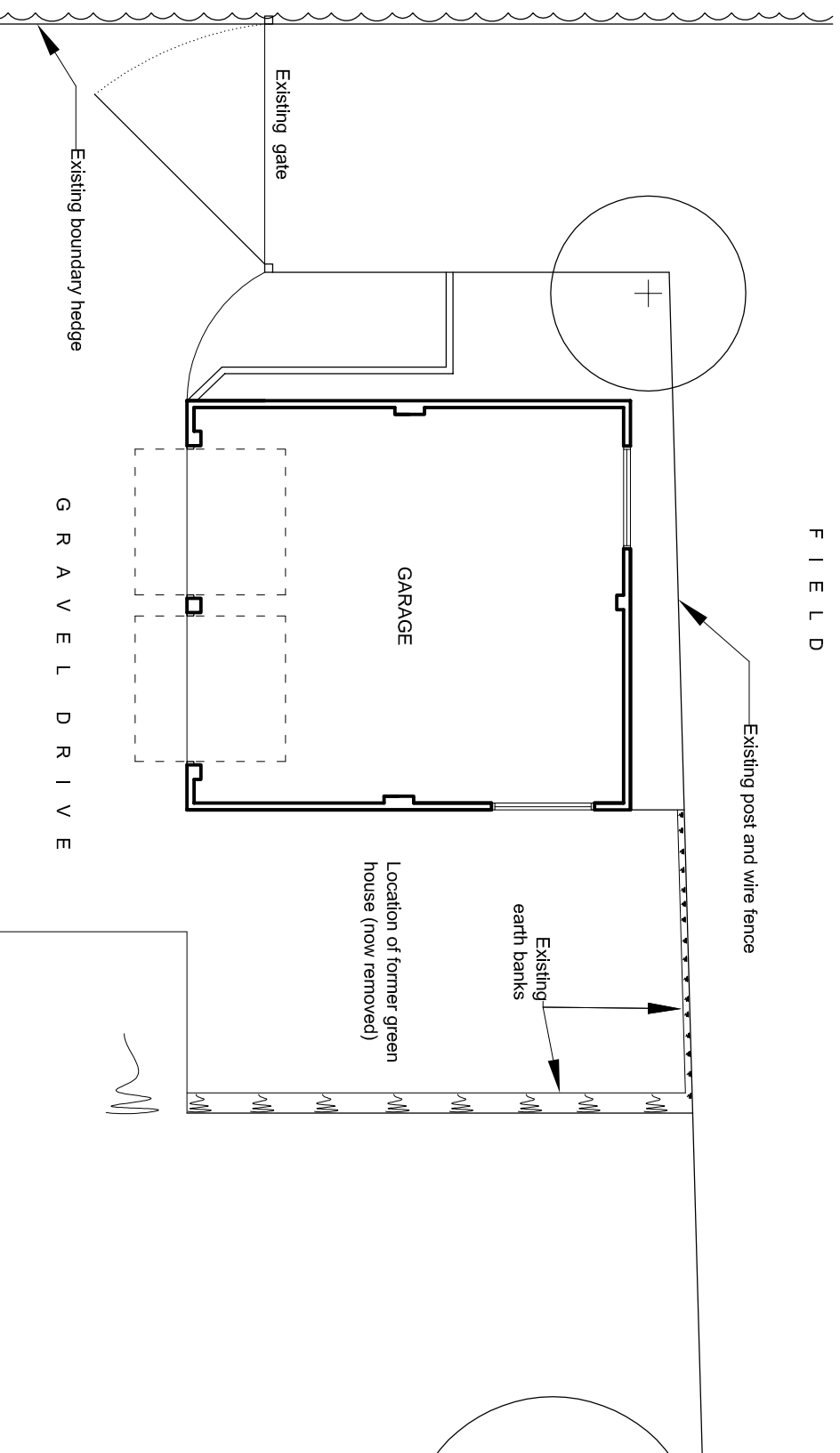
SECTION A-A

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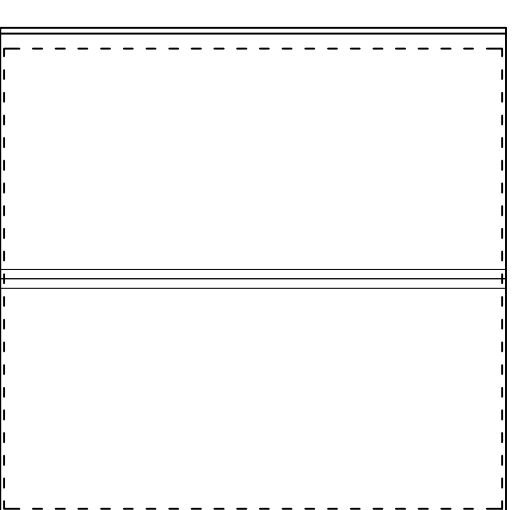


RADLEY HOUSE PARTNERSHIP		A 14.04.16 General amendments	
CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS		REVISIONS	
ST. CROSS RD, WINCHESTER SO23 9HX		JOB BARCLAYS, LITTLETON WINCHESTER	
TEL: 01962 842228 FAX: 01962 842401 email: architects@radleyhouse.co.uk		DRAWING PROPOSED ELEVATIONS	
SCALE 1:100 @ A3	DATE Apr. 16	DRN	CH'KD
			7297/D02 A

