

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 21**

**DATE: FRIDAY 4 JUNE 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](mailto: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](http://www.portsmouth.gov.uk)

THERE ARE NO PART 1 ITEMS THIS WEEK

## **Part 2 - Proposals from Managers for Implementation**

APART FROM THE PLANNING APPLICATIONS THERE ARE NO PART 2 ITEMS THIS WEEK

## PLANNING APPLICATIONS TO BE DETERMINED BY THE ASSISTANT DIRECTOR OF PLANNING & ECONOMIC GROWTH

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 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 Friday 11 June 2021**. 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	21/00161/HOU  Baffins	<p><b>85 Jenkins Grove Portsmouth PO3 6HE</b></p> <p>Construction of two, single-storey rear extensions.</p>	<p>Three comments have been received raising concerns regarding the use of the shared access adjacent to the application site. The comments have highlighted the shared access is a private road and concerns have been raised regarding the use of the access for deliveries and any disturbance and damage this may cause.</p> <p>The above concerns have been raised with the applicant, however, the matters raised are considered to be a civil matter and not a material planning consideration and therefore not a reason to withhold planning permission.</p> <p>The proposal is considered acceptable in all other respects.</p>	<p>Hannah Goldsmith</p> <p>Tel: 023 9284 1048</p> <p><b>Conditional Permission</b></p>
2	19/01545/FUL  Eastney & Craneswater	<p><b>72 Waverley Road Southsea PO5 2PR</b></p> <p>Conversion from a single dwellinghouse (Class C3) to form 2 one-bedroom flats and 1 two-bedroom flat (Class C3) facilitated by the construction of a single storey rear extension; hip-to-gable build up; rear dormer; front facing rooflights and the provision of hardstanding to the front garden with access from Waverley Road.</p>	<p>One representation has been received from the neighbouring resident to the north, objecting to the proposal on the following grounds:</p> <p>(a) Includes land within their ownership - this land is required for the access for the rear flat, which the LPA has received legal advice over; (b) Loss of privacy due to an additional side facing window; (c) Internal size of flats; (d) loss of planting to front forecourt; (e) Loss of family housing stock; and (f) Request for legal advice on access to be made public</p> <p>Officer responses:</p> <p>(a) A new Certificate has been supplied, which correctly serves notice on the landowner to the north. Whether access across this 3rd party land to physically get to the rear flat is allowed by the separate landowner, is a private civil matter between the two parties.</p> <p>(b) The proposed side window would be non-opening and obscure glazed, below 1.7m and would look onto a side access and another obscure glazed window. As such it is not considered that it would result in an unacceptable loss of privacy.</p>	<p>Mr Matthew Garrad</p> <p>Tel: 07787 285 354</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	21/00356/FUL  Hilsea	<p><b>38 St Chads Avenue Portsmouth PO2 0SB</b></p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation)</p>	<p>(c) and (e) The property meets the policy requirement Housing Standards SPD such that its sub-division is considered to be acceptable in principle, the existing dwelling is quite large (161sqm) and so is capable of reasonable and satisfactory sub-division. Additionally all the proposed units would meet the Nationally Described Space Standards.</p> <p>(d) The Local Planning Authority (LPA) has no control over the loss of the hedging or trees within the front forecourt of the property, some of the existing vegetation may be retained and plenty of space would be retained for new planting.</p> <p>(f) The Council's own legal advice is privileged, i.e. private and the LPA is under no obligation to provide to anyone else.</p> <p>32 comments have been received from neighbouring residents objecting to the proposal on the grounds of: (a) Increased parking demand and congestion; (b) Increase in noise and anti-social behaviour; (c) Waste and refuse increase; (d); Sewage, drainage and water pressure issues; (e) loss of a family home; (f) detrimental to family community; and (g) Devaluation of nearby properties.</p> <p>The proposal accords with the HMO SPD space standards for a 6 person C4 HMO and all of the rooms benefit from a good standard of light and outlook. While the proposal would result in an increase in waste generation, the overall bin storage requirement would be met for 6 occupants, additionally the parking demand as set out within the parking standards SPD would be unchanged for a dwelling house. Cycle storage is provided in the rear garden. The Local Highway Authority has no objection on parking or highway safety grounds.</p> <p>The percentage of HMOs within the area would remain below the 10% threshold at 1.67% to meet the HMO SPD and Policy PCS20 requirements. The community is not considered to be imbalanced. The proposal would result in a more intensive occupation of the property by 6 occupants as an HMO which would not alter the maximum capacity permissible for a C3 dwelling house by a single family. The 'family-sized' Class C3 dwellinghouse may remain, as the application is for flexible use of either C3 or C4, but there is no policy reason to refuse the principle of a Class C4 use either.</p> <p>There is no evidence that the proposal would result in an increased risk of anti-social behaviour, or harm to neighbouring residents' amenity.</p> <p>Issues of relating to the sewage, drainage, water pressure and devaluation of properties are not material planning considerations.</p>	<p>Simon Dunn-Lwin</p> <p>Tel: 023 9268 8165</p> <p><b>Conditional Approval</b></p>

## Part 3 - Information and News Items

FRIDAY 4 JUNE 2021

	WARD		OFFICER CONTACT
4	St Jude	<p><b>Flat 1 7 Villiers Road SOUTHSEA PO5 2HG</b>  <b>Appeal Reference: 19/01781/FUL</b>  <b>Appeal Decision: Allowed</b>  <b>Appeal Decision Date: 25 May 2021</b></p> <p>An appeal was lodged against the refusal of planning permission for a widening of existing pedestrian access to create new vehicular access with off-street parking and installation of timber gates and re-location of pier.</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p>Alison Pinkney            Planning Services            Tel: 9283 4305</p>
5	Central Southsea	<p><b>168-170 Fawcett Road Southsea PO4 0DW</b>  <b>Appeal Reference: 19/01562/FUL</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision Date: 25 May 2021</b></p> <p>An appeal was lodged against the refusal of planning permission for change of use of ground floor to purposes falling within Class A3 (Restaurant) and to purposes falling within Class A3 (Restaurant)/Class A5 (Takeaway)</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Matthew Garrad            Planning Services            Tel: 9268 8577</p>
6	Drayton & Farlington	<p><b>12 Blake Road Portsmouth PO6 1ET</b>  <b>Appeal Reference: 20/00470/HOU</b>  <b>Appeal Decision: Allowed</b>  <b>Appeal Decision Date: 1 June 2021</b></p> <p>An appeal was lodged against the non-determination of planning permission for construction of front extension, following demolition of existing front porch. Construction of part two-storey, part single storey rear extension, following demolition of existing extension, including external alterations.</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p>Summer Sharpe            Planning Services            Tel: 9268 8426</p>