

PLANNING COMMITTEE 13.09.2023

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>
	22/01658/FUL	22 MONTGOMERIE ROAD SOUTHSEA PO5 1ED	<p>Note of clarification. Officers can confirm that the table at para 5.5 correctly lists the sizes of rooms as measured from the plans, meaning the bedrooms 6 and 7 at 9.5 and 9.6 respectively. The applicants submitted plans are rounded to the nearest whole number and consequently incorrectly describe these rooms as 10m².</p> <p>As noted at para 5.6 of the report Officers have given significant weight to the previous appeal conclusion on the same layout that the development provides satisfactory living conditions for the occupiers, notwithstanding these room sizes and noting the communal living area of 23m².</p> <p>Members are also advised that an appeal for non-determination has been made, though no start letter has been received so jurisdiction of determination remains with the Council at this time.</p>	No Change
2	23/00196/FUL	253 POWERSCOURT ROAD PORTSMOUTH PO2 7JJ		
3	21/00489/FUL	32 MARGATE ROAD SOUTHSEA		

		PO5 1EZ		
4	23/00207/FUL	33 DARLINGTON ROAD SOUTHSEA PO4 0ND	Written letter of objection received from Cllr Gerada attached	
5	20/00748/FUL	49 CLEVELAND ROAD SOUTHSEA PO5 1SF		
6	23/00736/FUL	49 ST PIRANS AVENUE PORTSMOUTH PO3 6JE	Correction to para 4.1 - The application has 8 objections, as noted in para 1.1 and was called in my Cllr Sanders rather than Cllr Swann	No change to recommendation
7	23/00122/FUL	55 BEDHAMPTON ROAD PORTSMOUTH PO2 7JX		
8	23/00363/FUL	78 STUBBINGTON AVENUE PORTSMOUTH PO2 0JG	Typo - Table at 5.5 the last line should read 'Ensuite B7'	No change to recommendation
9	23/00788/HOU	27 DOWN END ROAD PORTSMOUTH PO6 1HU		
10	23/00278/FUL	114 QUEENS ROAD FRATTON PORTSMOUTH	Amend description: CHANGE OF USE FROM PURPOSES FALLING WITHIN DWELLINGHOUSE (CLASS C3) TO 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) [NOTE CHANGE OF DESCRIPTION]	No Change to recommendation, with additional conditions attached
			See attached note for further comments	

SMAT NOTE

23/00278/FUL 114 QUEENS ROAD FRATTON PORTSMOUTH PO2 7NE

CHANGE OF USE FROM PURPOSES FALLING WITHIN DWELLINGHOUSE (CLASS C3) TO 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) [NOTE CHANGE OF DESCRIPTION]

Following an additional site visit after the publication of the agenda it has been identified that works at this site that are described by the applicant as being 'permitted development' have not been carried out in accordance with the limitations and conditions of the relevant part of the General Permitted Development Order. It is also noted that the works have not been carried out with the submitted plans.

While on the submitted floor plans, drawing 124-PL 04/RevB, the two rear single storey extensions are both annotated as 'Existing PD single storey extension', and a rear dormer window is annotated as 'Existing permitted development rear dormer window', these three additions have not in fact been constructed in strict accordance with the General Permitted Development Order and the Council's planning enforcement team have engaged with the landowner to ensure the necessary changes are made to these building works to ensure they are brought within the relevant allowances.

The landowner has agreed to make those changes, which are to install Juliet balustrades across the first floor doors to ensure the flat roofs of the rear extensions are not used as balconies and to obscurely glaze the side facing dormer window, at least up to a height of 1.7m above internal floor level. While the enforcement team will continue to pursue these matters irrespective of the determination of the application, for clarity these alterations will also be secured through additional planning conditions (below) on the grant of the application before the Committee.

The Juliet balustrades are already illustrated on the submitted floor plan, drawing 124-PL 04/RevB, and indicated on the submitted elevations, drawing 124-PL 05, but the obscure glazing required for the side facing window in the rear dormer has not been shown. The applicant has confirmed that they are willing to undertake this obscure glazing, which would bring the overall dormer roof addition within the restriction and allowance of permitted development. It can be noted that the submitted elevations and floor plans are inconsistent with the elevations incorrectly omitting the side facing window that has already been created. An informative (below) highlighting this error can be imposed.

