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19 JAN 2021
REGISTRY

MR NICK MANLEY
THE PLANNING INSPECTORATE
Room
TEMPLE Quay House
2 THE SQUARE
Beistol
BS1 6PN.

Teatime!

APP/C1765/e/20/3261886 +87

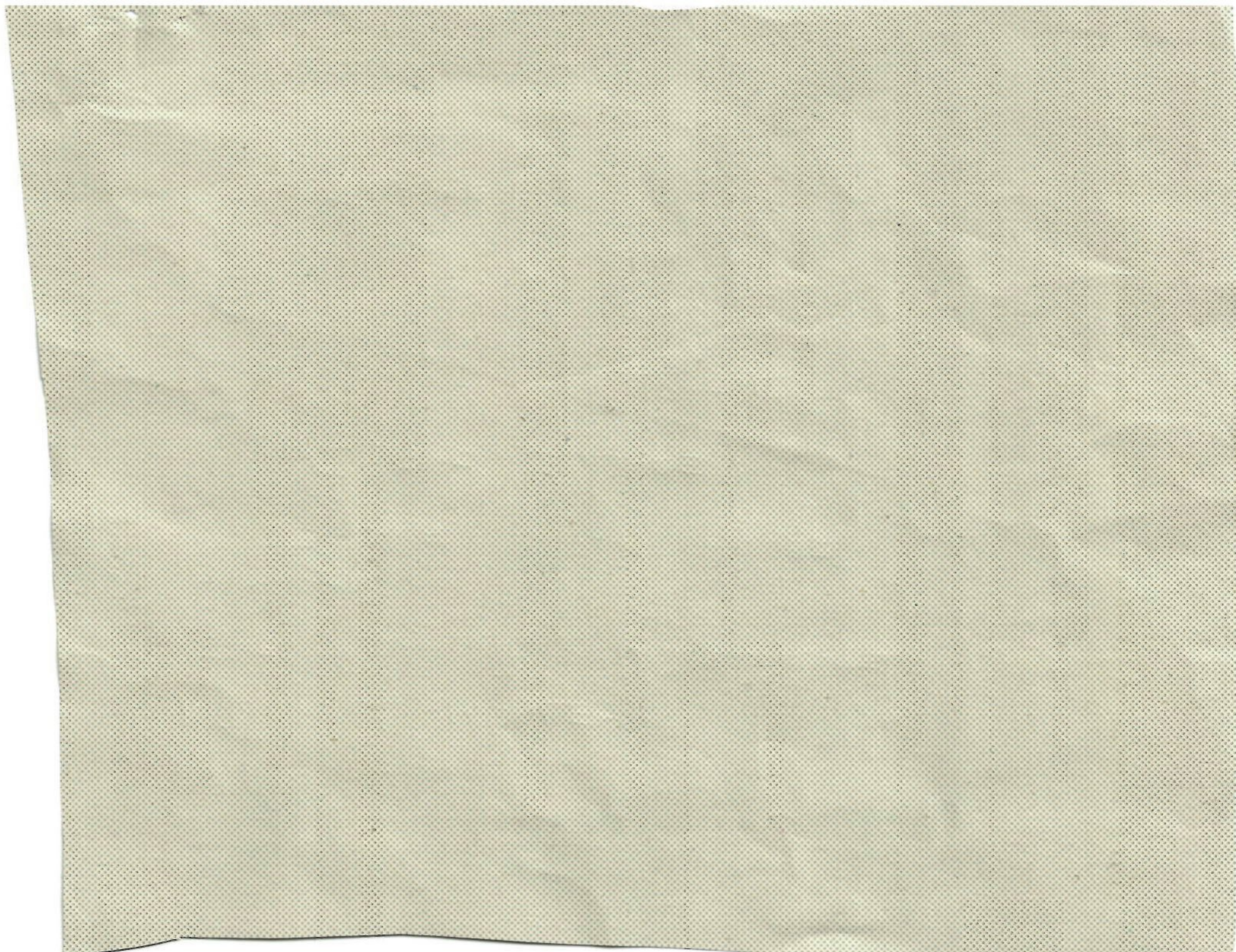
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SIGNED FOR



**"Hillcot"
Gravel Hill
Shirrell Heath
Southampton
SO32 2JQ**

Mobile; [REDACTED]

Home; [REDACTED]

Email; [REDACTED]

18th January 2021

Winchester City council.

Colebrook Street, Winchester, SO23 9LJ

Reference alleged breach without planning permission.

Appellant's name: Ms Heather Woods

Appeal reference: APP/L1765/C/20/3261886+87

Appeal start date; 14.12. 2020

Comments are without prejudice.

My wife and family have resided at Hillcot since 1995 and in that time the area has changed considerably and we are aware that planning permissions are difficult to obtain.

In support of Ms Heather Woods I will make the following observations.

