

Agenda item: **Decision maker:** Planning Committee**Subject:** Planning appeal decision relating to 107 Havant Road, Drayton**Report by:** Claire Upton-Brown, City Development Manager**Ward affected:** Drayton & Farlington**Key decision (over £250k):****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 3-/part 4-storey building comprising 27 sheltered apartments, communal facilities and car parking with access from Carmarthen Avenue, 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 bulk 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 18 March 2014.

The Inspector took the view that "the appeal site is large and the plot is considerably bigger than others in the vicinity" and saw "no reason why another substantial structure would be intrinsically harmful" and concluded that "that the bulk of the proposed building could be satisfactorily accommodated on the site without harm to the general character and appearance of the Havant Road area".

The Inspector gave weight to the evidence provided by the Appellant in respect of the likely demand for parking and noted that "there is a very convenient and frequent bus service linking to the local centres, and to Portsmouth city centre, which passes the appeal site and has bus stops in the near vicinity". The

Inspector also took the view that any 'demand for overflow parking "could easily be accommodated at these and other nearby locations without impeding traffic flow or causing parking stress to other residents or the roads". On the issue of parking the Inspector concluded with "the view that the current proposal makes adequate provision for on site car parking needs, and that on this basis there is no harmful contradiction of the requirements of policy PCS17 of the Portsmouth Plan".

The appeal was allowed subject to conditions.

**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 13/00386/FUL	Planning Services
Inspector's decision notice APP/Z1775/A/132210966	Planning Services