

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 20**

**DATE: FRIDAY 18 MAY 2012**

The Members' Information Service produced in the Customer, Community & Democratic Services Unit by Joanne Wildsmith 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 JOANNE WILDSMITH (Local Democracy Officer) 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)

**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 Head of Planning Services will exercise his 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 **Head of Planning Services** by telephoning **Julie Watson** (☎023 9283 4826 or 023 9283 4339 answerphone) and must be received by not later than **5 pm on Friday 25 May 2012**. 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.

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
1	12/00309/FUL  St Thomas	<b>Seafood Kiosk Clarence Esplanade Southsea</b>  Change of use from retail (Class A1) to cafe/takeaway (Class A3/A5) and installation of extract flue	One email of objection has been submitted on behalf of the Premier Inn Hotel on the grounds of noise and odour in connection with the extract flue.  The ground floor premises comprise a retail seafood bar with a food preparation counter at the rear. The applicant seeks permission for the sale of hot food to be consumed on and off the premises and the installation of an extract flue. The extract flue as detailed in the application and the additional information requested by the Environmental Protection Officer is considered satisfactory in terms of controlling odour and noise provided that it is implemented in full. With the imposition of safeguarding conditions the proposal is considered acceptable.	Nicola Frampton  Tel: 023 9283 4305  <b>Conditional Permission</b>
2	12/00357/PLAREG  Copnor	<b>39 Althorpe Drive Portsmouth PO3 5XA</b>  Retrospective application for the installation of new boundary fence, pedestrian gate and an electric sliding gate	Seven Emails have been received, on behalf of 3 addresses within the locality, raising objection on the grounds of; a) design, b) amenity, c) highway safety, d) fire risk, e) parking and, f) loss of property value.  Permission is sought for the retention of a boundary fence and gates. In terms of external appearance, it is considered that the boundary treatment is visually	Nicola Frampton  Tel: 023 9283 4305  <b>Permission</b>

2	(Cont'd)		acceptable. The fence has no significant impact on the amenity of the adjoining properties in terms of loss of light, outlook or privacy. The amount of off-road parking has not changed. The fence is erected along the boundary fronting the private drive. It is therefore considered that neither the height or location of the fence is likely to affect the road users on the adopted highway.	
3	12/00371/HOU  Drayton & Farlington	<b>34 Down End Road Portsmouth PO6 1HU</b>  Increase height of existing roof to allow construction of dormer windows to front and side roof slopes; construction of single storey rear and side extensions	One letter of objection has been received from the adjoining occupier to the north (No.32 Down End Road). The objection can be summarised as follows: (a) overbearing impact; (b) overshadowing; (c) loss of light; (d) loss of privacy; and (e) loss of view. A loss of view is not considered to be a material planning consideration.  Permission is sought for the construction of a new roof, increasing the ridge height by 0.53 metres, the installation of dormer windows to form enlarged accommodation internally and the construction of a single-storey side extension at ground floor level. The adjoining property to the north is positioned extremely close to the common boundary and to the rear of the application dwelling. As a result, the existing dwelling already has an overbearing impact on the adjoining property casting a shadow across the southern elevation and a side garden. Whilst the proposals would increase the height of the existing roof, it is considered that this would not significantly alter the current relationship between the two dwellings. The dormers to the east and west elevations would serve en-suite bathrooms and as such would include obscure glazing. A safeguarding condition requiring the retention of obscure glazing would prevent any overlooking issues within the adjoining gardens.	Gary Christie  Tel: 023 9268 8592  <b>Conditional Permission</b>

3	(Cont'd)		Given the relative land height between the application site and the dwelling to the north, it is considered that the side extension would not have a significant impact on the amenity of the adjoining occupiers in terms of loss of light, outlook, or over bearing impact.	
4	12/00379/FUL  Cosham	<b>41 Clacton Road Portsmouth PO6 3QX</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation)	One letter of objection has been received from an adjoining neighbour. The objection can be summarised as follows: (a) increased noise and disturbance; (b) anti-social behaviour; (c) highway impact; and (d) impact on the character of the surrounding area.  Permission is sought for the use of the property for purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) (HMO), to enable the applicant the flexibility to change freely between the two use classes. The property is currently in use as a dwellinghouse (Class C3).  Having regard to the aims and objectives of policy PCS20 and the draft Houses in Multiple Occupation (HMOs) SPD, the use of the property as a HMO would not result in an imbalance of uses within the community, falling below the 10% threshold, and is not considered to adversely affect the living conditions of the occupiers of the adjoining or nearby properties.	Gary Christie Tel: 023 9268 8592  <b>Conditional Permission</b>
5	12/00399/HOU  Copnor	<b>21 Paulsgrove Road Portsmouth PO2 7HP</b>  Construction of part 2 storey- /part single storey rear extension	One letter of representation has been received from the adjoining neighbour to the north (No.23 Paulsgrove Road). Their objection is on the basis that a similar application at the rear of their own property was refused due to its impact on the amenity of the adjoining occupiers.	Gary Christie Tel: 023 9268 8592  <b>Conditional Permission</b>

5	(Cont'd)		<p>This application relates to a two-storey terraced dwelling located on the western side of Paulsgrove Road. The dwelling is currently a mirror image of the adjoining properties consisting of the main building, a two-storey rear projection across part of the rear elevation retaining light wells along the common boundaries, and single-storey projections beyond. Permission is sought for a 1.9 metre extension of the two-storey element out over a 3.1 metre ground floor extension. It is considered that the extension is of an acceptable scale and design in relation to the recipient building and the adjoining properties.</p> <p>Whilst the proposals would result in a longer rear projection when compared to other properties along this terrace, it is not considered that the impact on the adjoining properties in terms of loss of light, outlook or overbearing impact would be sufficient to sustain a reason for refusal. With regard to the objector's comments, a formal application for their proposed second-storey rear extension was never submitted. The objectors did however, seek informal advice in relation to a 3.1 metre deep first-floor extension and were advised that an extension of that depth (1.2m more than proposed in this application) would be inappropriate given the impact on adjoining occupiers.</p>	
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## Part 3 - Information and News Items

