

Full Costs Application on behalf of Mr N. Sansome
63 Chalvington Road, Chandlers's Ford, Eastleigh, SO53 3DY.

Eastleigh Borough Council Ref: F/23/95162

Costs Application Reasons

- **Regarding the LPA's first reason for refusal:**

1. *The proposed residential conversion, due to its features, small proportions and plot size would result in a development that is out of keeping with the pattern of development, detrimental to the street scene and wider character of the residential area. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.*

Citing the plot size as a reason for the development being detrimental to the street scene, is at odds with the previous Appeal Inspector's findings (APP/W1715/W/18/3213171) regarding planning application F/18/83185, where the Inspector clarified that the relatively small amenity area had no impact on character of the area, since it was concealed by boundary treatments and not visible within the street-scene. It is therefore unreasonable for the LPA to now use this as a reason for refusal, particularly since the plot size is actually larger now than the previous application.

Citing the features and small proportions of the dwelling as reasons for the development being detrimental to the street scene, is not valid. The width, height, roof form, materials, general appearance and features are not at all dissimilar to the immediate neighbouring property No.1 Trevoze Crescent. Similarly there was no concern surrounding this expressed within the previous Appeal Inspector's findings (APP/W1715/W/18/3213171). It is therefore unreasonable for the LPA to now 'add' these refusal reasons to the current application where these elements have not materially changed.

- **Regarding the LPA's second reason for refusal:**

2. *The proposed residential conversion would result in cramped and poor quality internal living accommodation for its future residents. As such the development is contrary to Policy DM30 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.*

The officer report suggests that the development does not comply with National Space Standards and the refusal reason cites cramped and poor quality internal living accommodation, however the principles of the National Space Standards have not been correctly applied, in order to make a fair assessment of the proposal. Instead there has been a reliance on the summary information provided within the guideline space standards table. No consideration to the core principles or reasoning behind the standards summary. As an existing building which will convert to two floors and one bedroom, this configuration does not fall within the guideline space standards table. However the reasoning behind the tables is fully explained in paragraph 3 of the space standards. Paragraph 3 of the space standards states: "*The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).*" The correct methods were not used to assess this aspect of the application and we consider that to be unreasonable behaviour on the part of the LPA.

- **Further Cost Application Reason (Process):**

There was no consultation, feedback or discussion of any type from the LPA at any point during the application, despite the previous planning history and the clearly continued interest from the applicant to pursue all possibilities for the development. Had there been any contact from the LPA during the application, as would be expected, it is highly likely that through discussion, the above points could have been resolved. We therefore consider the lack of communication a failure in due process and unreasonable behaviour by the LPA.

Costs Claimed

- Full costs for preparation and submission of the appeal.