

The Planning Inspectorate
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BS1 6PN

Our Ref:
Your Ref: APP/L1765/C/22/3307930
Email: justin@southernplanning.co.uk
Date: 20/12/22
Status: Submitted by E-mail

Dear Sir / Madam

Re: Appeals by Mr Michael Field
Site Addresses: Stratton, Highways Road, Compton, WINCHESTER, Hampshire,
SO21 2DF

Please see below our comments in relation to the LPA's Statement of Case in respect of the above planning appeal.

Ground (F)

The appellant disputes the claim that application 08/01823/FUL was not implemented within the time limit set by the Council. However, irrespective of the status of consent 08/01823/FUL it is not possible or reasonable for the LPA to request that the current development reverts back to the original dwelling. This is because:

none of the original dwelling exists, and
there are no detailed records / drawings of the original dwelling, only photographs

A more reasonable and proportionate requirement would be for the current development to revert back to the form approved under application 08/01823/FUL. In this instance some of the existing development could be reused.

As set out within the Appellant's Statement of Case, it is, however, considered that it should not be necessary to completely revert back to the 2008 consent as the scheme set out in application 22/00932/HOU would preserve almost all of the architectural interest of that scheme. The Inspector is asked to consider the merits of this scheme as an alternative way of remedying the current breach.

Ground (G)

It is common knowledge that materials and labour within the construction trade are in very high demand at the moment due to the after effects of COVID and Brexit. In the present climate it would be difficult to complete a new build house within an 18 month time frame, this project (which will involve partial demolition and the preparation of new drawings) is significantly more challenging than a new build is expected to take 24 months to complete.

Southern Planning Practice Ltd

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We trust that you will take these final comments into account.

Kind regards

Yours faithfully



Justin Packman, MPlan (Hons) MRTPI
Associate Director



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