

PLANNING COMMITTEE 18.01.2023

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	22/01292/FUL	LAND AT TIPNER EAST EAST OF THE M275 WEST OF TWYFORD AVENUE	Consideration of the Application to be deferred due to objections from the Environment Agency and Coastal Partners.	Defer.
2	21/01774/FUL	77-79 HIGH STREET COSHAM PORTSMOUTH	<p>5 Year Housing Land Supply (HLS): Paragraph 6.4 states that Portsmouth's HLS is 3.8 years. It has in fact recently been updated to 2.9 years. In this instance, the updated figure is not considered to alter the recommendation to approve the planning application.</p> <p>Parking survey: an additional survey has been carried out by the Applicant, still demonstrating that unrestricted on-street parking capacity exists within 200m of the site, mostly on Dorking Crescent. The Local Highways Authority (LHA) has commented on this additional survey as follows: <i>'there is sufficient capacity available on street that could accommodate the additional demand generated by the development'</i>.</p> <p>Natural England and Special Protection Areas: it was anticipated that the consultee would have replied prior to the Committee meeting but that has not happened. As such, and as with items 6 to 9, an augmented resolution is needed, requiring that a formal reply of 'no objection' is received from Natural England before a planning consent can be issued with mitigation for the</p>	<p>No change to Recommendation.</p> <p>No change to Recommendation.</p> <p>Augment Resolution I, as set out in Appendix 1.</p>

			<p>Parking: the LHA has been re-consulted, following the removal of the forecourt parking bays. The LHA notes that this resolves the safety concern previously outlined. The LHA also notes that as a consequence of removing the parking spaces, there would likely be greater pressure for on-street parking and so cause further detrimental impact, which the Local Planning Authority (LPA) will need to weigh in the planning balance.</p> <p>Planning Officer response: as per the Officer Report, the site has good sustainability location credentials and there is no change to the Recommendation.</p> <p>Regulatory Services: the LPA has sought and received a consultation reply since the Committee Report was published. No objection is raised, subject to a condition to address sound insulation to habitable rooms windows affected by traffic noise.</p> <p>Sustainable Construction condition (including water use): the standard condition was not included in the Officer Report, it shall be provided in the event of planning permission being granted.</p>	<p>No change to Recommendation.</p> <p>Attach extra condition as per Appendix 2.</p> <p>Attach extra condition as per Appendix 2.</p>
4	21/00934/FUL	12 BEACH ROAD SOUTHSEA PO5 2JH	<p>The Local Highway Authority's (LHA) comments have been sourced. They note that local parking demand exceeds capacity, and that the proposal would increase car parking demand by one space. They note that the development does not comply with the Parking Supplementary Planning Document, and it would make it more inconvenient for local residents to park, with implications for residential amenity. They note, however, there is no objection on highway safety, capacity or accessibility.</p>	<p>No change to Recommendation.</p>

			<p>Planning Officer response: as per the Officer Report, the site has good sustainability location credentials. There is no highway objection raised by the LHA and there is no change to the Recommendation.</p>	
5	21/00933/FUL	8 BEACH ROAD SOUTHSEA PO5 2JH	<p>The Local Highway Authority's (LHA) comments have been sourced. They note that local parking demand exceeds capacity, and that the proposal would increase car parking demand by one space. They note that the development does not comply with the Parking Supplementary Planning Document, and it would make it more inconvenient for local residents to park, with implications for residential amenity. They note, however, there is no objection on highway safety, capacity or accessibility.</p> <p>Planning Officer response: as per the Officer Report, the site has good sustainability location credentials. There is no highway objection raised by the LHA and there is no change to the Recommendation.</p>	No change to Recommendation.
6	22/01260/FUL	THE MARY ROSE & DRAGON PUBLIC HOUSE ST GEORGES ROAD PORTSMOUTH	<p>5 Year Housing Land Supply (HLS): Paragraph 6.12 states that Portsmouth's HLS is 3.8 years. It has in fact recently been updated to 2.9 years. In this instance, the updated figure is not considered to alter the recommendation to approve the planning application.</p> <p>New residents' privacy: the front door to Flat 1 is situated next to a bedroom window of Flat 2, thereby causing a loss of privacy to the bedroom. It is proposed to attach a condition requiring an amended scheme to address the issue.</p>	<p>No change to Recommendation.</p> <p>Attach extra condition as per Appendix 3.</p>

