

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 13

DATE: THURSDAY 1 APRIL 2021

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 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 Monday 12 April 2021.**

An email or handwritten letter will suffice.

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

PORTFOLIO: PLANNING POLICY & CITY DEVELOPMENT

THURSDAY 1 APRIL 2021

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Charles Dickens	<p>Community Infrastructure Levy (CIL) - Neighbourhood spend to fund refurbishment works to existing facilities and formation of an office within the Omega Centre</p> <p>The sum of £10,250 from the Charles Dickens ward neighbourhood CIL total is proposed to be allocated to fund works to the facilities used within the Omega Centre by Heart of Portsmouth Boxing Academy (HPBA).</p> <p>The proposed works comprise refurbishment of the existing washroom toilets and disabled facilities and also the formation of a custom built office, which will provide a safe and secure area to store personal data and also provide a private space for HPBA to continue their outreach work in tandem with other services to support the community.</p> <p>The project will be delivered by the HPBA and third party contractors.</p>	<p>Ian Maguire Assistant Director, Planning and Economic Growth ian.Maguire@portsmouthcc.gov.uk</p> <p>Adam Breacher Planning Obligations Spend Officer Adam.Breacher@portsmouthcc.gov.uk</p>

PLANNING APPLICATIONS TO BE DETERMINED BY ASSISTANT DIRECTOR PLANNING AND ECONOMIC GROWTH

The Assistant Director Planning & Economic Growth will exercise their 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 12th April**. 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	20/00125/HOU Hilsea	<p>Flat First Floor, 75 Torrington Road, Portsmouth</p> <p>Construction of rear dormer as part of loft conversion (amended description)</p>	<p>One letter of objection has been received from 70 Torrington Road:</p> <ul style="list-style-type: none"> • size of the front and rear dormers; • overlooking from front dormer; • parking made worse due to more occupiers. <p>At the Planning Officer's request, amended plans were submitted to remove the front dormer. That addresses the second objection point above. Other objection comments remain.</p> <p>In terms of the size of the rear dormer, it is of similar scale to neighbouring ones and would be an acceptable addition in my opinion. Had the property been a C3 dwelling then the rear dormer could have been constructed as Permitted Development. The dormer and loft conversion are for enlarging an existing first floor flat, not creating an additional unit. Highways have not yet replied to their consultation but I do not anticipate they would object as there is no extra residential unit being created. A condition can be added to prevent the loft conversion being used as a separate unit. I also note that nearly all of the houses locally do not have off road parking, it would be unreasonable to refuse this application due to lack of on-site parking when this cannot be accommodated for.</p>	<p>Jagdeep Birk</p> <p>Tel: 9284 1166</p> <p>Approve</p>

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3	20/00287/HOU St Jude	<p>29A Clarence Parade, Southsea, PO5 2ET</p> <p>Proposed extension to existing flat to provide additional accommodation within roof space</p>	<p>Proposed extension to existing flat to provide additional accommodation within roof space.</p> <p>Three letters of objection were received. These objections were based on the following reasons:</p> <ul style="list-style-type: none"> • no notification; • loss of sunlight, daylight or overshadowing and 25 and 45 degree rules; • no 3D drawings provided so cannot assess if there will be a loss of visual amenity. Unlikely to enhance the surrounding area; • lack of detail regarding delivery and storage of sizeable amount of materials necessary, plus the management of waste materials. Applicant has historically used rear communal car park as a workshop, resulting in waste materials blocking drainage. Pedestrian crossing immediately to front, residents have designated parking spaces to rear, where are materials for the build to be delivered and stored? <p>Planning Officer's comments:</p> <p>Notification : Some neighbours were omitted in the original round of notification in 2020, that has now been rectified. One of the objectors was advised by a third party to request to speak at Planning Committee (Deputation) but when invited to clarify if this was an actual deputation request, has not taken up the offer.</p> <p>Overlooking to side - the scheme was amended by removing the side window thereby eliminating loss of privacy and overlooking to the neighbour to the side (29B Clarence Parade); and</p>	<p>Obafemi Okusipe</p> <p>Tel: 078 2502 6065</p> <p>Conditional Permission</p>