FRIDAY 18 MAY 2012

	WARD		OFFICER CONTACT
6		<p><b>Standards Committee – 14 May</b></p> <p>A special meeting of Standards Committee was held on Monday 14 May when the following item was considered:-</p> <ul style="list-style-type: none"> <li>• possible changes to council's committees (within the existing Cabinet/Leader political management structure)</li> </ul>	<p><b>Vicki Plytas</b>  <b>Customer,</b>  <b>Community &amp;</b>  <b>Democratic Services</b>  <b>Tel: 9283 4058</b></p>
7		<p><b>Planning Committee – Wednesday 23 May 2012 at 3.00pm in the Executive Meeting Room, Floor 3 of The Guildhall, Portsmouth</b></p> <p>The following applications will be considered:</p> <ul style="list-style-type: none"> <li>• 12/00186/FUL – <b>317-319 London Road, Portsmouth</b> – Change of use of ground floor from shop (Class A1) to day nursery (Class D1) and construction of single storey rear extension.</li> <li>• 12/00339/PLAREG – <b>74 Telephone Road, Southsea</b> – Retrospective application for change of use from Class C4 to house in multiple occupation with seven bedrooms.</li> <li>• 12/00349/FUL – <b>Finchdean House, St Marys Hospital, Milton Road, Portsmouth</b> – Construction of 39 flats in part 3/part 4 storey extensions to the existing buildings and conversion of the existing buildings to form 34 flats with associated landscaping works, car parking, cycle, bin storage and construction of new boundary wall with piers to form entrance (Amended design).</li> <li>• 12/00405/FUL – <b>Europa House, Havant Street, Portsmouth</b> – Change of use from office (Class B1) to hotel (Class C1) of levels 6 to 18 of Europa House tower; external alterations to levels 6 to 18 of the tower; cladding of the car park at ground floor to level 5; demolition of the 4 storey annexe building; construction of new ground floor hotel lobby and installation of railings up to 2m high.</li> <li>• 12/00387/FUL – <b>Point Battery, Broad Street, Portsmouth</b> – Change of use of part of Point Battery from storage to sandwich shop (Class A1).</li> </ul>	<p><b>Lucy Wingham</b>  <b>Customer,</b>  <b>Community &amp;</b>  <b>Democratic Services</b>  <b>Tel: 9283 4662</b></p>

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

**FRIDAY 18 MAY 2012**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
8		<p><b>Portsmouth International Port - Annual Report and Accounts 2010/11</b></p> <p>The Port has finalised its Annual Report and Accounts 2010/11 publication. The document can be found on the Port's website at:  <a href="http://portsmouth-port.co.uk/docs/Annual%20Report%20and%20Accounts.pdf">http://portsmouth-port.co.uk/docs/Annual%20Report%20and%20Accounts.pdf</a></p>	<p><b>Mark Webb</b>  <b>Group Port</b>  <b>Accountant</b>  <b>Tel: 9285 5944</b></p>
9	<p><b>Central Southsea</b></p>	<p><b>345 Fawcett Road, Southsea, PO4 0LE – Planning Appeal</b>  <b>Ref No:11/01323/FUL</b>  <b>Start Date: 9<sup>th</sup> May 2012</b></p> <p>An appeal has been lodged against the refusal of planning permission for the conversion from shop with flat above to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation); external alterations to include construction of single storey rear extension, dormer to rear roof slope and new entrance to front elevation.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p><b>Gary Christie</b>  <b>Planning Services</b>  <b>Tel: 9268 8592</b></p>
10	<p><b>Charles Dickens</b></p>	<p><b>Upper Floors, Surrey Arms, 1-7 Surrey Street, Portsmouth PO1 1JT – Planning Appeal</b>  <b>Ref No: 11/00945/FUL</b>  <b>Start Date: 10<sup>th</sup> May 2012</b></p> <p>An appeal has been lodged against the refusal of planning permission for change of use of first and part of second floor from public house (Class A4) to lapdancing venue.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p><b>Simon Barnett</b>  <b>Planning Services</b>  <b>Tel: 9268 8592</b></p>

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

**FRIDAY 18 MAY 2012**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
11	St Thomas	<p><b>Cosmopolitan House, Cecil Place, Southsea, PO5 3DN – Planning Appeal Decision</b>  <b>Ref No: 11/00439/FUL</b>  <b>Decision: Dismissed</b>  <b>Decision Date: 15<sup>th</sup> May 2012</b></p> <p>An appeal was lodged against the refusal of planning permission for the continued temporary use of former site office as dwelling for a period of 25 years, construction of mansard roof, retention of rooflight and external alterations including raised entrance &amp; fenestration.</p> <p>The 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 Services</b>  <b>Tel: 9268 8592</b></p>
12	Eastney & Craneswater	<p><b>48 Leopold Street Southsea PO4 0JZ – Planning Appeal Decision</b>  <b>Ref No: 11/01248/FUL</b>  <b>Decision: Allowed</b>  <b>Decision Date: 16<sup>th</sup> May 2012</b></p> <p>An appeal was lodged against the refusal of planning permission for the change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation).</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p><b>Gary Christie</b>  <b>Planning Services</b>  <b>Tel: 9268 8592</b></p>