			Water use condition: the standard condition was not included in the Officer Report, it shall be provided in the event of planning permission being granted.	Attach extra condition as per Appendix 3.
7	22/01102/FUL	49 ST PIRANS AVENUE PORTSMOUTH PO3 6JE	Room sizes: without the construction of the Prior Approval ground floor rear extension, the communal living areas would fail to meet your Supplementary Planning Guidance room sizes. Therefore, in the event of a consent, a condition shall be attached requiring the Prior Approval extension is completed prior to occupation of the property as a C4 HMO.	Attach extra condition as per Appendix 4.

Appendix 1, 77-79 High Street, Cosham, 21/01774/FUL

Augmented Resolution, Natural England:

RECOMMENDATION I - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to grant Conditional Permission subject to

- (a) the receipt of a formal reply of 'no objection' from Natural England to the Local Planning Authority's Habitats Regulations Assessment; and
- (b) the completion of a Legal Agreement to secure the following:
 - i. To secure mitigation of the development with respect to the recreational disturbance to the Special Protection Areas.
 - ii. To secure mitigation of the development with respect to the nitrate neutrality mitigation for the Special protection Areas

Appendix 2, 167-169 Highland Road, 22/01368/FUL

Extra condition, Sustainable Construction:

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, demonstrating that the development has achieved:

- a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
- a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: To ensure that the development as built will minimise its need for resources and be able to fully comply with policy PCS15 of the Portsmouth Plan.

Extra condition, Road traffic noise:

Prior to occupation of the development hereby approved, a scheme for insulating habitable rooms against road traffic noise shall be submitted to the local planning authority. The approved scheme shall also be implemented before first occupation, and retained as approved thereafter. The scheme shall be designed to ensure that the following acoustic criteria will be achieved in all habitable rooms: Daytime: LAeq(16hr) (7:00 to 23:00) 35 dB, Night-time: LAeq(8hr) (23:00 to 07:00) 30 dB and LAmax 45Db"

Reason: To ensure suitable residential environment for occupiers, in accordance with Policy PCS23 of the Portsmouth Plan.

Appendix 3, The Mary Rose & Dragon, 22/01260/FUL

Extra condition, New residents' privacy:

Notwithstanding Plan No. 109, prior to the occupation of the residential units hereby permitted, a revised plan shall be submitted for the written approval of the Local Planning Authority, showing a revised internal arrangement that provides suitable amenity for the habitable room windows at the first floor entrance terrace area.

Reason: In the interests of occupiers' residential amenity pursuant to Policy PCS23 of the 2012 Portsmouth Plan.

Extra condition, Water use

Unless otherwise agreed in writing by the Local Planning Authority, the dwellings hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved in writing by the Local Planning Authority demonstrating that each of the dwellings has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: To ensure that the development as built will minimise its need for resources and be able to fully comply with Policy PCS15 of the Portsmouth Plan (2012).

Appendix 4, 49 St Pirans Avenue, 22/01102/FUL

Extra condition, communal rooms

Prior to first occupation of the property as a House in Multiple Occupation within Use Class C4, the building operations indicated within approved drawing PG.6216.21.1 Rev.C, namely the construction of the single storey rear extension 21/00159/GPD, shall be completed.

Reason: To ensure that adequate communal living space is provided in accordance with Policy PCS23 of the Portsmouth Plan (2012) and the Houses in Multiple Occupation Supplementary Planning Document (2019).