

PLANNING COMMITTEE 28.09.2022

SUPPLEMENTARY MATTERS TO BE CONSIDERED AS PART OF THE REPORT BY THE ASSISTANT DIRECTOR - PLANNING AND ECONOMIC GROWTH ON PLANNING APPLICATIONS

<u>ITEM NO</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>COMMENTS</u>	<u>RECOMMENDATION</u>
1	19/01849/FUL	32 NORMAN ROAD SOUTHSEA PO4 0LP	For further information, the HMO use of this site currently benefits from a Licence granted by Portsmouth City Council to operate as an HMO with up to 7 occupants. This licence was granted on 4th December 2018.	Officer recommendation unchanged.
2	20/00921/FUL	237 FAWCETT ROAD SOUTHSEA PO4 0DJ	In the table of room sizes under paragraph 5.7, room 7 is listed as being 8msq. This is an error as room 7 is shown as being 10.38msq. on the proposed plans and therefore the assessment of the room sizes as meeting the size standards remains the same, as does the recommendation.	Officer recommendation unchanged.
3	20/01118/FUL	44 HUDSON ROAD SOUTHSEA PO5 1HD	No Update	No Update
4	20/00997/FUL	57 ORCHARD ROAD SOUTHSEA PO4 0AA	No Update	No Update

5	20/01199/FUL	41 MARGATE ROAD SOUTHSEA PO5 1EY	For further information, the HMO use of this site currently benefits from a Licence granted by Portsmouth City Council to operate as an HMO with up to 7 occupants. This licence was granted on 21st August 2019.	Officer recommendation unchanged.
6	21/00071/FUL	305 FAWCETT ROAD SOUTHSEA PO4 0LE	For further information, the HMO use of this site currently benefits from a Licence granted by Portsmouth City Council to operate as an HMO with up to 7 occupants. This licence was granted on 27th October 2017.	Officer recommendation unchanged.
7	21/00490/FUL	33 HUDSON ROAD SOUTHSEA PO5 1HB	No Update	No Update
8	21/01803/FUL	18 PAINS ROAD SOUTHSEA PO5 1HE	<p>For further information, the HMO use of this site currently benefits from a Licence granted by Portsmouth City Council to operate as an HMO with up to 8 occupants. This licence was granted on 19th August 2020.</p> <p>Since the publication of the Committee Report, two additional objections comments have been received, while most of the matters raised have been registered previously and dealt with in the report, the follow new concerns have been raised:</p> <ul style="list-style-type: none"> (a) The property is listed on the HMO Database, however the previous application was refused; (b) Property is already in use as 8 person HMO; (c) Property is in breach of its license; (d) Existing floor plans are therefore incorrect; <p>and</p> <ul style="list-style-type: none"> (e) Area is already over 10% so application should be refused. 	Officer recommendation unchanged.

			<p>The below planning history was missed off from the Committee Report - 19/01812/FUL: Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse). Conditional Permission (27.01.2020).</p> <p>It is therefore demonstrated that the property does have existing use as a HMO and is correctly listed on the Council's HMO Database. Further as the property is already in HMO use it would not impact the overall balance to the community.</p> <p>It is noted that the property may already be in use as an 8 bedroom HMO, this would not invalidate the application or make the floor plans incorrect. It should also be noted that, as set out above, the property would not be considered to be in breach of its license.</p>	
9	22/00510/FUL	327 QUEENS ROAD FRATTON PORTSMOUTH	No Update	No Update