

Agenda item: 

**Decision maker:** Planning Committee

**Subject:** Planning appeal decision relating to 5 Albert Grove, Southsea

**Report by:** Claire Upton-Brown, City Development Manager

**Ward affected:** St Jude

**Key decision (over £250k):**

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**1. Purpose of report**

To advise the Committee of the outcome of the appeal, which was dismissed.

**2. Recommendations**

That the report is noted.

**3. Background**

A planning application was considered by the Planning Committee at its meeting on 11<sup>th</sup> September 2013. The application, for the conversion of the ground floor flat to form three studio flats, was recommended by Officers for refusal. This recommendation was agreed and planning permission was refused with the reasons for refusal relating to the cramped and poor standard of accommodation being provided and inadequate provision for the parking of cars.

The Inspector took the view that "that the amount of space provided in all the proposed units would be totally inadequate" and concluded that the proposal "would provide unsatisfactory living accommodation for future occupants arising from a lack of space combined with a sense of enclosure and lack of natural light".

The Inspector noted "that the on-street parking is operating very close to capacity throughout the day and during the evenings" and concluded "that the conversion would result in additional demand for parking leading to congestion in the area that would be likely to be detrimental to highway safety".

The appeal was dismissed.

An associated application for a full award of cost against the Council on the grounds of failure to provide evidence to support the reasons for refusal was refused.

**4. Reasons for recommendations**

For information to the Planning Committee

**5. Equality impact assessment (EIA)**

None.

**6. Head of legal services' comments**

The report is for information only.

**7. Head of finance's comments**

The report is for information only.

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Signed by:

**Appendices:**

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

<b>Title of document</b>	<b>Location</b>
Planning application file 13/00810/FUL	Planning Services
Inspector's decision notice APP/Z1775/A/132206858	Planning Services