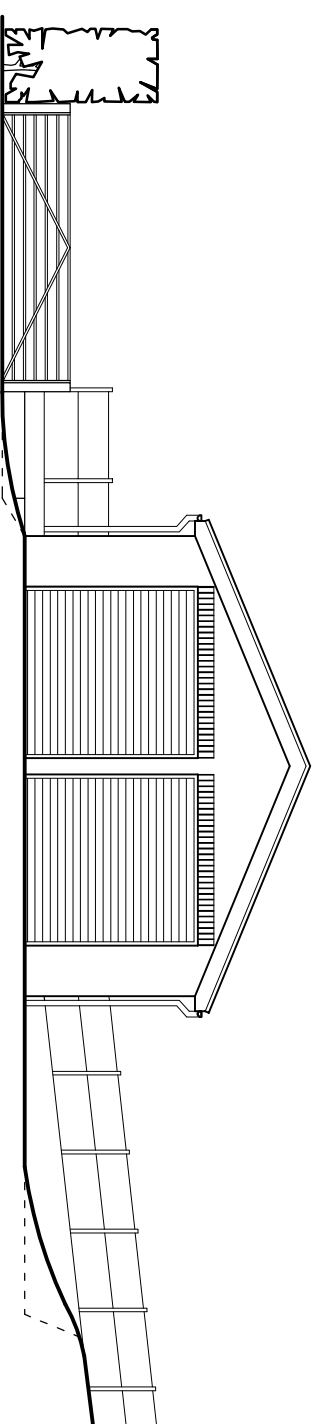
F I E L D



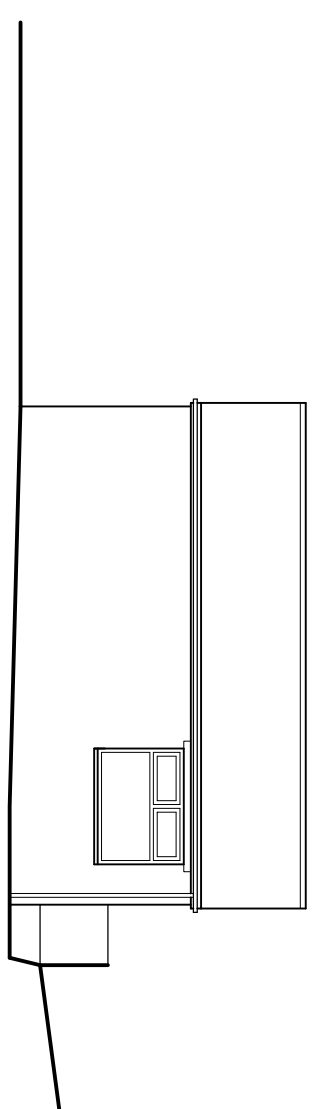
GROUND FLOOR PLAN



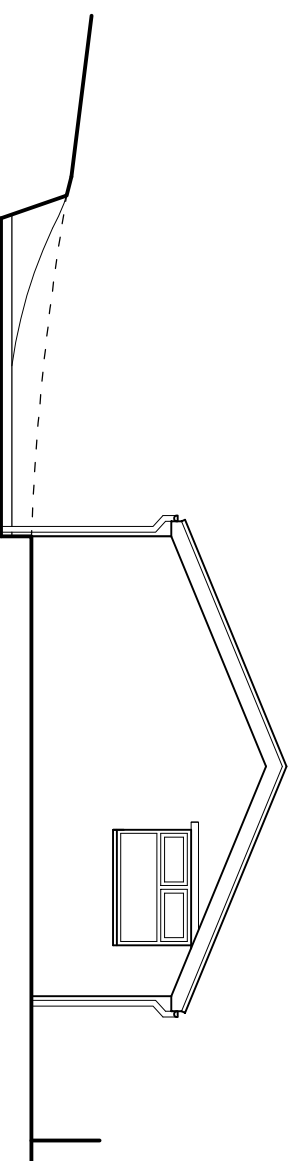
ROOF PLAN



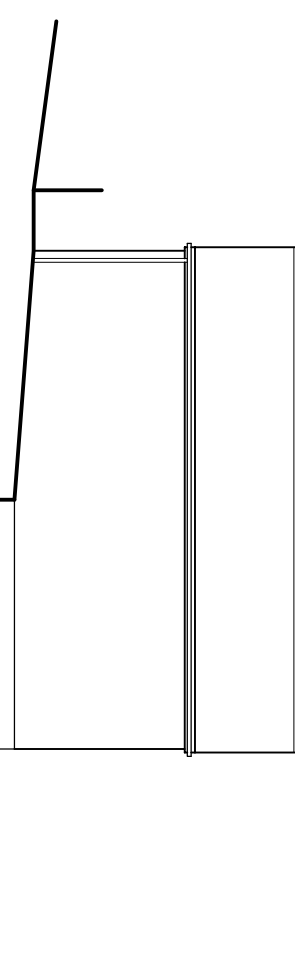
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

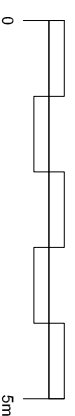


NORTH EAST ELEVATION



NORTH WEST ELEVATION

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REVISIONS

JOB	BARCLAYS, LITTLETON WINCHESTER			
DRAWING	EXISTING FLOOR PLANS and ELEVATIONS			
SCALE	DATE	DRN	CHKD	
1:100 @ A3	Mar. 16			7297/E01

RADLEY HOUSE PARTNERSHIP

CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS
ST. CROSS RD, WINCHESTER SO23 9HX
TEL: 01962 842228 FAX: 01962 842401 email: architects@radleyhouse.co.uk

Appendix C

Council's NMA advice email

Richard Osborn

From: JSingleton-Smith@winchester.gov.uk
Sent: 05 April 2018 14:27
To: Justin Nicholson
Subject: FW: Barclays, Main Road, Littleton - 16/00850/FUL - 7297
Attachments: ufm3.pdf; ufm19.pdf; 7297 D01A.pdf; 7297 D02A.pdf; 7297 D03.pdf; IMG_3663.jpg

Good Afternoon,

I was passed your enquiry by Nick Parker.

The changes you proposed should be able to be applied for under a non material amendment application.

However, condition 3 still must be complied with;

3. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The building hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

3. Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

You can apply online at www.planningportal.co.uk

Kind Regards,

Jessica Singleton-Smith
Development Management
Winchester City Council
01962 848410
Ext 2611



Winchester
City Council

From: Nicholas Parker
Sent: 28 March 2018 10:34
To: Jessica Singleton-Smith
Subject: FW: Barclays, Main Road, Littleton - 16/00850/FUL - 7297

Hi Jess

Please could you speak to a senior/principal officer in your team to gauge whether these changes are NMA territory and feed back to Justin the next course of action.

Thanks

Nick

Nicholas Parker MRTPI
Principal Planning Officer – Team Leader South
Development Management
City Offices, Colebrook Street
Winchester, SO23 9LJ

Telephone Direct Dial: 01962 848573

www.winchester.gov.uk



From: Justin Nicholson [<mailto:justin.nicholson@radleyhouse.co.uk>]
Sent: 26 March 2018 16:10
To: Nicholas Parker
Subject: FW: Barclays, Main Road, Littleton - 16/00850/FUL - 7297

Nick,

I trust this email finds you well.

Please see below email and attachments which I sent to Deborah Myers early today. The email bounced back which led me to think Deborah may no longer be a part of your team?

Would you be able to guide us or direct us to someone who could help?

Many thanks in advance.

Kind regards,

Justin Nicholson
Director

**RADLEY
HOUSE**
PARTNERSHIP CHARTERED
ARCHITECTS

t. 01962 842228
m. 07748 494920
e. justin.nicholson@radleyhouse.co.uk
w. www.radleyhouse.co.uk

RADLEY HOUSE PARTNERSHIP LTD, RADLEY HOUSE, 8 ST. CROSS ROAD, WINCHESTER, HAMPSHIRE. SO23 9HX
Registration No. 8904317

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From: Justin Nicholson
Sent: 26 March 2018 15:01
To: 'dmyers@winchester.gov.uk' <dmyers@winchester.gov.uk>
Subject: Barclays, Main Road, Littleton - 16/00850/FUL - 7297

Dear Deborah,

We write with reference to the attached Planning Approval dated 16.06.2016 and reference 16/00850/FUL.

