

**PLANNING COMMITTEE 06.12.2023**

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

| <b>ITEM NO</b> | <b>REF NO</b>    | <b>LOCATION</b>                                      | <b>COMMENTS</b>  | <b>RECOMMENDATION</b>             |
|----------------|------------------|--|--|-----------------------------------|
| 1              | 23/00639/F<br>UL | <b>35-37 FRATTON ROAD<br/>PORTSMOUTH PO1<br/>5AB</b> | <p>The following paragraph should be included to set out the Councils 5-year housing land supply situation:</p> <p><b><u>5-year housing land supply</u></b></p> <p>The Committee's attention is drawn to the current 5 year housing land supply position within Portsmouth. In any planning application, the decision-maker will need to 'balance' any harms identified due the development against any benefits also arising. It is not considered that the proposal would result in an impact sufficient to refuse the scheme in light of the proposed conditions, particularly the required</p> | Officer recommendation unchanged. |

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|---------|--------|----------|--|----------------|
|         |        |          | <p>mitigation towards the SPAs. For this application, the benefits are to the provision of housing through the provision 8 additional flats. While this is a small contribution to the overall housing stock, the Council currently is unable to identify a 'five year supply' of housing, with only a 2.9 year supply currently identifiable. In this circumstance, the Council is directed to consider that the policies which are most important to determinations associated with housing provision within the Local Plan are out of date. The consequence of this is that decision takers are directed to apply a tilted balance to determinations so that permission is only withheld when the adverse impacts '...significantly and demonstrably outweigh the benefits...'. Any harm associated with the increase scheme is considered to be insignificant and therefore fall short of being able to significantly and demonstrably outweigh the benefit to the city's housing stock of the provision of the flats.</p> |                |

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|         |                  |  |  |  |
| 2       | 23/01225/<br>CS3 | <b>305-307 TWYFORD AVENUE<br/>PORTSMOUTH PO2<br/>8PD</b> | <p>The following paragraph should be included to set out the Council's 5-year housing land supply situation:</p> <p><b><u>5-year housing land supply</u></b></p> <p>The Committee's attention is drawn to the current 5 year housing land supply position within Portsmouth. In any planning application, the decision-maker will need to 'balance' any harms identified due to the development against any benefits also arising. It is not considered that the proposal would result in an impact sufficient to refuse the scheme in light of the proposed conditions, particularly the required mitigation towards the SPAs. For this application, the benefits are to the provision of housing through the provision of 2-net additional flats. While this is a small contribution to the overall housing stock, the</p> | <p>Officer recommendation unchanged, Condition 14 reworded and additional condition added (details below).</p> <p><b><u>Balcony</u></b><br/><b><u>Obscure Glass</u></b><br/><b><u>Screens</u></b></p> <p>14) Prior to first occupation of the relevant properties (in this case the rear two units on the first and second floor),</p> |

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|         |        |          | <p>Council currently is unable to identify a 'five year supply' of housing, with only a 2.9 year supply currently identifiable. In this circumstance, the Council is directed to consider that the policies which are most important to determinations associated with housing provision within the Local Plan are out of date. The consequence of this is that decision takers are directed to apply a tilted balance to determinations so that permission is only withheld when the adverse impacts '...significantly and demonstrably outweigh the benefits...'. Any harm associated with the increase scheme is considered to be insignificant and therefore fall short of being able to significantly and demonstrably outweigh the benefit to the city's housing stock of the provision of the flats.</p> <p>One minor amendment is made to the wording of condition 14, due to lack of clarity within the condition.</p> | <p>details of privacy screens for the southern elevation of the balconies shall be submitted for the written approval of the Local Planning Authority. The screens shall be installed prior to the first occupation and retained as such unless otherwise agreed in writing by the Local Planning Authority.</p> |

