

Agenda item: 

**Decision maker:** Planning Committee

**Subject:** Planning appeal decision relating to 93 Havant Road, Drayton

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

**Ward affected:** Drayton & Farlington

**Key decision (over £250k):**

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**1. Purpose of report**

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

**2. Recommendations**

That the report is noted.

**3. Background**

A planning application was considered by the Planning Committee at its meeting on 6<sup>th</sup> November 2013. The application, for the construction of a part single/part 2-/part 3-storey building comprising 51 sheltered apartments, managers flat, communal facilities and car parking, was recommended by Officers for conditional permission. This recommendation was not accepted by the Committee who resolved to refuse the application. The reasons for refusal relating to the scale and design of the proposal being out of character with the area and that the development made inadequate provision for the parking of cars.

The appeal was heard by way of an Informal Hearing on 19<sup>th</sup> March 2014.

The Inspector took the view that the site was capable of accommodating a large building and concluded that "the proposed building would have a significant, but acceptable, effect upon the character and appearance of the surrounding area, and as such is consistent with the requirements of policy PCS23 of The Portsmouth Plan and the National Planning Policy Framework".

The Inspector "accepted the Appellant's evidence with regard to the level of on site car parking likely to be generated by the development proposed" and "noted the good public transport connection available at the site and examined the possibility of any occasional overflow parking being accommodated on local

roads". The Inspector concluded "that on site car parking arrangements are satisfactory and that given the specific nature of the proposal, there is no harmful contradiction of the requirements of policy PCS17 of The Portsmouth Plan".

The appeal was allowed subject to conditions.

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

**4. Reasons for recommendations**

For information to the Planning Committee

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

None.

**6. 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 13/00544/FUL	Planning Services
Inspector's decision notice APP/Z1775/A/132209450	Planning Services