

PLANNING COMMITTEE 15.11.2023

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	23/01119/FUL	31 ANGERSTEIN ROAD PORTSMOUTH PO2 8HL	<p>Following the publication of the Committee Report, a neighbour has informed the Case Officer of a possible unregistered HMO within the 50m radius - No.23 Angerstein Road. Officers have reviewed the Planning History, Licensing History and Council Tax Records for this property and there is no evidence to suggest the property is in use as a HMO. It is therefore considered to be unlikely that the property is being occupied as a HMO. The address has been passed to the Planning Enforcement Team to further investigate in either case.</p> <p>It should be noted that the application site is already in use as a HMO (and has been for over 10 years) and as such the proposal would not result in a change to the overall balance of HMOs within the 50m radius.</p> <p>It was missed off the Committee Report, but no objection has been raised by the Highways Authority.</p> <p>There is an incorrect reference within proposed condition 2, which should refer to 31 Angerstein Road. The plans condition is therefore updated.</p>	<p>Officer recommendation unchanged</p> <p>Amended Condition 2 to refer to 31 Angerstein Road;</p> <p>Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: Location Plan - 31 Angerstein Road; Composite Plan - Proposed Floor Plans, Elevations and Section (Sui Gen Plan - PG.8049.23-0-05 rev A).</p> <p>Reason: To ensure the development is implemented in accordance with the permission granted.</p>
2	23/00704/FUL	53 KENSINGTON ROAD PORTSMOUTH PO2 0DY	No update	N/A

3	23/00479/FUL	29 SHADWELL ROAD PORTSMOUTH PO2 9EH	No update	N/A
4	23/00686/FUL	237 CHICHESTER ROAD PORTSMOUTH PO2 0AN	By way of clarification, there are 49 dots within the 50 m radius (paragraph 8.5 of the agenda), but 53 properties - as per the map at the bottom of page 44. The difference being that some of the properties are flats. This has been checked.	N/A
5	23/00561/FUL	262 CHICHESTER ROAD PORTSMOUTH PO2 0AU	<p>It has been confirmed that a licence has now been granted for a seven bed HMO.</p> <p>It has also been confirmed that the property has not previously been licenced as an HMO. The proposal is therefore a change of use from a C3 dwelling to a 7 bed HMO. It is still a material consideration that permission has previously been granted for a six bed HMO. However, the judgement as to whether or not development has occurred is not now relevant. A change of use from a C3 dwellinghouse to a 7 bed Sui Generis HMO is development.</p>	The application recommendation is amended from an unconditional permission to permission subject to conditions (as indicated at paragraph 6.2).
6	23/00905/FUL	73 MARGATE ROAD SOUTHSEA PO5 1EY	Paragraph 1.8 of the Agenda (page 55) refers to a certificate of lawful development for "between 4 unrelated tenants...". The certificate decision notice confirms that this is not more than 6.	N/A
7	23/01136/MMA	17 MILITARY ROAD PORTSMOUTH PO3 5LS	No update	N/A