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|         |        |          | <p>A further condition is added to secure the secondary east facing living room window of Apartment 6 to be obscure glazed and non-opening.</p> | <p><i>Reason: In the interests of residential amenity in accordance with Policy PCS23 of the Portsmouth Plan (2012).</i></p> <p><u>Apartment 6 window treatment</u></p> <p>24) Prior to first occupation of the flats hereby approved, details of obscure glazing (to at least Pinkerton level 4) for the east facing living</p> |

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|         |        |          |          | <p>room windows as shown on Ref: 9033 - 05- Rev C shall be submitted for the written approval of the Local Planning Authority. The screens shall be installed prior to the first occupation and retained as such unless otherwise agreed in writing by the Local Planning Authority.<br/>Reason: In the interests of residential</p> |

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|         |                  |  |  | amenity in accordance with Policy PCS23 of the Portsmouth Plan (2012).                           |
| 3       | 23/01073/F<br>UL | <b>12 THURBERN ROAD<br/>PORTSMOUTH PO2 0PJ</b> | One minor amendment is made to the wording of condition 4, to address a typo on the plan numbers referenced. | Officer recommendation unchanged, Condition 4 updated to:<br><br><b>4) <u>External works</u></b> |

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|         |        |          |          | <p>Prior to first occupation of the property as a House in Multiple Occupation within Use Class C4, the building operations indicated within approved drawing Elevations - Sui Gen Plans PG.6180.21.6 Rev A, namely the construction of the rear dormer, shall be completed.</p> <p><i>Reason: To ensure that</i></p> |



| ITEM NO | REF NO           | LOCATION                                     | COMMENTS | RECOMMENDATION  |
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|         |                  |  |          | <p><i>adequate and 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)</i></p> |
| 4       | 23/01144/F<br>UL | 46 SHADWELL<br>ROAD<br>PORTSMOUTH PO2<br>9EJ | None     |   |

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|---------|------------------|--|--|--------------------------------------|
| 5       | 23/00553/F<br>UL | <b>58 SOMERS ROAD<br/>SOUTHSEA PO5<br/>4PX</b>   | None   |                                      |
| 6       | 23/00657/F<br>UL | <b>59 MANNERS<br/>ROAD SOUTHSEA<br/>PO4 0BA</b>  | None   |                                      |
| 7       | 23/01065/F<br>UL | <b>75 WADHAM ROAD<br/>PORTSMOUTH PO2<br/>9ED</b> | <p>A correction to the table at para 9.4 of the report. The details for 'Bathroom 1' are incorrect in that it should be described as a WC and the size provided for in guidance should be 1.17m<sup>2</sup>.</p> <p>A further representation for Cllr Madden, on behalf of a local resident, has been received question the calculation of the mix of HMOs. The calculation described in the report does need correction and there is one site which is identified as being 'unknown; whether it is an HMO, 60 Gladys Avenue. That property is a</p> | No change to officer recommendation. |

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|---------|--------|----------|--|---|
|         |        |          | <p>licenced HMO, but the planning status of this site is unclear. The status of that site confirms whether the area should be considered to already be an 'unbalanced community', as if it is a lawful HMO then that means there are 7 HMOs out of 63 dwellings (11.11%). If it is not then 6 HMOs out of 63 would result in an existing percentage of 9.52%. The application site, 75 Wadham Road, is however known to already be a 5-bedroom HMO, and the application before committee to change it to an 8 bed, therefore does not change that percentage in either case. However if the area is above a 10% mix of HMOs then the planning judgement described in paragraph 2.3 of the HMO SPD is engaged and the assessment as to whether there is a "potential harm to amenity caused by an increase in the number of bedrooms in an already unbalanced community." must be made. In this case, adding 3 additional occupants to this HMO is not considered to result in demonstrable</p> | <p>No change to officer recommendation.</p> |