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4	20/00401/HOU St Jude	<p>The Cottage, Clarence Road, Southsea</p> <p>Part retrospective application for construction of single storey side and rear extensions; gable build-up and dormer windows; replacement of front facing bay; demolition and rebuilding of front boundary wall; cycle and refuse store within front forecourt and canopy over front door (amended scheme relating to 17/00370/HOU) (amended plans received 11-02-2021)</p>	<p>Overlooking to rear - the application property's rear wing would become a five storey element at the rear, while 1 Longman Court opposite to the north is a three storey block of flats. The separation distance between the two is about 9.49m. There is already a whole series of windows at different levels facing north from the application property and its neighbours, to 1 Longman Court. I do not consider the addition of one extra window would make a significant difference to privacy relationships at the site and surrounds.</p> <p>Effect on neighbours' amenity (outlook, light, shadow) from the extra building height proposed: the scale of the extension, although at fourth storey height, is not great and I do not consider it would have significant effects on outlook and light or shadow for neighbouring occupiers and including third floor side windows at 27 Clarence Court.</p> <p>I consider the extension would have limited and acceptable effect on the setting of the conservation area, with very limited public view.</p> <p>Delivery and storage of materials. This is naturally a concern of residents, but is not a matter that would be addressed under the planning application. The Applicant will need to make suitable arrangements with the Local Highways Authority.</p> <p>Nine letters of support have been received and can be summarised as follows;</p> <ul style="list-style-type: none"> a) No neighbour impact; and b) would improve the appearance of the dwelling and the street scene; <p>Two letters of objection have been received, both of which have been written by or on behalf of the same objector which raise the following concerns;</p> <ul style="list-style-type: none"> a) Overdevelopment of the plot; b) loss of privacy as a result of proposed roof terrace; c) overshadowing and sense of enclosure from the garden store; 	<p>Hannah Goldsmith Tel: 023 9284 1048</p> <p>Conditional Permission</p>

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			<p>d) overlooking from balconies to principal elevation; e) plans do not take account of all unauthorised works; f) plans should include a vertical scale bar; g) materials are not in keeping with neighbouring properties; h) loss of front boundary wall; i) works have not been carried out in accordance with previously approved plans, and; j) demolition of party wall.</p> <p>During the course of the application the scheme has been amended to remove the proposed roof terrace to the rear and introduce 1.8m high obscure glazing to the north elevation of the balconies proposed to the principal (front) elevation. The description was also amended to include the demolition and rebuilding of the front boundary wall and further clarification was sought with regards to the northern site boundary line. Consequently, the consultation period was extended to allow members of the public to comment on the amended scheme. This prompted two further letters of support from previous supporters, and one additional letter of support;</p> <p>a) would improve the appearance of the dwelling and the street scene; and b) would not have a harmful impact on the amenity of neighbouring properties.</p> <p>In addition, two further letters of objection from the previous objector were received;</p> <p>a) height of the obscure glazing to the front terrace is not clear on the plans and appears in the drawing to be at a low height; b) Front boundary wall would not be in keeping with other boundary treatment within the street scene; c) loss of party wall would result in damage to neighbouring property; d) concerns regarding garden store to rear have not been addressed;</p>	

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			<p>e) garden store would cause maintenance and access issues for neighbouring property;</p> <p>f) impact on the conservation area.</p> <p>Planning permission was granted in 2017 (reference: 17/00370/HOU) for the construction of a single storey side extension and roof alterations to include gable build-up and dormer windows and replacement of front facing bay. This application seeks retrospective permission for amendments to the previously approved scheme.</p> <p>There is a concern expressed that the plans do not take account of all unauthorised works. I can confirm that the application does contain all new or retrospective works that require planning consent.</p> <p>Concerns have been raised that the plans are incorrect as they do not include the required scale bar. The plans include a horizontal scale bar and the Local Planning Authority (LPA) is satisfied the plans are correct.</p> <p>The garden store measures 1.4 metres in depth and 2.7 metres in height. Having regard to the modest height and depth, this element of the proposal is not considered to have a harmful impact on the adjoining property to the north in terms of overshadowing or sense of enclosure. Maintenance and access issues raised are private matters between neighbours rather than consideration within this planning application.</p> <p>Concerns have been raised regarding the proposed materials for the front boundary wall. The applicant has confirmed the pillars would be finished in brick which is considered to be in keeping with the existing dwelling and the conservation area.</p> <p>Any damage to neighbouring properties and party wall disputes are not a planning matter, however, should any part of the proposed development encroach on to neighbouring land, correct notice would need to be served on the relevant neighbour. However, the LPA has raised this issue with the applicant who has confirmed the development is contained within the application site.</p>	

