

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 15

DATE: THURSDAY 9 APRIL 2020

The Members' Information Service (MIS) is produced in the Corporate Services Directorate. If you wish to be removed from the distribution list please let Democratic Services know. The MIS 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 of 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 5pm 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 ONE ITEMS

THERE ARE NO OTHER PART TWO ITEMS

PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The City Development Manager 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 **Assistant Director – Planning and Economic Growth** by telephoning **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Monday 20 April 2020**. 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.	19/00738/HOU St Thomas	<p>8 St Ursula Grove, Southsea PO5 1LT</p> <p>Construction of single story rear extension and rear dormer.</p>	<p>One number. representation has been received objecting to the proposal expressing a concern the premises may increase to a larger HMO. Correspondence has been had with the neighbour to clarify these matters, however the objection states that " I am objecting on the principle that this is for future intended use and is not completely honest".</p> <p>Meetings with the Applicant have clarified that the proposal is not intended to be a Sui Generis Large HMO and is potentially to be used as a family dwelling or remain as a Small HMO within a C4 usage. Further, amended plans dated 13 March 2020 show that the property would have 6 no. bedrooms, not increasing from the existing 6 bedroom layout. In addition to this, a change of use would be required in order to increase the density of a HMO from C4 to Sui Generis. This has not been applied for nor has this been considered.</p> <p>From the information available and correspondence with the applicant it is understood that the proposal is for the addition of a sider dormer and single storey rear extension, and would not result in a larger HMO as reinforced on the proposed floor plans showing a maximum of 6 no. bedrooms. Assumed or believed 'intentions' cannot be the basis of determining a planning application, the proposal has to be assessed at reasonable face value/as it is formally submitted.</p>	<p>Summer Sharpe Tel: 9243 7932</p> <p>Conditional Permission</p>

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2.	19/01839/FUL St Thomas	<p>51 Southsea Terrace, Southsea PO5 2D</p> <p>Installation of plant equipment in connection to an extraction system including a vertical riser and the raising of the parapet wall located on the first floor building (west)</p>	<p>Two representations have been received from neighbouring residents objecting to the proposal on the following grounds: (a) Questions over the accuracy of the submitted drawings; (b) Faux Chimney appearing overtly dominant; (c) Reduced light; (d) Queries around noise from the extraction equipment; (e) Lack of details around the extract flue; and (f) Questions around the design of the parapet.</p> <p>Additional details and plans have been submitted to address the lack of clarity around the plans. The newly submitted plans are considered to be accurate and provide sufficient detail. In regards to the possible noise, Environmental Health have considered the information submitted and hold no objections to the proposal.</p> <p>While the parapet would be of a significant height, it backs onto a dedicated car park for a block of flats and given the existing relationship it is not considered that the proposal would result in any significant loss of light or increased sense of enclosure.</p>	<p>Matthew Garrad Tel: 9243 7932</p> <p>Conditional Permission</p>
3.	20/00101/HOU Hilsea	<p>8 Beechwood Road Portsmouth, PO2 9QJ</p> <p>Construction of single storey rear extension (demolition of existing rear conservatory and lean-to); alterations to roof to form a gable; and the construction of a rear dormer (re-submission 19/00367/HOU).</p>	<p>One representation has been received from a neighbouring resident objecting to the proposal on the grounds that the extension has not been built in accordance with the submitted plans.</p> <p>Following a site visit (02.03.2020), the Officer can confirm that the single storey rear extension has been built in accordance with the submitted plans, in terms of its scale, form and material finish. The decision on the application remains to be made, on its own merits.</p>	<p>Matthew Garrad Tel: 9243 7932</p> <p>Conditional Permission</p>

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	19/01010/FUL St Thomas	<p>Felton House, 12 High Street, Portsmouth, PO1 2LP. Conversion of existing building to form two dwellinghouses, with internal and external alterations (accompanied by corresponding application for Listed Building Consent 19/01011/LBC)</p> <p>THERE ARE NO PART THREE ITEMS</p>	<p>One objection concerning: * Inaccurate drawings; * No detailed drawings of proposed windows. One general representation asking about more detailed plans re the front elevation, to ensure it is improved as a consequence of the proposed works.</p> <p>The plans were amended during the course of the application and are considered to be accurate. The plans, along with recommended conditions, secure sufficient details, and no alterations are proposed to the front elevation.</p> <p>The objection and general comments were made with respect to both the planning application and the application for Listed Building Consent, as are the Planning Officer's responses above.</p>	<p>Simon Turner Tel: 023 9243 7932</p> <p>Conditional Permission</p>