- 1. When the above named mobile home arrived in early 2010 my wife questioned Winchester CC as to why the owner of Sunnybank(Mr R Stone) was allowed to place a mobile home on his property. We received a reply from WCC dated 10th June. Your Ref 10/00112/Mixed from a Mr Rob Riding. (copy attached) The second paragraph clearly indicates that the mobile home was for family members, not for non family. At that time we assumed that Ms Woods was a related to the owner Mr R Stone.**
- 2. Following this letter we had another from WCC dated 3rd August . Your Ref 10/00112/Mixed From Mr Riding, (copy attached) Claiming that there were no breaches of planning control. Someone was clearly being mislead.**
- 3. My wife and I deliver the Parish council magazine once a month so we are usually aware of changes in the local area.**
- 4. Sometime after the above mentioned caravan (we can't remember the precise month) turned up, the rickety 8 ft high chain link fence and posts were taken down and a laurel hedge planted in parallel with the caravan , some 30 or so feet away from it, soon afterwards a post & rail fence was erected reforming a smaller area than the original paddock, this all had a massive visual impact upon this area**

5. Over the next few years we got to know Heather and her partner Graham who we found to be good honest hard working people. They confirmed that they had purchased the ground from Mr Stone and that they were not related to him. They cleared the ground in front of the mobile home got rid of all of the accumulated rubbish (old car parts, furniture and general rubbish) from outside and inside the green house then tidied the whole area. They then set about planting hedges and fruit trees. This was done to help the environment with drainage as the plot can be very wet. The garden is now a pleasure to be in.
6. The mobile home was generally sound, however very cold and damp in the winter. About 5 years ago they replaced the roof and insulated it, and also carried out some other modifications for their own comfort, Heather was ill at the time and this was done to help her.
7. I can confirm that the existing structure is based on the original mobile home chassis and walls.
8. Prior to Ms Woods purchasing the land, The green house was used for storing all sorts of rubbish car parts old furniture, and general household waste. This was at the time a general eyesore and attracted vermin. We are all locally pleased that this piece of land and greenhouse have been cleared and put in good order. (It has not been used as a green house since about 1999)
9. It appears that the owners of Sunnybank wanted the money from the sale of the land but now have made every effort to get them off by intimidating them. ((The plot of ground that was sold next door to Ms Woods by Mr Stone is currently owned by Gypsies / travellers who have planning for Three mobile homes. Currently we know that there are at least six mobile homes on that site. Mr Stone has not even commented on this I believe that the man has double standards and lies frequently.))
10. I would suggest that someone independent from the council should visit both sites prior to any decisions being made. There are what appears to be certain elements of our local community that can just treat Winchester Planning council with contempt and do whatever they please. It appears that there is corruption somewhere along the line.

This letter is not in any way asking the council to authorise permission for the retention of the mobile home, however I will say that as there is a travellers site within less than ten meters where it appears that they can just do what they like with no comments from either the council or Mr Stone.

My personal feelings are that Ms Wood and her partner should be allowed to stay providing that they meet the requirements of the council.

Yours faithfully

Mr R & Mrs C Heasen



Mrs Heasell
Hillcot
Gravel Hill
Shirrell Heath
Hampshire
SO32 2JQ

Our Ref 10/00112/MIXED
Your Ref:
Enq to: Mr Rob Riding
Direct Dial: 01962 848108

Please quote Our Ref: on all correspondence

3 August 2010

Dear Mrs Heasell

Alleged unauthorised extension to outbuilding, residential mobile home and summerhouse at Sunnybank, Gravel Hill, Shirrell Heath

I write further to my letter dated 10 June 2010 in connection with the above.

I have now had the opportunity to revisit the site and can confirm there are no breaches of planning control. Based on my observations and discussions with the owner I am satisfied that the mobile home is currently being used for ancillary/overflow accommodation to the main dwelling and on this basis does not require the benefit of planning permission. The green summerhouse has now been resited with the curtilage of the dwelling and is therefore considered to be permitted development. Lastly, I observed the extension to the existing outbuilding is being used for incidental purposes as a gym/exercise area and again this is considered to be permitted development and does not require the benefit of planning permission.

In light of the above the enforcement investigation has now been closed. Thank you for bringing these matters to the Council's attention.

Yours sincerely

Mr Rob Riding
Senior Planning Officer (Enforcement)





Mrs Heasell
Hillcot
Gravel Hill
Shirrell Heath
Hampshire
SO32 2JQ

Our Ref 10/00112/MIXED
Your Ref:
Enq to: Mr Rob Riding
Direct Dial: 01962 848108

Please quote Our Ref: on all correspondence

10 June 2010

Dear Mrs Heasell

Alleged unauthorised extension to outbuilding, siting of mobile home and summerhouse at Sunnybank, Gravel Hill, Shirrell Heath

I write with reference to the above matter which you recently brought to our attention. I have taken the opportunity to visit the site and discuss the situation with the landowner.

With reference to the mobile home it is sited within the curtilage of the dwelling and is being used as ancillary/overflow accommodation to the main dwelling for which planning permission is not required. Consent would be required if the mobile home was being occupied independently from the dwelling (i.e. by non-family members). Turning to the green summerhouse with decking area, at the present time it is sited outside the curtilage of the dwelling and requires the benefit of planning permission. However, I understand the landowner will shortly be re-siting the structure within the curtilage of the dwelling and permission would then not be required. Finally, I understand the extension to the existing outbuilding will be used for purposes incidental to the use of the dwelling and on that basis it would appear to be permitted development and not require the benefit of planning permission.

I intend to visit the site again in the near future when the extension has been completed so that I can be satisfied it is being put to an incidental use. At the same time I will check that the summerhouse has been re-sited within the curtilage of the dwelling.

I trust this is of assistance and will update you further as the case progresses.

Yours sincerely


Mr Rob Riding
Senior Planning Officer (Enforcement)