Since obtaining planning permission the land owner has carried out works which do not strictly accord with the consent.

We write to seek guidance on best course of action and appropriate application to submit following the works which are now complete on site.

For your ease we attached a copy of the consented drawings and would draw your attention to the following changes that have been made;

EXTERNALLY

- The South West Elevation now has a large double garage door in place of the two single garage doors to the left,
- The third garage door has been replaced with bi-fold doors,
- The timber door now has a full height glazed sidelight.

Please find attached recent photograph to help visualise.

INTERNALLY

- At ground floor, the right hand garage is to be a gym with shower under the stairs, leaving a large double garage.
- At first floor the intention is to use the space as a guest wing associated with the main house. The WC will house a wet room and the open plan space will have a bedroom and kitchenette.

Subject to your agreement, we would propose making an NMA Application to regularise the work and we await your thoughts prior to compiling the application.

Kind regards,

Justin Nicholson
Director

**RADLEY
HOUSE**
PARTNERSHIP CHARTERED
ARCHITECTS

t. 01962 842228
m. 07748 494920
e. justin.nicholson@radleyhouse.co.uk
w. www.radleyhouse.co.uk

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Registration No. 8904317

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Appendix D

Council's NMA valid letter

**Radley House Partnership Ltd.
Mr Justin Nicholson
Radley House
8 St Cross Road
Winchester
Hants
SO23 9HX**

4 July 2018

**Please quote 18/01592/NMA on all
correspondence**

Dear Radley House Partnership Ltd.

**Thank you for submitting your planning application for
Barclays Main Road Littleton Winchester Hampshire SO22 6QS.**

**Following our recent conversation I can confirm that all required information has
been received. The case officer will be in contact to agree the final date for
decision.**

Should you have any questions or queries, please do not hesitate to contact me.

Yours sincerely

**Mrs Katie Nethersole
Case Officer
01962 848108
knethersole@winchester.gov.uk**

Appendix E

Council's NMA decision letter

**Planning
Management**

City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

tel 01962 840 222

fax 01962 841 365

telephone calls may be recorded

website www.winchester.gov.uk

Radley House Partnership Ltd.
Mr Justin Nicholson
Radley House
8 St Cross Road
Winchester
Hants
SO23 9HX

Case No: 18/01592/NMA
Our Ref: WPP-07032257
Your Ref:
Enq to: Planning Enquiries
Direct Dial: 01962 840 222

18 July 2018

Please quote our Case No. on all correspondence

Dear Sir/Madam,

Town and Country Planning Act (1990) as amended

**Your Application: (NMA to 16/00850/FUL) - Generally - Triple garage amended to double garage to make way for a gym,
South West Elevation - 3no. garage doors replaced with a double garage door and a set of bi-fold doors. Side light added to door.
North East Elevation - Additional high level window added.
South East Elevation - Door removed. at Barclays Main Road Littleton
Winchester Hampshire SO22 6QS**

Your proposals recently received to amend the above planning application have been REJECTED, for the following reasons:

1. The changes as proposed cumulatively mean that they are not non material and are likely to have a significant impact on the appearance of the overall development and are considered as a material change requiring full planning permission. The changes therefore do not comply with section 96A of the Town and Country Planning Act, 1990.

This decision does not in any way affect any other conditions imposed previously, which will still continue to apply.

Yours faithfully

Simon Finch BSc (Hons) Lond, DipTP, MSc, MRTPI
Head of Planning Management

Appendix F

Council's householder valid letter



Winchester
City Council

Mr Justin Nicholson
Radley House
8 St Cross Road
Winchester
SO23 9HX

7 September 2018

Please quote **18/01793/HOU** on all
correspondence

Dear Mr Justin Nicholson

Thank you for submitting your planning application at;

Barclays Main Road Littleton SO22 6QS

Alterations to existing garage

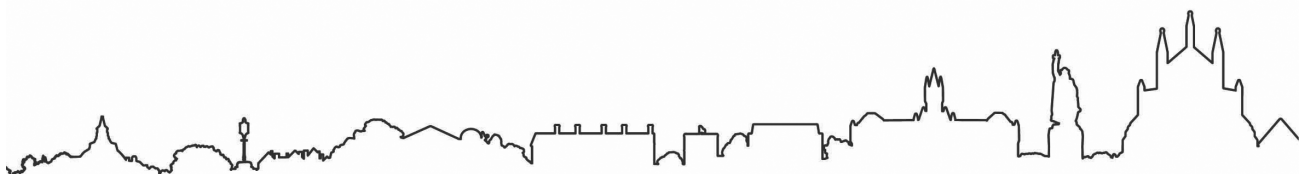
I can confirm that all required information has been received. The case officer will contact you to agree the final date for the decision.

Information relating to the Appeals Procedure is enclosed.

Should you have any questions or queries, please do not hesitate to contact me.

Yours sincerely

Verity Osmond
Case Officer
01962 848 412
vosmond@winchester.gov.uk



Appeal Procedure

If after 24 September 2018 you have not received a decision, you may appeal to the Secretary of State and you have 12 Weeks from then to do this.

Appeals should be made in writing to the Planning Inspectorate:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN
Telephone Number: 0117 372 8853

The Planning Inspectorate will provide you with a form and guidance notes.

