



STATEMENT OF CASE

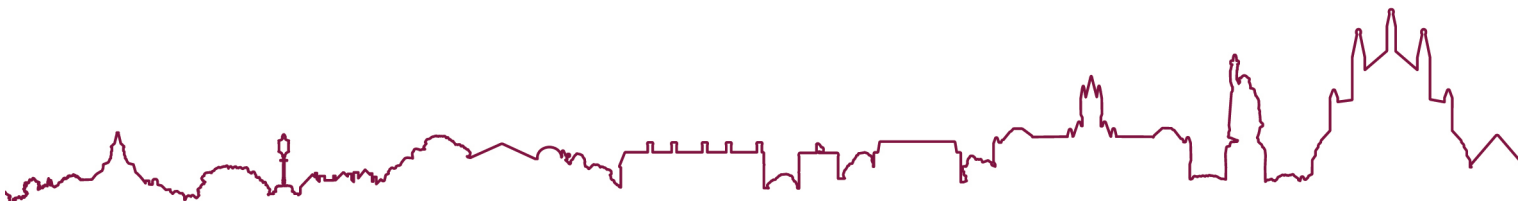
SITE: 2 CALPE YARD, ST THOMAS STREET, WINCHESTER,
HAMPSHIRE, SO23 9HE

APPEALS BY: MR ALASTAIR SCOTT

AGAINST ENFORCEMENT NOTICE

DATE: NOVEMBER 2023

APPEAL REF: APP/L1765/C/23/3327152



1.0 INTRODUCTION

- 1.1 An Enforcement Notice was issued on 29 June 2023; a copy of the notice is attached at Appendix A.
- 1.2 The Enforcement Officers report is attached at Appendix B and contains the history of the site and expediency considerations.
- 1.3 An appeal was lodged by the owner of the site on 02 August 2023 on Grounds (a) and (g).

2.0 RESPONSE TO GROUND (A)

2.1 A full consideration of the heritage impacts of the development have been undertaken by WCC's Historic Environment Team Leader. This report is attached at Appendix C and is the local authority's response to Ground (a) of this appeal.

2.2 The appellant has mentioned Winchester District Local Plan Part 2 Policies WIN1 (Winchester Town), WIN 2 (Town Centre), DM17 (Site Development Principles), and the High-Quality Places Supplementary Planning Guidance (SPD) within their statement of case; these policies and the SPD, while relevant to development in the district, do not form part of the reasons for issuing the notice. The harm identified in this case relates solely to heritage. In addition, the appellants statement of case does not go on to expand on the merits of the case in respect of them.

3.0 RESPONDE TO GROUND (G)

3.1 The reasons put forward by the appellant for requiring an extended period for compliance are that they would need to rehome their cat, or they would need to find somewhere else to live should the enforcement notice be upheld.

3.2 It is not understood why the cat cannot live inside the home; the appellant has not expanded on this point. There are other options available that do not amount to unauthorised and unacceptable development, such as keeping the cat inside (the property is split over 4 floors and is likely to have plenty of exercise space).

3.3 In addition, the appellant appears to have a second property within Winchester City; this is evidenced by Land Registry documents.

4.0 CONCLUSION

4.1 For the reasons given above and in the attached appendices, the Inspector is respectfully requested to dismiss this appeal and uphold the enforcement notice in its entirety.