Having resolved the inconsistencies and corrected the operational development to bring it within the allowances of permitted development the resulting dwelling will have a room in the roof space, annotated as 'Bed 07' and benefiting from an ensuite bathroom, that has no reasonable outlook as the only window serving the room will be obscurely glazed to an extent that prevents outlook. This would make the room, in the professional opinion of officers, unfit for habitation as a bedroom in an HMO.

The application, as described by the applicant, sought occupation as an HMO for '7 persons', in assessing the application Officers are satisfied that the dwelling is capable of supporting 7 persons with a reasonable living environment. While 'Bed 07' is not appropriate as a separate bedroom, 'Bed 06' and 'Bed 05' are both over 11m², the minimum size the PCC adopted guidance for planning for HMO suggests for double occupancy. Consequently the use of the dwelling for 7 persons, with 5 bedrooms used as single occupancy and one used as double occupancy, and no one independently occupying the 'Bed 07' room due to its lack of outlook, would be acceptable in accordance with the

adopted guidance and from an assessment of the dwelling on its own merits. The recommendation, to grant planning permission for the change of use from a dwellinghouse within Class C3 to a 7-person HMO, is therefore unaltered.

Additional Conditions:

Obscure Glazing of side facing second floor window

Prior to the first occupation by more than six individuals living together as a house of multiple occupancy the side facing window in the dormer addition to the room described as 'Bed 7' shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To ensure adequate privacy of adjacent property in accordance with Policy PCS23 of the Portsmouth Plan

Installation of Juliet Balcony Railing

Prior to the first occupation by more than six individuals living together as a house of multiple occupancy Juliet balustrades shall be installed to the first floor rear facing doors serving 'Bed 4' and 'Bed 5' so as to prevent access to the flat rooves of the rear extensions to be constructed under permitted development and shown on drawing 124 - PL 04/RevB. The balustrading shall be permanently retained in position thereafter.

Reason: To ensure adequate privacy of adjacent property in accordance with Policy PCS23 of the Portsmouth Plan

Additional Informative:

Drawing error regarding rear dormer window.

The applicants is advised that there is an inconsistency between the submitted floor plan, drawing 124-PL 04/RevB, and the submitted elevations, drawing 124-PL 05, in that a side facing window serving the room annotated as 'Bed 07' is shown on the floor plan but omitted from the elevations. As this part of the works have already been undertaken and the window as shown on the floor plan is in place the application has been determined on that basis and the approved plans condition should be read accordingly notwithstanding that inconsistency.

Clarke, Sheila

From: Gerada, Charlotte (Cllr)
Sent: 12 September 2023 15:01
To: Vallely, Mary (Cllr); Shah, Asghar (Cllr); Smyth, Judith (Cllr)
Cc: Planning Reps Shared Email
Subject: FW: Application going to Planning Committee 13th September 2023 - 33 Darlington Road, 23/00207/FUL

- Official -

Dear All,

I hope you're well.

Please would it be possible to read out the following deputation on my behalf in relation to the item of 33 Darlington Road on the Planning Cttee agenda? Unfortunately I can't make the meeting tomorrow.

Please read:

Written deputation from Cllr Charlotte Gerada, Labour councillor for Central Southsea.

I am providing a deputation in opposition to the application to increase the 33 Darlington Road property to be a 7 bed HMO.

For over a year, residents down the street have raised complaints with me regarding the impact multiple HMOs is having on the street. Residents have raised concerns about increased noise, pressure on amenities and street cleanliness.

Central Southsea more broadly is a very densely populated ward and increased HMOs of this kind are causing an increase in disputes between neighbours, is contributing to a decline in street cleanliness and increased demands on limited parking.

I am sharing this deputation to represent all of the residents I have spoken with or supported with case work on Darlington Road and request that this application is rejected.

Thank you.

CC'ing the planning reps email for their information.

