

# City of Portsmouth

## MEMBERS' INFORMATION SERVICE

**NO 16**

**DATE: FRIDAY 22 APRIL 2016**

The Members' Information Service produced in the Community & Communication Directorate has been prepared in three parts:

Part 1 - Decisions by the Cabinet and individual Cabinet Members, subject to Councillors' right to have the matter called in for scrutiny.

Part 2 - Proposals from Managers which they would like to implement subject to councillors' right to have the matter referred to the relevant Cabinet Member or Regulatory Committee; and

Part 3 - Items of general information and news.

### **Part 1 - Decisions by the Cabinet**

**The following decisions have been taken by the Cabinet (or individual Cabinet Members), and will be implemented unless the call-in procedure is activated. Rule 15 of the Policy and Review Panels Procedure Rules requires a call-in notice to be signed by any 5 members of the Council. The call-in request must be made to [democratic@portsmouthcc.gov.uk](mailto:democratic@portsmouthcc.gov.uk) and must be received by not later than 5 pm on the date shown in the item.**

If you want to know more about a proposal, please contact the officer indicated. You can also see the report on the council's web site at [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

THERE ARE NO PART 1 ITEMS THIS WEEK

## **Part 2 - Proposals from Managers for Implementation**

APART FROM THE PLANNING APPLICATIONS THERE ARE NO PART 2 ITEMS THIS WEEK

### **PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER**

The City Development Manager will exercise her powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application be referred for decision to Committee.

Your request should be made to the **Assistant Director of Culture & City Development** by telephoning the **validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 29 April 2016**. You can also make contact by letter or by e-mail to [planningreps@portsmouthcc.gov.uk](mailto:planningreps@portsmouthcc.gov.uk). If you wish to know more about a particular application, please contact the Case Officer indicated.

<b>Item No</b>	<b>Application No Ward</b>	<b>Location Description of Development</b>	<b>Planning Officer's Comments</b>	<b>Case Officer Proposed Decision</b>
<b>1</b>	16/00049/VOC Cosham	<b>76 Highbury Grove Portsmouth PO6 2RS</b>  Application to vary condition 7 of planning permission 15/00223/FUL to amend position of proposed car parking spaces	One letter of objection has been received from the property opposite stating that Pitrevie Road is a congested and narrow side road and that from a safety and congestion perspective, and given the close proximity to their new access, they do not support the proposal.  The updated Transport Planning response raises no objection subject to the access point on to Pitrevie Road being narrowed to ensure only one car can be parked off road to serve No.76a, which in turn would meet the Parking Standards and pull the access away from the junction. Appropriate conditions can be imposed to secure the extension of the boundary wall to narrow the access.	Alison Pinkney  Tel: 023 9283 4305  <b>Conditional Permission</b>
<b>2</b>	16/00303/HOU Cosham	<b>Lavington 60 London Road Portsmouth</b>  Construction of first floor side extension, single storey rear extension, dormer windows to rear roofslope, rooflights to side roofslope, porch to front elevation and installation of sliding entrance gate to front boundary wall	Two representations have been received from neighbouring properties objecting on the ground of increased overlooking and loss of privacy from the dormer extension on the rear roof slope.  Other matters raised relate to subsidence and site safety. It is considered that there is other legislation to address these concerns under Building Regulations and they would not form a sustainable reason for refusal.  It is considered that the dormer extensions on the rear elevation could be undertaken as permitted development and would not specifically require an application for planning permission. Also, given the natural reduction in ground floor level and the spatial separation between the properties, it is considered that whilst there may be some overlooking and perceived loss of privacy, the degree is not likely to be significant or an overbearing form of development.	Nicholas Smith  Tel: 023 9284 1995  <b>Conditional Permission</b>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	16/00325/PLAR EG  Baffins	<b>42 Tangier Road Portsmouth PO3 6JN</b>  Construction of single storey rear and side extension (Amended Scheme to 15/01195/HOU)	<p>One representation has been received from a neighbouring property objecting on the grounds of loss of light/outlook and the increased sense of enclosure.</p> <p>Having regard to the spatial separation from the side kitchen window of No.44 of approximately 2 metres to the single storey extension which is limited in terms of its height and length, it is considered that the degree of perceived sense of enclosure and loss of light/outlook is not so significant that it would have a serve or adverse impact on the quality of living for the current and future occupiers of No.44. This revised scheme is considered to reduce.</p> <p>This resubmitted application is considered to overcome the previous design and amenity reasons for refusals due to the significant reduction in length (7 metres to 3.05 metres) and bulk of the extension.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>
4	16/00334/FUL  Milton	<b>221 Milton Road Portsmouth PO4 8PH</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>Two representations have been received objecting to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>a) loss of family character of area;</li> <li>b) increased pressure on parking;</li> <li>c) increased noise and disturbance;</li> <li>d) High density of people occupying the property; and,</li> <li>e) Decreased value of family home.</li> </ul> <p>The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class 4 HMO where between three and six unrelated people share at least a kitchen and/or a bathroom. The lawful use of the property is currently a dwellinghouse (Class C3). Having regard to the aims and objectives of policy PCS20 and the Houses in Multiple Occupation (HMOs) SPD that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of such uses, falling below the 10% threshold (at 6.06% if permission was granted).</p> <p>It is considered that the level of occupation generally associated with the use of any given property as a HMO (C4) is not materially different to the use of a property as a Class C3 dwellinghouse occupied by either a single family or other groups living as a single household. On that basis, it is considered that the grounds of objections could not be sustained.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>

