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Application	F/24/98077
Your Ref:	APP/W1715/W/24/3355330
Please ask for	Clare Martin
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Friday 6 December 2024

Dear Ms Ball

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Appeal By:	PC Environmental
Appeal Ref:	APP/W1715/W/24/3355330
Application No:	F/24/98077
Description:	Change of use from Offices (Class E) to 1no. 2 bed dwelling. No external changes are proposed.
Site:	THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

With reference to the above planning appeal and the Appellant's submitted appeal statement, the Local Planning Authority (LPA) are of the opinion that this statement raises no significant new issues or evidence and as such would ask that the appointed Inspector treats the delegated officer report and consultee responses, which were submitted with the appeal questionnaire, as the LPA's statement of case together with the following comments.

Reason for Refusal 1: Lack of amenity space

The Appellant argues that the proposed conversion should not be compared to the outdoor amenity space standards required for new dwellings and would meet the expectations of any person choosing to live in a historic village centre location.

The LPA acknowledges that converting buildings to residential in these locations can be challenging. However, minimum residential amenity standards are in place to ensure that dwellings provide good living environments. While there is some flexibility in applying standards, in this case both the size and quality of the outdoor amenity

space fall far below what would be acceptable to create a suitable living environment, as outlined within the delegated officer report.

The LPA also disagrees with the Appellant that the site is within easy walking distance of public open spaces. The nearest public open space is Botley High Street Recreational Ground, which is 0.3 miles away and well over the 100m distance suggested within the Council's Quality Places SPD (page 29). The recreational ground is not a suitable replacement for the shortfall of on-site private outdoor amenity space.

Reason for Refusal 2: Lack of Car Parking

The Planning Inspectors attention is drawn to the delegated officer report, which addresses the points made within the Appellant's statement of case.

Reason for Refusal 3: Special Protection Area

The Planning Inspector's attention is drawn to the delegated officer report, which explains the impact the development would have on the Special Protection Areas (in terms of recreational disturbance and an increase in nutrients) and how these impacts could be mitigated.

Although the Appellant has indicated that they are willing to make financial contributions to the mitigation projects, these contributions have not been secured as part of the planning application or current appeal. The LPA is prepared to enter into a legal agreement or accept an upfront payment for the required contributions, but no approach has been made by the Appellant to secure these contributions.

Conclusion

The LPA respectfully requests that the Inspector upholds the reasons for refusal and dismisses the appeal. However, should the Inspector be minded to grant permission, the LPA would ask that the conditions attached in Appendix A are included as part of any approval.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager