

City of Portsmouth

MEMBERS' INFORMATION SERVICE

NO 19

DATE: FRIDAY 13 MAY 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 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

NB: There are no Part One items this week.

PLANNING APPLICATIONS TO BE DETERMINED BY HEAD OF PLANNING SERVICES

APART FROM THE PLANNING APPLICATIONS, THERE ARE NO PART TWO ITEMS THIS WEEK.

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 20 May 2016**. You can also make contact by letter or by e-mail to planningreps@portsmouthcc.gov.uk. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
1	16/00341/FUL Nelson	155 London Road Portsmouth PO2 9AA Construction of first and second floor extension (after part demolition to rear) to form three flats whilst retaining A1 usage at ground floor including refuse/recycling facilities and secure cycle storage	One objection has been received from the occupier of a neighbouring property on the grounds of additional risk of damage to own property from traffic associated with the development, increased noise and disturbance, increased fire risk, overlooking and impact of building works. This application follows a previous refusal which was upheld on appeal. The substantive issues related to the poor quality of the accommodation being provided, poor design and a lack of car parking. The current proposal is for a scheme of much improved design and layout which would provide an appropriate standard of living for future occupiers. Whilst no parking is proposed a justification in support of this has been submitted. The issues raised in the representation were considered previously and found not to warrant any further reasons for refusal.	Simon Barnett Tel: 9284 1281 Conditional Permission
2	16/00388/HOU Central Southsea	16 Highland Terrace Southsea PO4 9DE Construction of single storey rear extension with roof lantern	One letter of objection has been received from a neighbouring resident. Their concerns are: 1) overbearing 2) loss of privacy 3) does not preserve the character and appearance of the Conservation Area.	Katherine Alger Tel: 9284 1470 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	(Cont'd)		<p>The proposal is to construct a single storey rear extension it would have the same length as the existing extension that would infill the lightwell between the existing extension and the neighbouring property (No 17). No 17 already has an existing extension, therefore it is not considered that the proposal would cause an impact on the neighbouring property. The extension would have the same length and height as the existing extension therefore it is not considered that it would cause an impact in terms of overbearing, loss of light or loss of privacy.</p> <p>The extension would be of an appropriate design and scale and it would be constructed of materials to match the existing property. It is therefore considered that the proposal would preserve the character and appearance of the Highland Terrace Conservation Area.</p>	
3	16/00450/FUL Cosham	<p>1B Walberton Avenue Portsmouth PO6 2JH</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>One representation has been received from a neighbouring property objecting on the ground of increased congestion and additional pressure on parking.</p> <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.</p>	<p>Nicholas Smith</p> <p>Tel: 9284 1995</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	(Cont'd)		<p>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 3.13% 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. As the property benefits from an integral garage and driveway, it is considered that the grounds of objection could not be sustained.</p>	
4	16/00524/FUL Cosham	<p>14 Windsor Road Portsmouth PO6 2TG</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>Three representations have been received objecting on the grounds of:</p> <p>a) No details have been submitted regarding the proposed number of rooms and no floor plans have been submitted; b) Increased parking and congestion; c) Number of social housing and houses in multiple occupation in the area already; d) Loss of family character of the area; and, e) Decreased value of the property.</p>	<p>Nicholas Smith</p> <p>Tel: 9284 1995</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	(Cont'd)		<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. There is unrestricted road parking and conditions could be imposed requiring bike storage.</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 and under government guidelines the applicant is not required to provide floor plans.</p>	

Part 3 - Information and News Items

FRIDAY 13 MAY 2016

	WARD		OFFICER CONTACT
5		<p>Planning Committee - Member Training - Wednesday 18th May at 6pm Venue: Conference Room A, Floor 2 of the Civic Offices</p> <p>All members, especially those likely to serve on the Planning Committee as full members or standing deputies, are invited to attend a training session to be held on Wednesday 18th May from 6pm. This will also be of interest to councillors who are not members of the committee but who may attend for ward issues. The session will be hosted by Claire Upton-Brown, Assistant Director of Culture & City Development, Ruth Ormella Development Manager and Robert Parkin, Deputy City Solicitor.</p> <p>All new members are strongly encouraged to attend the training as you will not be able to sit on the Planning Committee without first being trained</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
6		<p>Licensing Committee - Member Training - Wednesday 8th June at 9.30am Venue: the Executive Meeting Room, floor 3 of the Guildhall</p> <p>All members of the Licensing Committee including standing deputies are invited to attend the half day training session on <u>Wednesday 8th June from 9.30am - 1pm</u>. The training will cover an overview of the role of the Licensing Committee and the role and function of the licensing authority under the various statutory provisions. The training will be conducted by Nickii Humphreys, the Licensing Manager and Ross Lee, Principal Licensing Officer.</p> <p>New members appointed to the Licensing Committee will need to attend this training prior to sitting on a Sub-committee meeting.</p>	<p>Lucy Wingham Local Democracy Officer Tel: 9283 4662</p>