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|         |        |          | <p>harm that would outweigh the benefits of new housing provision, noting the tilted balance, and even if the existing community is unbalanced officers would still recommend the grant if planning permission.</p> <p>After consultation with PSH and Enforcement, 60 Gladys Avenue (previously labelled as a 'unknown/possible' HMO) has been confirmed to have HMO licencing. Previous enforcement action taken upon the property (A*29224/ENF1: ALLEGED BREACH OF PLANNING CONTROL - UNAUTHORISED USE OF THE LAND FOR THE PURPOSES OF MULTIPLE OCCUPATION.) was instigated in July 1988, with this being resolved by January 1993. The current HMO licencing application was issued 23/5/2019 and is due to expire on 22/5/2024. This, taking into account the HMO percentage calculation, would mean there are 7 out of 63 properties in HMO use, giving a figure of 11.11%.</p> |                |

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|         |                  |  |          |                |
| 8       | 23/00667/F<br>UL | 80 CHICHESTER<br>ROAD<br>PORTSMOUTH PO2<br>0AH | None     |                |

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|---|---------------|--|--|----------------|---------------|-------------------|--------------------------|------|------|-------------------------|------|------|-------------------------|--------|------|-------------------------|--------|------|--------------------------|--------|------|--------------------------|------|------|---|------|------|-----------------------------------|--------|--------|----------------------------------|--------|--------|----------------------------------|--------|--------|----------------------------------|--------|--------|-----------------------------------|--------|--------|-----------------------------------|--------|--------|---|
|   |               |  |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| 9   | 23/00619/FUL  | 47 ORIEL ROAD<br>PORTSMOUTH PO2<br>9EG | <p>Correction to paragraph 1.1 - there are 14 objections to this application, not 10 as stated. Paragraph 7.1 is correct.</p> <p>Correction to room size table paragraph 8.10 - ground floor w/c and living room removed from list as not on floor plan.</p> <p>New table</p> <table border="1" data-bbox="1003 842 1816 1265"> <thead> <tr> <th>Room</th> <th>Area Provided</th> <th>Required Standard</th> </tr> </thead> <tbody> <tr> <td>Bedroom 1 (ground floor)</td> <td>10m2</td> <td>10m2</td> </tr> <tr> <td>Bedroom 2 (first floor)</td> <td>11m2</td> <td>10m2</td> </tr> <tr> <td>Bedroom 3 (first floor)</td> <td>17.3m2</td> <td>10m2</td> </tr> <tr> <td>Bedroom 4 (first floor)</td> <td>13.1m2</td> <td>10m2</td> </tr> <tr> <td>Bedroom 5 (second floor)</td> <td>14.9m2</td> <td>10m2</td> </tr> <tr> <td>Bedroom 6 (second floor)</td> <td>10m2</td> <td>10m2</td> </tr> <tr> <td>Communal Kitchen/Dining area (ground floor)</td> <td>29m2</td> <td>34m2</td> </tr> <tr> <td>Ensuite bathroom 1 (ground floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> <tr> <td>Ensuite bathroom 2 (first floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> <tr> <td>Ensuite bathroom 3 (first floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> <tr> <td>Ensuite bathroom 4 (first floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> <tr> <td>Ensuite bathroom 5 (second floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> <tr> <td>Ensuite bathroom 6 (second floor)</td> <td>2.74m2</td> <td>2.74m2</td> </tr> </tbody> </table> <p>* Excluding part of Bedroom 6 that was deemed to be unusable.</p> <p><i>Table 1 - HMO SPD (Oct 2019) compliance</i></p> | Room           | Area Provided | Required Standard | Bedroom 1 (ground floor) | 10m2 | 10m2 | Bedroom 2 (first floor) | 11m2 | 10m2 | Bedroom 3 (first floor) | 17.3m2 | 10m2 | Bedroom 4 (first floor) | 13.1m2 | 10m2 | Bedroom 5 (second floor) | 14.9m2 | 10m2 | Bedroom 6 (second floor) | 10m2 | 10m2 | Communal Kitchen/Dining area (ground floor) | 29m2 | 34m2 | Ensuite bathroom 1 (ground floor) | 2.74m2 | 2.74m2 | Ensuite bathroom 2 (first floor) | 2.74m2 | 2.74m2 | Ensuite bathroom 3 (first floor) | 2.74m2 | 2.74m2 | Ensuite bathroom 4 (first floor) | 2.74m2 | 2.74m2 | Ensuite bathroom 5 (second floor) | 2.74m2 | 2.74m2 | Ensuite bathroom 6 (second floor) | 2.74m2 | 2.74m2 | <p>No change to officer recommendation.</p> <p>No change to officer recommendation.</p> |
| Room  | Area Provided | Required Standard                      |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 1 (ground floor)                    | 10m2          | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 2 (first floor)                     | 11m2          | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 3 (first floor)                     | 17.3m2        | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 4 (first floor)                     | 13.1m2        | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 5 (second floor)                    | 14.9m2        | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Bedroom 6 (second floor)                    | 10m2          | 10m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Communal Kitchen/Dining area (ground floor) | 29m2          | 34m2                                   |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 1 (ground floor)           | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 2 (first floor)            | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 3 (first floor)            | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 4 (first floor)            | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 5 (second floor)           | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |
| Ensuite bathroom 6 (second floor)           | 2.74m2        | 2.74m2                                 |  |                |               |                   |                          |      |      |                         |      |      |                         |        |      |                         |        |      |                          |        |      |                          |      |      |   |      |      |                                   |        |        |                                  |        |        |                                  |        |        |                                  |        |        |                                   |        |        |                                   |        |        |   |