Additional Information

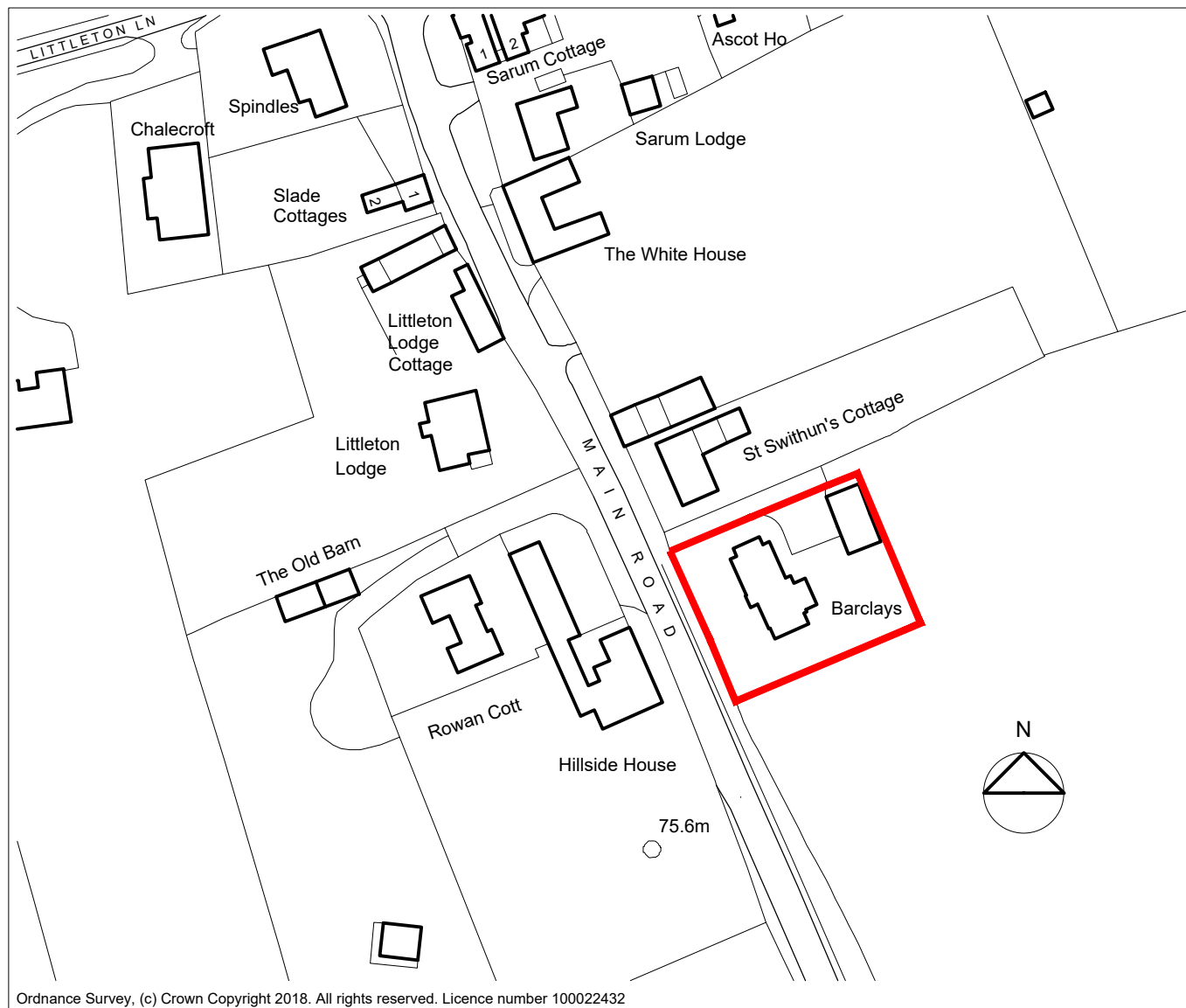
Arrangements are different for submitting a planning appeal where an enforcement notice exists on your land which is the same, or substantially the same, as your planning application. In such cases the time limits are reduced as follows:

- 28 days from the date of the refusal, or the expiry of the period which the Council has to determine the application, where the enforcement notice has been served before the application is submitted.
- 28 days from the date of the refusal, or the expiry period which the Council has to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired.
- 28 days from the date the enforcement notice is served, where the enforcement notice is served after the decision, or the expiry of the period which the Council has to reach a decision on the application unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.

The reduced time limits will apply where an enforcement notice has been served no more than 2 years before the date on which the application is made or where it is served on or after the date of the application.

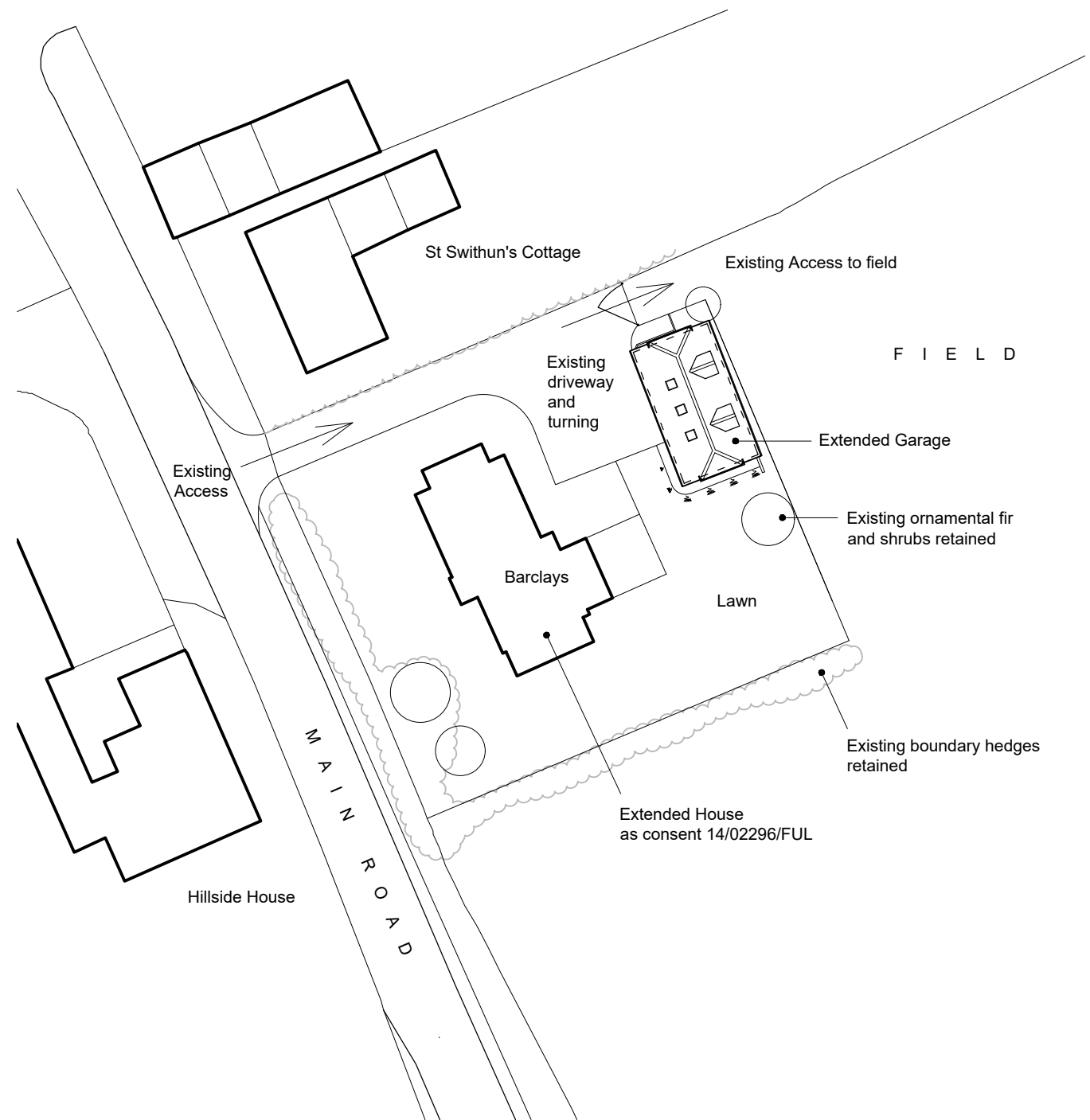
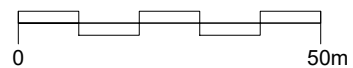
Appendix G

