



NOTICE OF MEETING

PLANNING COMMITTEE

WEDNESDAY, 29 JANUARY 2014 AT 2.00 PM

COUNCIL CHAMBER - THE GUILDHALL

Telephone enquiries to Lucy Wingham 023 9283 4662

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Planning Committee Members:

Councillors David Fuller (Chair), Les Stevens (Vice-Chair), Darron Phillips, Jacqui Hancock, Margaret Foster, Sandra Stockdale, Ken Ellcome, Frank Jonas, John Ferrett and Lee Mason

Standing Deputies

Councillors Donna Jones, April Windebank, Luke Stubbs, Rob Wood, Ken Ferrett, Leo Madden, Eleanor Scott, Gerald Vernon-Jackson, Hugh Mason and Neill Young

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Representations by members of the public may be made on any item where a decision is going to be taken. The request needs to be made in writing to the relevant officer by 12 noon of the working day before the meeting, and must include the purpose of the representation (eg. for or against the recommendations). Email requests are accepted. Contact: Julie Watson 023 9283 4826 or planning.reps@portsmouthcc.gov.uk

AGENDA

- 1 **Apologies**
- 2 **Declaration of Members' Interests**
- 3 **Minutes of Previous Meeting of Planning Committee - 8 January 2014**
(Pages 1 - 10)

The minutes of the Planning Committee meeting held on 8 January 2014 are attached.

RECOMMENDED that the minutes of the Planning Committee held on 8 January 2014 be agreed and signed by the chair as a correct record.

4 Updates provided by the City Development Manager on previous planning applications

5 Planning appeal decision relating to 12 St John's Road

A planning application was considered by the Planning Committee at its meeting on 9th October 2013. The application, for the retention of an outbuilding in the rear garden of the dwelling, was recommended by officers for permission. This recommendation was overturned and the planning application was refused with the reason for refusal relating to the outbuilding having an unneighbourly and overbearing impact on the living conditions of the occupiers of neighbouring properties.

The Inspector noted that due to a difference in levels between St Johns Road and Walberton Avenue, the outbuilding is more pronounced than might otherwise be the case. The Inspector also noted that the position of the outbuilding is such that visibility of it is limited from neighbouring properties. The Inspector opined that "the separation distance between the window and the outbuilding, combined with the oblique angle of view, ensures that the outlook from the front room of the house has not been significantly affected and there has not been a material increase in the sense of enclosure". The Inspector also took the view that "as the garden of No 12 lies to the north, there is no loss of light or overshadowing of the house or front garden of No 25 caused by the presence of the outbuilding" and that "in any event the front garden is not a useable private amenity space, so any increase in the sense of enclosure is a matter to which I can only attribute limited weight".

The Inspector concluded that "the outbuilding has not resulted in unacceptable visual intrusion that gives rise to material harm to the living conditions of the occupants of No 25" and "therefore complies with Policy PCS23 of the Portsmouth Plan, which seeks to protect the living environment for neighbouring occupiers of development".

The appeal was allowed and planning permission granted. An associated application for a full award of cost against the Council on the grounds of unreasonable refusal and failure to provide evidence was refused.

RECOMMENDED that the report be noted.

Planning applications

6 13/01506/PLAREG- Abbeville 26 Nettlecombe Avenue Southsea (Report Item 1) (Pages 11 - 46)

Retention of existing garage/home office to include reduction of barn hip to half hip to west roofslope (amended scheme to application 13/00093/PLAREG)

7 13/01507/PLAREG - Abbeville 26 Nettlecombe Avenue Southsea (Report Item 2)

Retention of existing garage/home office to include reduction of barn hip to full hip to west roofslope and removal of south facing dormer (amended scheme to application 13/00093/PLAREG)

8 13/01478/HOU - 5 Marmion Avenue Southsea (Report Item 3)

Construction of dormer windows to front and rear roof slopes.

9 13/01510/HOU - 44A Craneswater Park Southsea (Report Item 4)

Construction of dormer windows to front and rear roofslopes and single storey extension to front/side elevation to garge (Resubmission of 13/01202/HOU).

10 13/01220/FUL - Crescent Snooker Club 136-138 Kingston Road Portsmouth (Report Item 5)

Construction of part single, part two storey extension to form 7 flats above retained ground floor following demolition of existing first floor and alterations to ground floor to provide cycle & refuse stores.

11 13/01450/VOC - Petrol Station 144-160 Milton Road Portsmouth (Report Item 6)

Application to remove condition 1 of planning permission 13/00604/VOC to allow premises to remain open 24hrs daily.