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|         | 23/00619/F<br>UL | 47 ORIEL ROAD<br>PORTSMOUTH PO2<br>9EG | Correction to floor plan - amended drawing No 121-PL04, received on 24 July showing bedroom 5 new floor layout and measured room size at 11.57m <sup>2</sup> | No change to officer recommendation. |

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|         |        |          | <p>The diagram is a floor plan of a residential unit. It features three bedrooms: Bedroom 5 (11.570m²) at the bottom, Bedroom 6 (10.900m²) at the top, and two En-S (En-suite) rooms (3.390m² and 3.14m²) in the middle. A staircase is located on the right side. Dimensions of 1.1m and 1.5m are indicated in the upper part of the plan. Labels include 'Ridge' pointing to a roof feature, 'CDN' (cold water down) near the stairs, and 'Permitted c dormer ext' pointing to a dormer window on the right side of Bedroom 5.</p> | <p>No change to officer recommendation.</p> |



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|         |        |          | <p>Correction to Transportation comments, paragraph 6.2 - comments should read -</p> <p>I have reviewed the documents submitted in support of the applications and would make the following comments.</p> <p>This application is for the change of use from dwelling house (Class C3) to purposes falling within Classes C3 (dwelling house) and Class C4 (house in multiple occupation). I have reviewed the documents submitted in support of the applications and would make the following comments.</p> <p>Oriel Road is a residential road, with bus stops and limited amenities in the close vicinity. No traffic assessment has been provided however given the small scale of the development, I am satisfied that the proposal would not have a material impact on the local highway network.</p> <p>The proposed application seeks to convert an existing 3 bedroom residential dwelling to a 6 bedroom HMO.</p> | <p>No change to officer recommendation.</p> |

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|         |        |          | <p>Portsmouth City Councils Parking SPD gives the expected level of vehicle and cycle parking within new residential developments. The requirement for a 3 bedroom dwelling is 1.5 vehicle spaces and 2 cycle spaces, this compared with the requirement for a 6 bedroom HMO is 2 spaces and 4 cycle spaces.</p> <p>No parking survey information has been submitted to demonstrate on street capacity if additional demand resulting from the development can be accommodate within a 200m walking distance of the application site. Therefore, there is the potential for increased instances of residents driving around the area hunting for a parking space, although this is an issue of residential amenity, which you should give due weight in your determination of the planning application.</p> <p>Cycle store is outlined within the rear garden and considered sufficient to meet the demand.</p> |                |

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|         |                  |  |          |                |
| 10      | 23/01139/F<br>UL | 37 HENDERSON<br>ROAD SOUTHSEA<br>PO4 9JD | None     |                |