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Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	16/00337/FUL  St Jude	<p><b>The Cottage 33B St Simons Road Southsea</b></p> <p>Alterations to the existing building to include the construction of a two storey rear extension, a single storey side extension after demolition of existing garage, raising the height of the roof ridge and installation of dormers to front elevation</p>	<p>There is separate legislation that could address excessive noise nuisance, disturbance and anti-social behaviour should it arise. Loss of property value is not a material planning consideration and cannot be given any weight in the determination of this planning application.</p> <p>Two letters of objection have been received from nearby properties on the following grounds:  a) any increase in pupil/staff numbers would exacerbate the significant congestion already experienced within the area at school drop off/pick up time; concern for associated safety of other users of the road; increased pressure on already very limited on-street parking availability  b) reduced light to rear of flats to the west as proposal extends beyond rear elevation of these neighbouring properties  c) reduced privacy from west facing windows and d) increased noise and disruption from the site and when pupils walk to other Mayville school sites.</p> <p>This is a much reduced scheme in terms of building bulk, height and footprint to that withdrawn in March 2015. The school have advised that it is intended that the nursery that currently occupies the application site would be moved to another part of the campus (the main building at the western end of St Simons Road) and the extended building would be occupied by older children (perhaps the 6th form) who tend to be bused in using school transport, use the ferry, train or walk in. The school has no intention to increase pupil or staff numbers but simply wish to provide improved facilities and more space for existing pupils. The footprint of the building would project 2.2m beyond the rear elevation of the adjacent flats with a single storey element nearest the boundary - the 2 storey element would be 6m from the boundary. Loss of any significant levels of light to the rear (north facing) elevations of the adjacent flats is not considered likely. All west facing windows would be obscure glazed and either fixed closed or only contain opening parts a minimum of 1.7m above finished floor level. The flats are adjacent an existing nursery with outside play area, a significant increase in noise and disturbance from the extended building once re-occupied is not considered likely.</p>	<p>Alison Pinkney</p> <p>Tel: 023 9283 4305</p> <p><b>Conditional Permission</b></p>

## Part 3 - Information and News Items

FRIDAY 22 APRIL 2016

	WARD		OFFICER CONTACT
6		<p><b>Licensing Sub Committee - 20 April 2016.</b></p> <p>The committee made the following decisions:</p> <p><u>Highways Act 1980 - Provision of Highway Amenities Marilyn's Floral Boutique, 14 The Friary, Friary Close, Southsea PO5 2LS.</u></p> <p>The committee granted the application subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• The distance from kerb to the frontage of the displays area must be no less than 1.2m.</li> <li>• The amenity displays may be in place from 09:00 to 17:30 Monday to Saturday.</li> <li>• The amenity display may be in place from 09:00 to 19:30 in December and on Valentine's Day and Mothers' Day.</li> </ul> <p><u>Highways Act 1980 - Provision of Highway Amenities Portsmouth Fruit and flowers, 169, Eastney Road, Southsea PO4 8EA.</u></p> <p>The committee granted the application so as to permit amenity provision on the following basis:</p> <ul style="list-style-type: none"> <li>• Monday to Saturday 06:30 until 18:00.</li> <li>• Sunday 09:00 until 15:00</li> </ul> <p><u>Highways Act 1980 - Provision of Highway Amenities Ron White, 26 Marmion Road, Southsea PO5 2BA.</u></p> <p>The committee granted the application so as to permit amenity usage Monday to Sunday from 09:00 until 17:30 to allow dismantling of the display from 17:00 onwards.</p> <p><u>Highways Act 1980 - Provision of Highway Amenities Smile, 49 Marmion Road, Southsea PO5 2AT.</u></p> <p>The committee granted the application as requested for the following times:</p> <ul style="list-style-type: none"> <li>• Tuesday to Friday 09:00 to 15:30.</li> <li>• Saturday 09:00 to 16:00.</li> <li>• Sunday 09:30 to 15:00.</li> </ul>	<p><b>Jane Di Dino</b>  <b>Local Democracy</b>  <b>Officer</b>  <b>Tel: 9283 4060</b></p>