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	20/00633/HOU Drayton & Farlington	39 Carmarthen Avenue, Portsmouth, PO6 2AG Construction of single storey rear extension and raised decking. (amended description)	<p>Having regard to the previously approved scheme, the revised scheme is considered to be acceptable in terms of design, Conservation Area, materials, and impact on neighbouring amenity (including matters of 'over-development', privacy,</p> <p>One comment has been received from the neighbour to the north (no.41). Their comment advises that "we have no objection to the newly amended plan of the 11th of March", however "we request that the privacy screen is made of materials that always allow sunlight to pass through.. as an opaque screen would have an overbearing impact on the light."</p> <p>The proposed privacy screen would measure 1.8m in height (above the raised decking). The agent has confirmed that the proposed privacy screens (to the northern and southern boundaries) would be constructed of opaque glazing. This is considered to be a fairly light weight material, allowing the transmission of light through, without appearing overtly dominant, or overbearing to the neighbouring properties, whilst still being able to provide sufficient privacy. The privacy screens are therefore considered to be acceptable, and would be subject to conditions.</p> <p>The proposals are acceptable in all other regards.</p>	<p>Summer Sharpe</p> <p>Tel: 9268 8426</p> <p>Conditional Permission</p>
6	20/01103/HOU Central Southsea	26 Brompton Road, Southsea, PO4 9AL Construction of single storey rear extension	<p>One objection has been received from the neighbouring resident to the south-east (24C Brompton Road) raising the following concerns:</p> <ul style="list-style-type: none"> a) Concerns around damage to foundation through building work; b) Impact towards north facing bathroom window; c) Queries around building hours; and d) Use of courtyard for building works and possible damage. <p>The proposed extension would be located 1.5m from the north facing bathroom window, but is only 2.8m in height and is flat-roofed, while the bathroom is at first floor. Also, the bathroom is not a 'habitable room', unlike a bedroom or living room, so less</p>	<p>Matthew Garrad</p> <p>Tel: 07787 285 354</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	20/01381/ PLAREG St Jude	100-102 Elm Grove, Southsea Retrospective application for installation of a replacement condenser unit and enclosure at the rear of the building	<p>weight is afforded to protecting its amenity. In any event, the proposed extension would not be considered to result in any loss of outlook or light for this window.</p> <p>Points (a), (c) and (d) are not material planning considerations and would be addressed by other legislation.</p> <p>One further objection has been received in addition to that reported on the MIS published 19/3/21 from an occupier of a property on the opposite side of the road, concerned that:</p> <ul style="list-style-type: none"> a) during the winter this machinery is quiet, but in the summer it is loud and noisy and can be heard with windows closed, b) affected sleep and mental well being, c) request that a noise survey be carried out by PCC when the weather gets warmer, when the need for cooling at this store is greater and when the noise is more obtrusive. Planning permission should not be given until this is done and if necessary install an effective means of suppressing the noise of the machinery which has been installed. d) the condenser is housed in a timber framed building with a plastic roof, which is a fire risk. <p>Regulatory Services have reviewed the submitted acoustic report and is satisfied that the condenser should be capable of operating without significant impact upon the amenity of neighbouring residential properties. They have not requested a further survey be carried out. A condition is recommended that noise from the operation of the plant shall not exceed LAeq(15min) 39dB at a distance of 5m in any direction from the plant.</p> <p>Regulatory Services advise that any future problems arising due to poor maintenance or faults can be appropriately dealt with using statutory nuisance legislation if necessary. Fire Safety and/or Building Regulations are beyond the scope of planning control.</p>	<p>Alison Pinkney</p> <p>Tel: 9283 4305</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