As existing plans of holiday accommodation

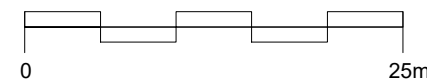


Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

LOCATION PLAN, 1:1250

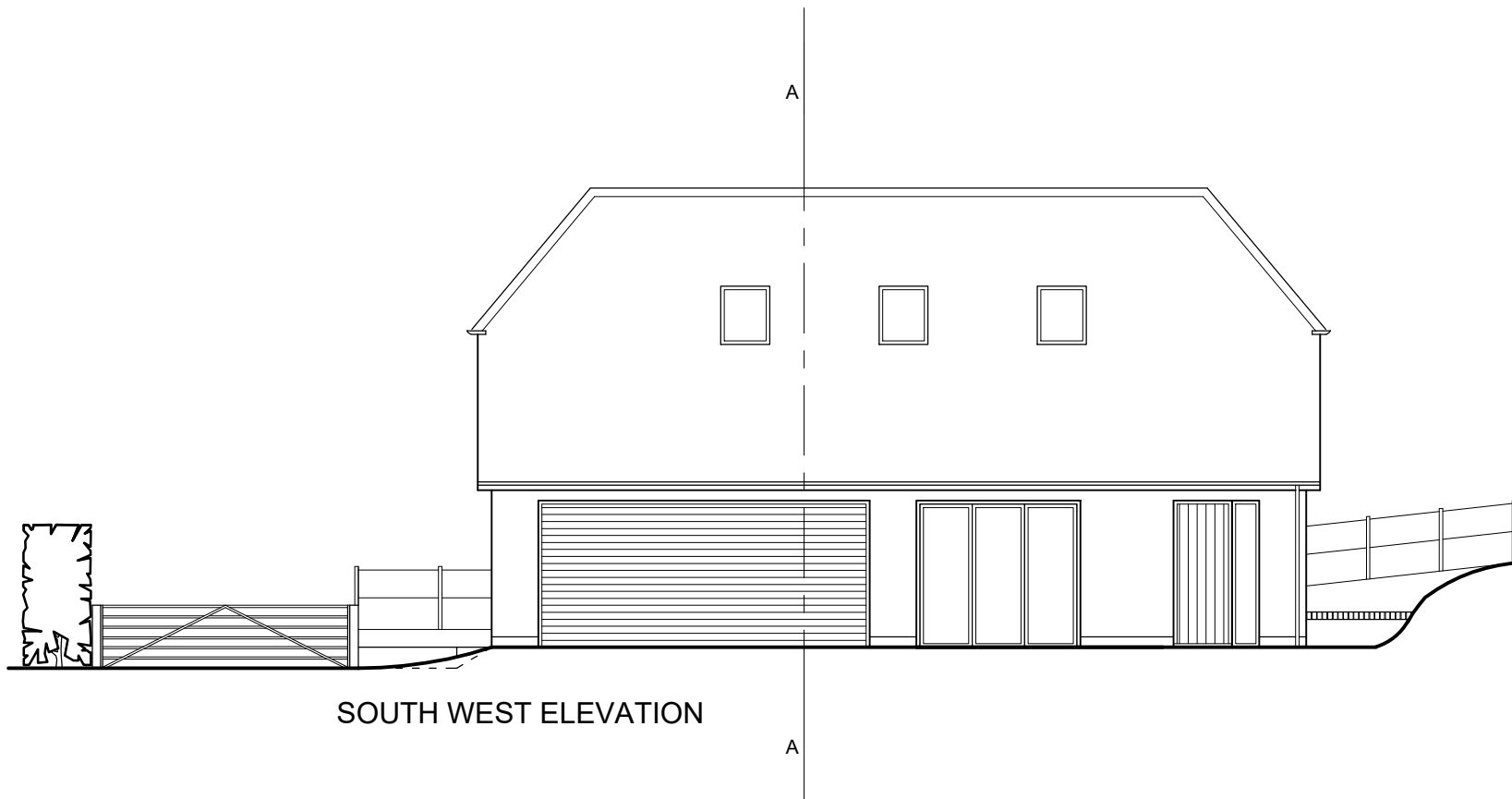


SITE PLAN, 1:500

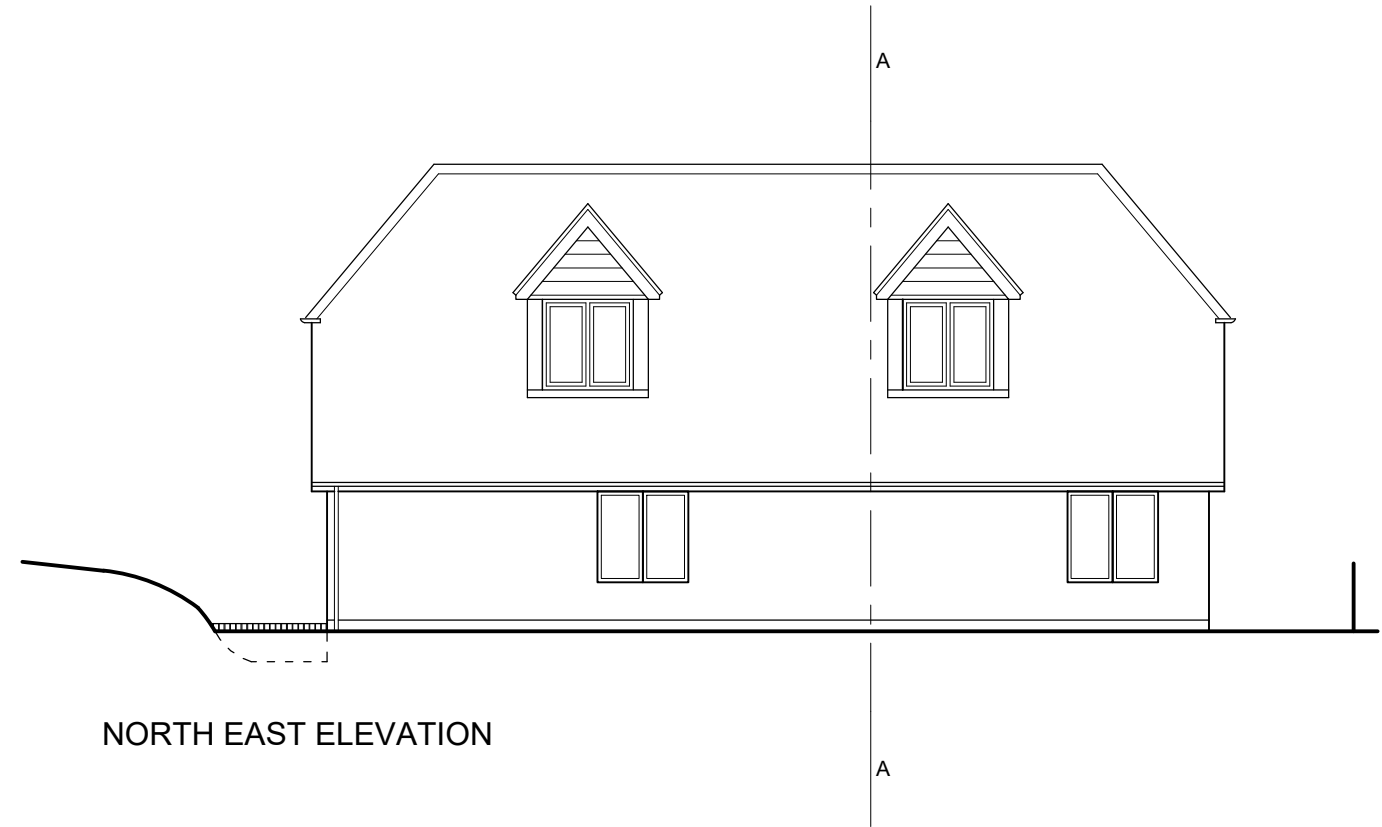


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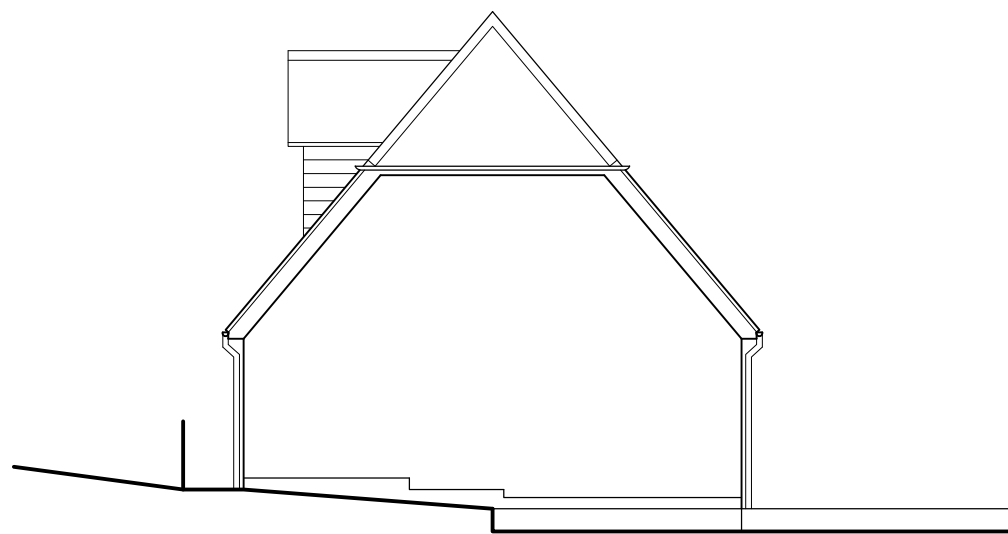
RADLEY HOUSE PARTNERSHIP CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS ST. CROSS RD, WINCHESTER SO23 9HX TEL: 01962 842228 FAX: 01962 842401 email: architects@radleyhouse.co.uk		A 11/10/2018 Surveyed	
		REVISIONS	
JOB		BARCLAYS, LITTLETON WINCHESTER	
DRAWING		PROPOSED SITE & LOCATION PLANS	
SCALE A.S.	DATE Oct 18	DRN	CH'KD
			7297/L01 A