	WARD		OFFICER CONTACT
7		<p><b>Planning Committee - Wednesday 27 April 2016 at 1pm in the Executive Meeting Room, third floor, the Guildhall</b></p> <p>The committee will consider the following reports:</p> <ul style="list-style-type: none"> <li>• 15/00788/PAMOD - Request to modify legal agreement attached to planning permission ref 09/00643/OUT relating to land at 10 St James's Street Portsea</li> <li>• 15/00787/PAMOD - Request to modify legal agreement attached to planning permission ref 11/00961/FUL relating to land at 61 Earlsdon Street Southsea</li> </ul> <p>and the following planning applications:</p> <ul style="list-style-type: none"> <li>• <b>15/01671/FUL - 46A Lealand Road, Portsmouth, PO6 1LZ</b> - Construction of 6 semi-detached houses and single coach house unit to include vehicle parking and cycle/refuse stores accessed from Lealand Road (Following demolition of existing dwelling) (Amended scheme to 14/00863/FUL.</li> <li>• <b>15/02059/FUL - Land Adjacent Trafalgar Academy, London Road, Portsmouth</b> - Construction of three storey university technical college (for class D1 educational purposes), ancillary external play and sport areas, car parking, access and landscaping following demolition of existing single storey building.</li> <li>• <b>16/00047/FUL - 9 Clarendon Road Southsea, PO5 2ED</b> - Conversion of existing rooms-to-let above restaurant to form 2 flats to include the construction of first floor rear extension to restaurant and construction of dormer windows and roof lights to rear and side roofslopes (re-submission of 15/01268/FUL.</li> <li>• <b>16/00152/FUL - 26 Carne Place Portsmouth PO6 4SY</b> - Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house).</li> <li>• <b>16/00189/FUL - St James Hospital, Locksway Road, Southsea</b> - Construction of 2m High fencing with gates in the south east section.</li> <li>• <b>16/00288/FUL - Connaught Arms, 119 Guildford Road, Portsmouth</b> - Construction of single-storey rear extension with external alterations to include installation of new door to front elevation (re-submission of 15/01738/FUL).</li> <li>• <b>16/00309/FUL - Land Adjacent to 3 Harold Road, Southsea, PO4 0LR</b> - Construction of new end of terrace dwelling (re-submission of 15/01009/FUL)</li> </ul>	<p><b>Lisa Gallacher</b>  <b>Local Democracy</b>  <b>Officer</b>  <b>Tel: 9283 4056</b></p>

**Part 3 - Information and News Items (cont'd)**

**FRIDAY 22 APRIL 2016s**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
<b>8</b>	<b>Copnor</b>	<p><b>253 Copnor Road, Portsmouth, PO3 5EE</b>  <b>Appeal Ref: 15/01148/PLAREG</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision Date: 15 April 2016</b></p> <p>An appeal was lodged against the refusal of planning permission for the retrospective application for external alterations to include installation of new doors and windows and enclosing of forecourt with construction of dormer windows to rear roof slopes</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal</p>	<p><b>Simon Barnett</b>  <b>Planning Service</b>  <b>Tel: 9284 1470</b></p>
<b>9</b>	<b>Central Southsea</b>	<p><b>235 - 249 Goldsmith Avenue, Southsea PO4 0BS</b>  <b>Appeal Ref: 15/01239/FUL</b>  <b>Appeal Withdrawn</b>  <b>Appeal Withdrawn Date: 15 April 2016</b></p> <p>An appeal has been lodged against the refusal of planning permission for the construction of part 7-/part 6-/part 5-storey block of 33 apartments; part 6-/part 5-/part 4-storey block of 26 apartments and 4-storey block of 7 apartments with associated parking and landscaping after demolition of existing buildings.</p> <p>The appeal has been withdrawn.</p>	<p><b>Simon Barnett</b>  <b>Planning Service</b>  <b>Tel: 9284 1470</b></p>
<b>10</b>	<b>St Jude</b>	<p><b>St Johns College 36-40 Grove Road, Southsea</b>  <b>Ref No: 15/00293/FUL</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision: 15 April 2016</b></p> <p>An appeal was lodged against the formation of new car park, accessed via The Thicket, including new entrance gates, wall and pillars after removal of part of external wall.</p> <p>This appeal was dealt with by the Written Representations procedure and the Inspector decided to dismiss the appeal.</p>	<p><b>Katherine Alger</b>  <b>Planning Service</b>  <b>Tel: 9284 1470</b></p>