THURSDAY 1 APRIL 2021

	WARD		OFFICER CONTACT
8		<p>Planning Committee - Tuesday 30 March</p> <p>The committee considered the following applications:</p> <p>St James Hospital, Locksway Road, Portsmouth - 18/00288/OUT Curtilage Listing Report in connection with the outline application for the construction of 107 dwellings including provision of vehicular and pedestrian access, public open space and hard and soft landscaping (principles of access, layout and scale to be considered)</p> <p>Resolved to overturn the officers' recommendation that the Villas are not considered to be curtilage listed pursuant to s.1(5) of the 1990 Act for the following reasons:</p> <p>In respect of whether the Villas are to be considered structures within the curtilage of the Listed Building of St James Hospital, as referenced in s1(5) of the 1990 Act, the LPA considers that these buildings are so closely related to the hospital building in terms of the historic context of medical practice at the hospital that their removal would adversely affect its special interest, and they are ancillary to the main hospital building. As such they are considered structures for the purposes of the Act.</p> <p>The physical layout of the Villas in association with the listed hospital is such that they are in such close proximity, and without fences or barriers separating them, to form part of the curtilage of that building.</p> <p>Since their construction in 1908, until their recent disposal, the villas have been in the same ownership and fulfilling the same function; that being the ownership of the wider NHS, and for the shared purpose of delivering medical services that, in combination with the physical layout in such close proximity, and without fences or barriers separating them both historically and evident currently on site, that they are considered to be part and parcel of the St James Hospital building and within its curtilage.</p> <p>Queen Alexandra Hospital, Cosham, Portsmouth - 21/00232/FUL Construction of four level multi-storey car park with elevated link bridge and associated landscaping</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report.</p>	<p>Anna Martyn Local Democracy Officer Tel 9283 4870</p>

	WARD		OFFICER CONTACT
9	Central Southsea	<p>Fontenoy House, Grand Parade, Portsmouth, PO1 2NF - 20/00158/FUL Construction of mansard roof extension to form two bedroom apartment (Class C3) with roof terrace and alterations to existing building, including brickwork, render to ground floor and extension of external staircase and balconies</p> <p>Resolved to refuse planning permission for the following reasons:</p> <p>The proposed development is considered to be an overbearing and overly dominant feature atop the recipient building. As such, due to its proposed height and resultant increase in mass, scale and its height, materials and colours which are incongruous adversely impacting the street scene and the built environment in this heritage area (the Old Portsmouth Conservation Area), the development is contrary to the requirements of Policy PCS23 (Design and Conservation) of the Portsmouth Plan (2012) and the NPPF (2019).</p> <p>St Helen's Pavilion, Eastern Parade, Southsea - 20/01209/FUL Construct disabled WC extension, creation of changing room facilities, improvement of scorers' balcony at first-floor level and exterior alterations</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report.</p> <p>225 Stubbington Avenue, Portsmouth, PO2 0JW Appeal Reference: 20/00617/HOU Appeal Decision: Allowed Appeal Decision Date: 31st March 2021</p> <p>An appeal was lodged against the refusal of planning permission for Construction of dormers to front and rear roofslopes</p> <p>The appeal was accompanied by an application for cost against the decision.</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	Summer Sharpe Planning Services Tel: 9268 8426

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:
10	Eastney and Cranewater	21/01380/ LAPREM	McCarthy And Stone Retirement Lifestyles Limited Tudor Rose Court South Parade Southsea PO4 0DE	Application for Premises Licence Sale of alcohol, Monday to Sunday from 12:00 until 23:00	24 April 2021
11	Cosham	21/01389/ LAPREM	Churchillian Portsdown Hill Road Portsmouth PO6 3LS	Application to vary Premises Licence Alterations to the premises and addition of a further external terrace including a bar. No change to the licensable activities.	23 April 2021
12	St Jude	21/01408/ LAPREM	Pinsarkè Pinseria Restaurant 10 Clarendon Road Southsea PO5 2EE	Application for Premises Licence Sale of alcohol, Monday to Sunday from 11.00 until 23:00	27 April 2021