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

FRIDAY 13 MAY 2016

	WARD		OFFICER CONTACT
7	Nelson	<p>44 London Road Portsmouth PO2 0LN Ref No: 15/01303/FUL Appeal Decision: Dismissed Appeal Decision Date: 5th May 2016</p> <p>An appeal was lodged against the refusal of planning permission for the construction of single storey rear extension to form additional one bedroom ground floor flat and installation of external staircase to provide new access to existing first floor flat.</p> <p>This appeal was dealt with under the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>
8	St Thomas	<p>1 Tower Street Portsmouth PO1 2JR Ref No: 15/01581/PLAREG Appeal Decision: Allowed Appeal Decision Date: 5th May 2016</p> <p>An appeal was lodged against the refusal of retrospective planning permission for the formation of a roof terrace including the installation of steel framework and clear glazing balustrades.</p> <p>This appeal was dealt with under the Fast Track Appeal Service and the Inspector decided to allow the appeal.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>
9	Fratton	<p>94 Shearer Road Portsmouth PO1 5LP Appeal Ref: 15/01929/FUL Appeal Lodged: 14th March 2016 Appeal Start Date: 17th March 2016</p> <p>A partial claim for costs has been lodged by the appellant.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>

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

FRIDAY 13 MAY 2016

	WARD		OFFICER CONTACT
10	Eastney & Craneswater	<p>Craneswater Court, Craneswater Park, Southsea Portsmouth PO4 0NS Appeal Ref: 15/02063/FUL Appeal Decision: Dismissed Appeal Decision Date: 10th May 2016</p> <p>An appeal was lodged against the refusal of planning permission for the construction of additional storey to form 2 flats (Re-submission of 15/01458/FUL).</p> <p>This appeal was dealt with under the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Simon Barnett Planning Services Tel: 9284 1281</p>
11	Eastney & Craneswater	<p>Craneswater Court, Craneswater Park, Southsea, Portsmouth PO4 0NS Appeal Ref: 15/01458/FUL Appeal Decision: Dismissed Appeal Decision Date: 10th May 2016</p> <p>An appeal was lodged against the refusal of planning permission for the construction of additional storey to form 2 flats.</p> <p>The appeal was dealt with under the written representation procedure and the Inspector decided to dismiss the appeal</p>	<p>Simon Barnett Planning Services Tel: 9284 1281</p>
12	Drayton & Farlington	<p>20 St Hellens Road, Portsmouth, PO6 1HN Appeal Ref: 16/00163/HOU Appeal Lodged: 9th May 2016 Appeal Start Date: 11th May 2016</p> <p>An appeal was lodged against the refusal of planning permission for alterations to roof to include construction of dormer windows to side roof slopes and gable end.</p> <p>The appeal will be dealt with under the Household Appeals Service (HAS).</p>	<p>Niall McAteer Planning Services Tel: 9268 8882</p>

LICENSING ACT 2003 – APPLICATIONS RECEIVED BY THE LICENSING AUTHORITY

The Licensing Authority has received the following applications in accordance with the Licensing Act 2003. The table below outlines the premises location, a brief description of the application and the closing date by which responsible authorities or other persons may make representations.

Members should be aware that representations may only be made on the grounds of one or more of the licensing objectives. These are: “the prevention of crime and disorder”, “the prevention of public nuisance”, “public safety” and “the protection of children from harm”. Any representation must be in writing and should, where possible, include evidence to support the licensing objectives. Representations should not be frivolous or vexatious.

If you have any queries relating to any of the applications outlined below, please contact the Licensing Section,
Telephone number: 023 9283 4607 or email: Licensing@portsmouthcc.gov.uk.

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
13	Drayton and Farlington	16/03267/LAPREM	Kassia 135-137 Havant Road Portsmouth PO6 2AA	Remove condition regarding re-entry after 23:00 hours including patrons leaving the premises to smoke	6 June 2016