**Part 3 - Information and News Items (cont'd)**

**FRIDAY 22 APRIL 2016s**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
<b>11</b>	<b>St Jude</b>	<p><b>26 Merton Road Southsea PO5 2AQ</b>  <b>Appeal Ref: 15/01891/FUL</b>  <b>Appeal Lodged: 22 February 2016</b>  <b>Appeal Start Date: 13 April 2016</b></p> <p>An appeal was lodged against the refusal of planning permission for change of use from a nursing home (Class C2) to house in multiple occupation for 12 persons (sui generis) to include alterations to the front boundary wall, the provision of refuse and cycle storage and landscaping</p> <p>This appeal will be dealt with by the written representation procedure.</p> <p>An application for an award of costs was also made by the appellant.</p>	<p><b>Nicholas Smith</b>  <b>Planning Service</b>  <b>Tel: 9284 1995</b></p>
<b>12</b>	<b>Hilsea</b>	<p><b>Land r/o 50 Magdalen Road PO2 9HT</b>  <b>Appeal Ref: 15/00765/REM</b>  <b>Appeal Lodged: 21 January 2016</b>  <b>Appeal Start Date: 12 April 2016</b></p> <p>An appeal was lodged against the refusal of planning permission for approval of reserved matters in respect of scale, appearance and landscaping pursuant to outline planning permission 12/00568/FULR for the construction of a detached dwellinghouse.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p><b>Gary Christie</b>  <b>Planning Service</b>  <b>Tel: 9268 8592</b></p>
<b>13</b>	<b>Nelson</b>	<p><b>240 Kingston Road Fratton Portsmouth PO2 7LR</b>  <b>Appeal Ref: 15/00781/FUL</b>  <b>Appeal Lodged: 16 January 2016</b>  <b>Appeal Start Date: 12 April 2016</b></p> <p>An appeal was lodged against the refusal of planning permission for change of use from sandwich shop (Class A1) to hot food takeaway (Class A5); installation of extract flue and alterations to existing shopfront (re-submission of 14/00873/FUL).</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p><b>Alison Pinkney</b>  <b>Planning Service</b>  <b>Tel: 9268 8592</b></p>



	WARD		OFFICER CONTACT
14	St Thomas	<p><b>Part Basement, 11 Charter House, Lord Montgomery Way, Portsmouth</b>  <b>Appeal Ref: 15/01626/FUL</b>  <b>Appeal Lodged: 25 January 2016</b>  <b>Appeal Start Date: 20 April 2016</b></p> <p>An appeal was lodged against the refusal of planning permission for conversion of part basement to form 2 x 1 bedroom apartments and associated works to include replacement pavement lights</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p><b>Nicholas Smith</b>  <b>Planning Service</b>  <b>Tel: 9284 1995</b></p>
15	Drayton and Farlington	<p><b>Former SSE Depot, Lower Drayton Lane</b>  <b>Planning Ref: 13/01224/FUL</b></p> <p><b>Action:</b> Transfer of received developer contributions to enable Highways Work under the Section 106 Agreement dated 20/06/14</p> <p><b>Detail: Eastern Road/Grove Road</b>  <b>The job code is 535007 (DRAYTON AREA NETWORK IMPROVEMENTS SSE Sec.106) and the TEBS scheme reference is HWI917.</b></p> <p><b>Description of Works:</b></p> <ul style="list-style-type: none"> <li>• widen 2 * crossings at the Eastern Rd / Grove Rd junction</li> <li>• widen the existing pedestrian refuge island located on Eastern Road</li> <li>• remove the bus layby located south of the junction and replace with footway</li> <li>• relocate the existing bus shelter nearer to the new kerb edge</li> <li>• replace the two signal heads located at the Eastern Rd / Fitzherbert Road</li> <li>• change phasing: the 'right turn' filter into Fitzherbert Road will be replaced with a 'right turn / straight on' movement.</li> </ul> <p><b>Developer:</b> Persimmon Homes</p> <p><b>Contribution to be transferred: £119,462.07</b></p>	<p><b>Ruth Ormella</b>  <b>Development Management Manager</b>  <b>Tel: 9268 8415</b></p>