

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 23

DATE: FRIDAY 9 JUNE 2017

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

THERE ARE NO PART 1 ITEMS THIS WEEK

Part 2 - Proposals from Managers for Implementation

The following proposals have been brought forward. The Managers indicated will exercise their powers to approve the proposal unless a Councillor requests the item be referred for decision to the relevant Cabinet Member or Regulatory Committee. **Your request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5 pm on Friday 16 June 2017.**

An email or handwritten letter will suffice.

If you want to know more about a proposal, please contact the Officer indicated.

PORTFOLIO: PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

FRIDAY 9 JUNE 2017

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Milton	Community Infrastructure Levy (CIL) - Neighbourhood spend on new kitchen equipment Proposal: that the sum of £250.00 from the Milton ward neighbourhood CIL total be allocated to fund the purchase of new kitchen equipment to help support an expanding activities/lunch club for the Over 60's based at Eastney Community Centre.	Claire Upton-Brown, Assistant Director, Culture & City Development Tel: 9283 4299

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 16 June 2017**. 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
2	17/00533/HOU Baffins	<p>118 Tangier Road Portsmouth PO3 6PG</p> <p>Installation of dormer window to front and rear roof slope with further alterations to include installation of balcony to rear roof slope</p>	<p>One letter of support has been received from a neighbouring property commenting the balcony is in keeping with the surrounding balconies.</p> <p>The proposed rear dormer is significantly large and is considered to over dominate the roofslope. Whilst there are other examples of dormers within Tangier Road, these are smaller in bulk and do not include front dormers. There are other examples of balconies within the surrounding area; these balconies are 'Juliet' style and are therefore not accessible for the occupants to step onto. The proposal is considered to result in loss of privacy to the occupiers of the neighbouring properties.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Refuse</p>
3	17/00607/FUL Central Southsea	<p>78 Orchard Road Southsea PO4 0AB</p> <p>Change of use from house in multiple occupation (Class C4) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation)</p>	<p>Three representations have been received raising objection on the grounds of:</p> <p>(a) student house has shown little respect for others;</p> <p>(b) anti-social behaviour at early hours of the morning;</p> <p>(c) number of HMOs in the local area and this has had a significant impact on neighbours with regard to litter, vandalism, noise, parties and disregard for all;</p> <p>(d) PCC did not notify all residents of Orchard Road;</p> <p>(e) surplus properties in surrounding area and property is only let to students, not families, young professionals or those with short commuting distances; and,</p> <p>(f) granting would allow property to be used up to nine persons.</p> <p style="text-align: right;">/Cont'd ...</p>	<p>Nicholas Smith</p> <p>Tel: 023 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	17/00617/HOU Baffins	22 Lichfield Road Portsmouth PO3 6DE Construction of dormer windows to front roof slope	<p>The applicant has submitted evidence in the form of a statutory declaration confirming the property has been in lawful and continuous use as a HMO since 1st November 2011. In the absence of any contradictory evidence, the statutory declaration is accepted. The objections in relation to noise and disturbance, amount of HMO properties and anti-social behaviour are not considered to form sustainable reasons for refusal. Publicity for the application by site notice and notification of neighbouring properties follows usual procedures.</p> <p>One representation has been received from a neighbouring resident raising objection on the grounds of:</p> <ol style="list-style-type: none"> 1) development is too close to neighbouring chimney and would cause damage 2) debris may be left in the garden 3) noise from construction <p>The proposed front dormer is considered to be appropriate in size/appearance and would be similar to other dormers within Lichfield Road.</p> <p>It is considered that the front dormer would relate appropriately to the existing house and the wider streetscene. During construction, new development inevitably gives rise to some disruption and inconvenience (noise and 'mess') but not to an extent that would justify withholding permission.</p> <p>Any excessive noise nuisance can be controlled through other environmental legislation. It is considered that there is adequate separation distance between the proposed front dormer and the neighbouring chimney.</p>	<p>Katherine Alger Tel: 023 9284 1470</p> <p>Conditional Permission</p>
5	17/00711/HOU Drayton & Farlington	18 Waverley Road Portsmouth PO6 1RA Construction of first floor rear extension	<p>One representation has been received from a neighbouring resident raising objection on the grounds of:</p> <ol style="list-style-type: none"> 1) loss of light 2) overlooking <p>The proposed first floor rear extension seeks to create an additional bedroom and is considered to be of a scale and appearance to relate appropriately to the existing house.</p>	<p>Katherine Alger Tel: 023 9284 1470</p> <p>Conditional Permission</p>

/Cont'd ...