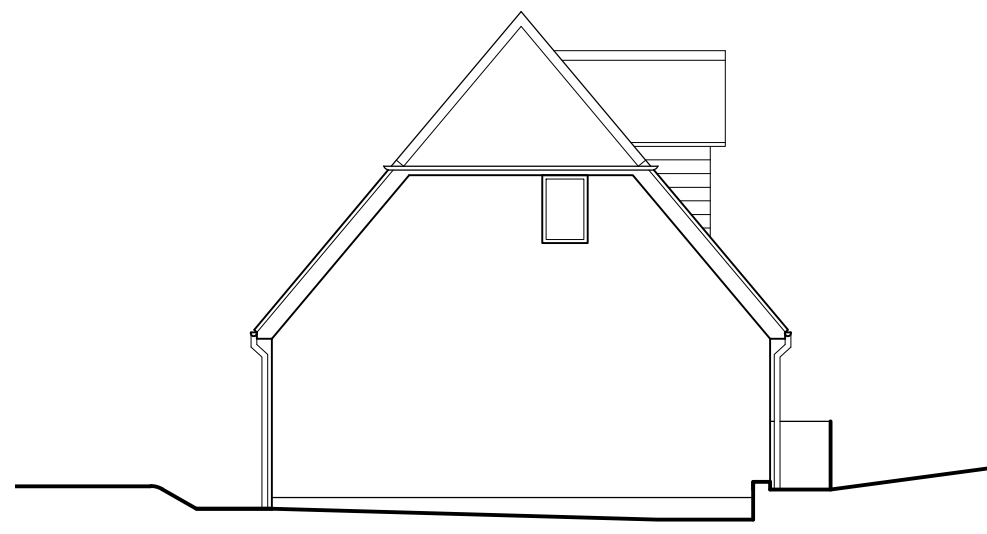
SOUTH WEST ELEVATION



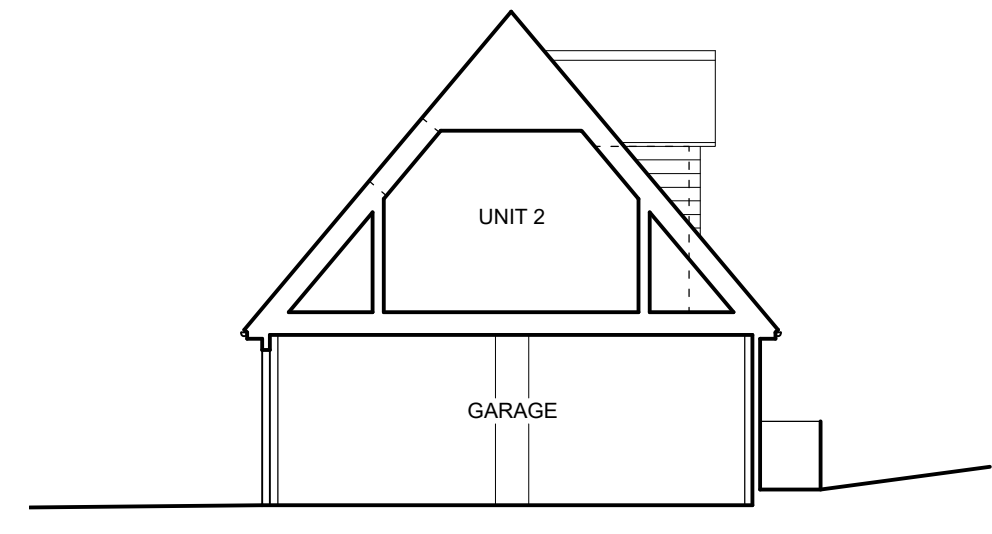
NORTH EAST ELEVATION



NORTH WEST ELEVATION

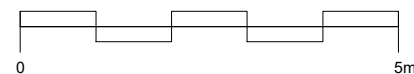


SOUTH EAST ELEVATION

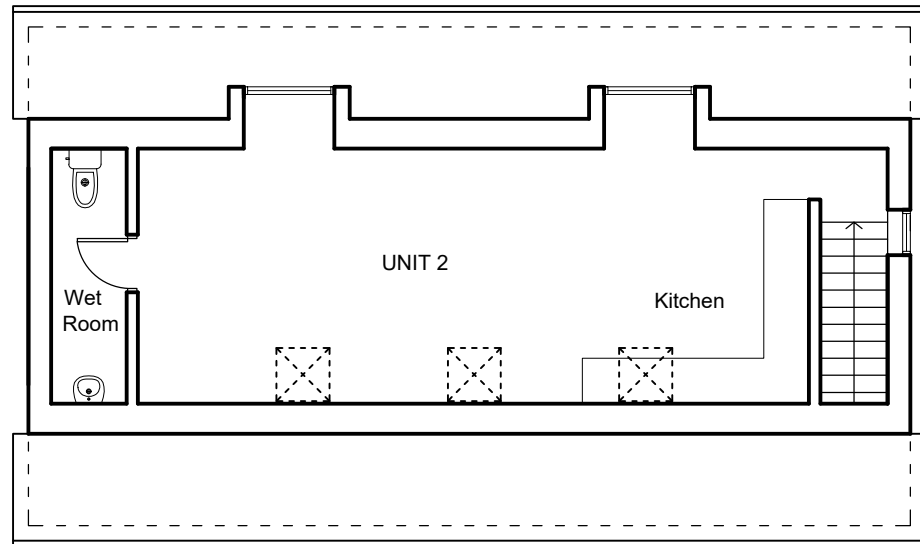


SECTION A-A

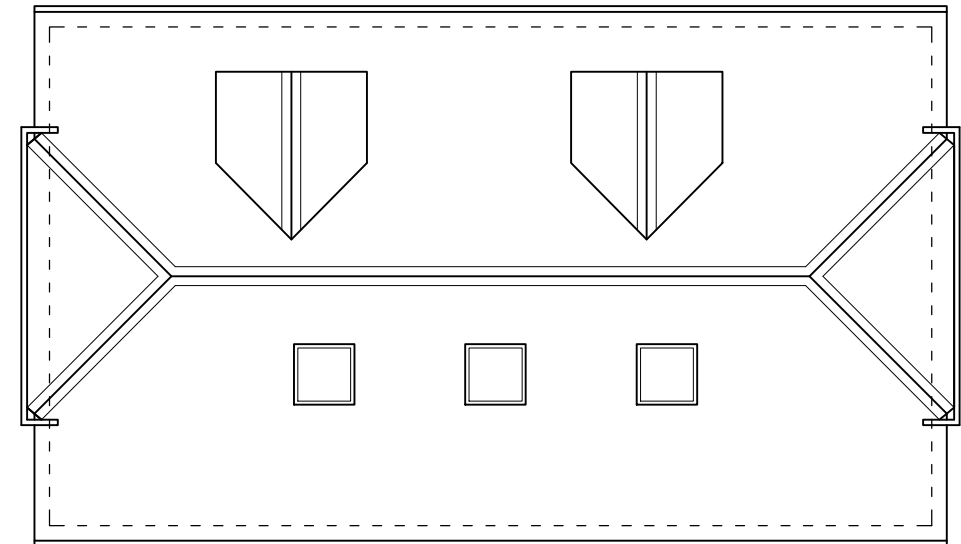
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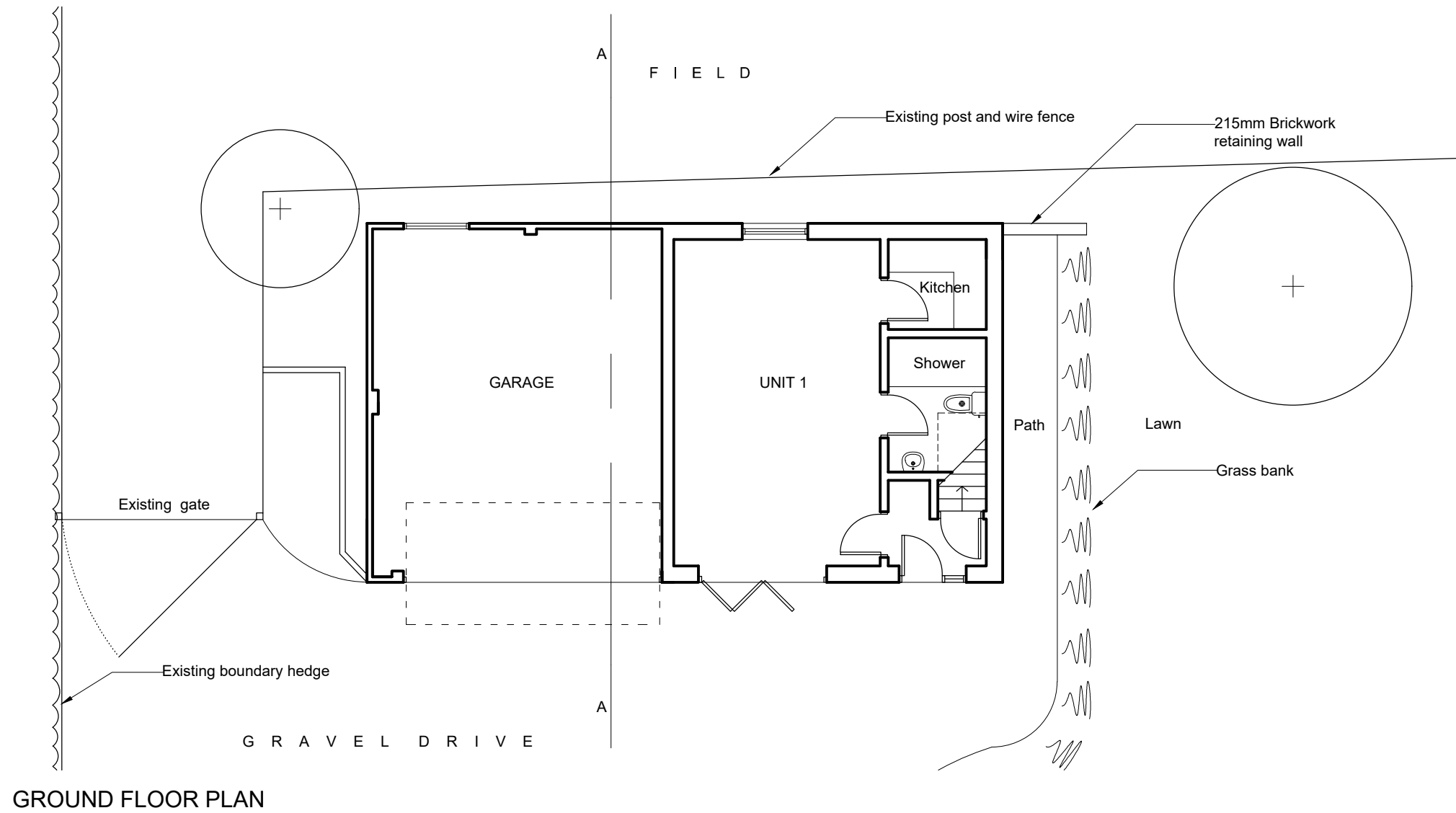
RADLEY HOUSE PARTNERSHIP		B 11/10/2018 Surveyed	
CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS ST. CROSS RD, WINCHESTER SO23 9HX TEL: 01962 842228 FAX: 01962 842401 email: architects@radleyhouse.co.uk		REVISIONS	
		JOB BARCLAYS, LITTLETON WINCHESTER	
		DRAWING PROPOSED ELEVATIONS	
SCALE 1:100 @ A3	DATE Oct 18	DRN CH'KD	7297/D02 B



