

Mr K Irons
Park House
Wield Road
Preston Candover
Basingstoke
Hampshire
RG25 2ET

Our Ref:	17/03773/LBC	18 October 2018

Dear Mr Irons,

Location:	The Purefoy Arms Alresford Road Preston Candover RG25 2EJ
Proposal:	Alterations to first floor to provide 2 no. letting rooms and erection of two storey extension and alteration of the redundant storage buildings to provide 2 no. three bed dwellings with associated parking

I refer to the application submitted in respect of the above mentioned proposal and to the representations which you have made.

The applications and representations received have been considered and permission has been refused for the following reasons:

1. Section 6 (Building a strong, competitive economy) of the National Planning Policy Framework (2018) requires planning policies and decisions to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings (Paragraph 83(a)). The proposal would conflict with these aims as it would result in the loss of the outbuildings from a use ancillary to the existing Public House and would prevent the opportunity for any future redevelopment of these buildings into another use associated with the Public House. This would harm the long term viability of the Public House. The proposal would also be contrary to Policy CN7 of the Basingstoke and Deane Local Plan 2011-2029 which only permits development where, inter alia, they provide or improve essential facilities and services, and sustain and enhance the vitality and viability of communities.
2. The development would not, as a result of its design, scale and appearance, respect the historic form and setting of the Grade II Listed Building and as such would be contrary to the provisions of Section 16 of the National Planning Policy Framework (July 2018); and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

The officer's report will be able to be viewed on the council's website shortly - www.basingstoke.gov.uk.

If you have any queries or require further information please do not hesitate to contact Russell Stock on 01256 845244 or e-mail russell.stock@basingstoke.gov.uk.

Yours faithfully

Planning and Development Manager