



Southern Planning Practice
Town Planning Consultants

EAST HAMPSHIRE PLANNING COMMITTEE 3 SEPTEMBER 2020

PART 2 SCHEDULE 1 – APPLICATION SDNP/20/01678

REPLACEMENT DWELLING 2-3 THE SQUARE, EAST MEON

STATEMENT ON BEHALF OF THE APPLICANT

The applicant regrets that the existing dwelling was demolished but that happened as the result of a series of actions and circumstances, not as a single demolition operation and in unfortunate ignorance of the legislation.

When the original planning permission was granted for the renovation, alteration and extension of the existing dwelling it entailed the removal of the roof of the dwelling in order for that to be reconstructed. Latter additions to the original building were to be demolished. The work also entailed the stripping out of the internal wall coverings and removal of some of the internal walls in order to ensure the retained brick walls were sound. Those operations exposed the brickwork of the cottage.

The operations were carried out in January and February 2020 in a carefully planned sequence leaving the principal walls in situ. The remaining walls were secured at all times. However, the condition of the walls was found to be poor and the independent Building Inspector and Structural Engineer was concerned that the retained structure was considered unsafe to retain and repair as the condition of the walls showed major outward spreading with little or no mortar holding the brickwork in place with previous unsuccessful repairs visible. This was explained in the documents submitted with the application.

From mid-January the British Isles had been subject to a number of strong storms – Brendan to Jorge - with Storm Ciara arriving on 8 February giving the applicant grave cause for concern about the stability of the retained walls. That concern coupled with the Building Inspector's advice that the walls of the existing dwelling that it was planned to retain and incorporate in the refurbished cottage were not fit or structurally sound to be so used led to the walls being taken down. Many of the bricks salvaged for re-use.

It was never the applicant's intention to demolish the building and the careful sequence of work proves that point. The removal of the building was an unfortunate consequence of the poor structural condition of the building in consultation and with advice from an independent Building Inspector, Structural Engineer and the Architect.

The applicant accepts that he could have sought advice from the planning authority before the walls were dismantled but he had to act quickly in the middle of a series of violent storms and in the light of the advice given by the professionals acting for him.

The proposed replacement dwelling is of exactly the same design and appearance as the renovated cottage would have been and other than being a reconstruction the outward appearance on the character and appearance of the Conservation Area would be the same.

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Associate Director

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