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	17/00724/HOU St Jude	52 Chelsea Road Southsea PO5 1NJ Construction of single storey extension to rear elevation	<p>The extension would not project further than the adjoining property to the north and therefore is not considered to result in any significant impact on the occupiers of No20. There is a separation distance of some 12m between the neighbouring occupiers to the south (No16) and the proposed extension would not project further than No16. Therefore, the proposal is not considered to result in any significant impact on the occupiers of No16.</p> <p>The window to be inserted into the rear elevation would face out onto the rear garden and not considered to result in loss of privacy to the neighbouring occupiers.</p> <p>Two representations have been received from a local resident raising objection on the grounds of:</p> <ol style="list-style-type: none"> 1) extension is not in-keeping with surrounding area 2) overlooking 3) overbearing <p>The single-storey extension replaces the existing lean-to extension. At 2.5m, it would have a lower height than the existing extension and but would have an increased depth at 5.5m. There are other examples of large extensions within Chelsea Road. It is considered to be of an appropriate size and appearance, to preserve the character and appearance of 'Campbell Road' Conservation Area.</p> <p>To avoid a loss of privacy, a suitably worded planning condition would be imposed for the windows on the northern elevation, facing onto the neighbouring property No54, are obscure glazed and non-opening.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

FRIDAY 9 JUNE 2017

	WARD		OFFICER CONTACT
7		<p>Planning Committee - Wednesday 14 June at 1pm in the Executive Meeting Room, Third Floor, Portsmouth Guildhall</p> <p>The committee will be considering the following report:</p> <ul style="list-style-type: none">• Planning appeal decisions for the month of May <p>Plus the following planning applications:</p> <ul style="list-style-type: none">• 17/00338/FUL - Cornerstone House, 120 London Road, Portsmouth, PO2 0NB - conversion of part of ground floor to create 2 no. 1 bed self contained flats and an enlargement to the cycle storage area, with external alterations to include installation of new windows and doors.• 17/00354/HOU - 68 Central Road, Portsmouth, PO6 1QX - construction of first floor extension with alterations to roof to include dormer extension on front and rear roof slopes, construction of single storey extension to rear and installation of windows to side elevation at first floor level (withdrawn)• 17/00198/HOU - 7 Parkstone Avenue, Southsea, PO4 0QY - Construction of single storey rear extension (after removal of existing ground floor conservatory)• 17/00250/FUL - Land bounded by Queen Street, Havant Street, Old Star Place and Wickham Street, Portsmouth - Construction of building comprising 4991 SQM of floorspace (GEA) for ground floor restaurant (class A3) and 120 bedroom hotel (Class C1) on six upper floors (after demolition of existing buildings)• 17/00530/FUL - 25 Newcome Road, Portsmouth, PO1 5DR - Change of use from house in multiple occupation (Class C4) to 7 person 7 bedroom house in multiple occupation (sui generis).• 17/00623/FUL - 39 Tottenham Road, Portsmouth, PO1 1QL - Change of use from purposes falling within class C4 (House in multiple occupation) or Class C3 (Dwelling House) to 7 person 7 bedroom house in multiple occupation (Sui Generis) <p style="text-align: right;">/Cont'd ...</p>	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>

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

FRIDAY 9 JUNE 2017

	WARD		OFFICER CONTACT
8		<ul style="list-style-type: none"> • 17/00063/FUL - 37 Eldon Street/51 King Street, Southsea, PO5 4BS - Conversion of part building to form 6 dwellings; external alterations to include rear (east) extension, second floor extensions and changes to fenestration; change of use of part ground floor to form a wine bar (class A4 - drinking establishment - 70SQM) (amended scheme to 16/01772/FUL). • 17/00111/FUL - 167-169 London Road, Hilsea, Portsmouth - Conversion of ground floor retail unit to provide 2 no. 2 bed dwellings and 1no. 1 bed dwelling with external alterations to include removal of canopy and replacing shopfront with new windows and doors (re-submission of 16/01049/FUL). • 17/00332/FUL - Princes House, 32 Kings Terrace, Southsea, PO5 3AR - change of use of part basement (storage unit 2) to form an artist studio (class b1c) • 16/01957/FUL - 15 Stubbington Avenue, Portsmouth, PO2 0HP - change of use of the building to purposes falling within a house in multiple occupation (class C4) • 17/00443/HOU - 191A Havant Road, Portsmouth, PO6 1EE - Construction of two storey rear extension. • 17/00555/FUL - 22 Jessie Road, Southsea, PO4 0EN - change of use from purposes falling within a C3 (dwelling house) or C4 (house in multiple occupation) to a seven bedroom/seven person house in multiple occupation (sui generis) <p>Planning Committee Training - Monday 12 June at 6pm in Conference Room B, Civic Offices</p> <p>All members of the Planning Committee, including standing deputies, are invited to attend a training session to be held on Monday 12 June from 6pm. 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. This session is for both existing and new members of the committee. All new members of the committee 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>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>

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

FRIDAY 9 JUNE 2017

	WARD		OFFICER CONTACT
9	Charles Dickens	<p>Charter Academy Sports Centre</p> <p>The pool ventilation system at Charter Academy Sports Centre is now 15 years old and is need of replacement.</p> <p>A report has been produced by the Housing and Property Service in which the cost to replace the unit is stated to be £50,250. Funding for this has been identified as follows:</p> <p>Culture Budget 60% - £30,150 Contribution from Charter Academy School 40% - £20,100</p>	<p>Mark Woolnough Recreation Manager Tel: 9283 4035</p>
10	St.Jude	<p>Works at the Rock Gardens</p> <p>A decorative arch will be installed in the Rock Gardens Southsea in association with the Friends of the Rock Gardens.</p> <p>The cost of this work is budgeted to be a maximum of £10,200 and will be funded by previously approved capital financing, fundraising and donations. The arch will provide an additional attraction on the seafront, enhancing the visitor experience and signposting pedestrians on the promenade into the gardens.</p>	<p>Rod McLean Area Development Worker Tel: 07764 150972</p>