FIRST FLOOR PLAN

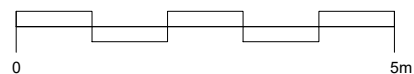


ROOF PLAN



GROUND FLOOR PLAN

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RADLEY HOUSE PARTNERSHIP		B 11/10/2018 Surveyed	
CHARTERED ARCHITECTS SURVEYORS & DESIGN CONSULTANTS ST. CROSS RD, WINCHESTER SO23 9HX TEL: 01962 842228 FAX: 01962 842401 email: architects@radleyhouse.co.uk		REVISIONS	
JOB		BARCLAYS, LITTLETON WINCHESTER	
DRAWING		PROPOSED FLOOR PLANS	
SCALE 1:100 @ A3	DATE Oct 18	DRN	CH'KD
			7297/D01 B

Appendix H

Booking.Com account details

Paddock Drive

United Kingdom

Remittance number
R202401286

Accommodation number
3378782

Date
2018-08-02

REMITTANCE ADVICE

Book date	Reservation number	Payment sequence	Guest name	Checkin	Checkout	Received	Amount
2018-04-30	1083008143	1	Peter John	2018-06-29	2018-07-01	160.00 GBP	160.00 GBP
2018-06-28	1269520660	1	Chris John	2018-07-04	2018-07-05	80.00 GBP	80.00 GBP
2018-07-06	1319723651	1	Marvin John	2018-07-09	2018-07-13	320.00 GBP	320.00 GBP
2018-07-10	1571274078	1	Olivia John	2018-07-18	2018-07-20	160.00 GBP	160.00 GBP
2018-06-13	1582729221	1	Neil John	2018-07-23	2018-07-26	240.00 GBP	240.00 GBP
2018-07-01	1639946950	1	Natalie John	2018-07-02	2018-07-04	160.00 GBP	160.00 GBP
2018-07-04	1794248646	1	Baldacchino	2018-07-17	2018-07-18	80.00 GBP	80.00 GBP
2018-06-06	2005589582	1	stephanie John	2018-07-21	2018-07-23	160.00 GBP	160.00 GBP
2018-07-10	2018744285	1	David John	2018-07-15	2018-07-16	80.00 GBP	80.00 GBP
Total amount payable							1440.00 GBP

This remittance advice includes all payments made for the above guests.

Bank details:
Beneficiary name: M Culhane
Account number: ~~123456789~~
IBAN: ~~GB29 0000 0000 0000 0000 0000~~



Individual entrepreneur Michael Culhane

United Kingdom

Booking.com B.V.
P.O. Box 1639
1000 BP Amsterdam
The Netherlands
Fax: 0870 787 7433
Phone: +442036847924
VAT number: NL805734958B01
Registered in the Netherlands No.:
31047344
www.booking.com

Accommodation number: 3378782
VAT number:
Invoice number : 1528496953
Date: 03/08/2018
Period: 01/07/2018 - 31/07/2018

INVOICE

Description	Room Sales	Commission
RESERVATIONS	GBP 1440.00	GBP 216.00
Total amount due		GBP 216.00

Payment Due: August 16, 2018

*Please be informed that the amount of this invoice will be netted from your payout in accordance with the relevant (Payments) clauses of our General Delivery Terms. Therefore, no payment is required from your side unless the total amount of due invoice(s) is higher than the payout amount. In case of doubt, we ask you to check in Extranet – Finance tab.

PLEASE BE AWARE THAT OUR INVOICES ARE BASED ON DEPARTURE DATE AND NOT ON ARRIVAL DATE

For a detailed overview of reservations please log in to your Extranet (<http://www.booking.com/hotelaccess>), go to Finance tab and click on "Reservation Statements"

For finance and invoice related questions, please visit our [PARTNER HELP CENTER](#)

* VAT is subject to 'reverse charge' regulation



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Individual entrepreneur Michael Culhane

United Kingdom

Customer number: 3378782
Date: 03/08/2018

Monthly Statement of Account

Document Type	Reference number	Date	Currency	Amount
Invoice	1528496953	2018-08-03	GBP	-216.00
Remittance Advice*	2401286	2018-08-02	GBP	1440.00
Total Amount			GBP	1224.00

*Remittance Advice for Booking.com facilitated reservation payments

The payment will be processed within the following 14 days to the bank account details provided by you and available for review in the Extranet

Appendix I

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 day¹. The Market has continued to thrive and has grown over the years. It is now the largest and the best² 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 year³.
- 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 study⁴ 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.

¹ 'The Economic Benefits of Farmers Markets', Friends of the Earth, August 2000

² The Guardian newspaper

³ www.winchester-cathedral.org.uk/50320

⁴ The Economic Impact on Tourism on Winchester 2015; by Tourism South East