

PLANNING COMMITTEE 15.01.2025

**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	24/00966/FUL	21 WOODPATH SOUTHSEA PO5 3DX	<p>For clarity, the Description of Development in the hyperlink in the Report is from taken from the original submission, and should read: <u>24/00966/FUL CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO 2-BED ASSISTED LIVING HOME (CLASS C2) 21 WOODPATH SOUTHSEA PO5 3DX</u></p> <p>Further to the Committee Report, as the proposal is changing from one residential use to another, the impact of the proposal on the Special Protection Areas should be considered.</p> <p>Whilst it is acknowledged that there are ongoing issues around the nitrification of the Solent due to increased levels of runoff from residential development, this application is for the change of use of the property from C3 (dwellinghouse) to a C2 use (with a residential occupation of 2 individuals). The proposed use therefore would have a lower level of occupation than the existing, and as such it is not considered to represent an increase in overnight stays. The development would therefore not have a likely significant effect on the Solent Special Protection Areas due to nitrate discharge. The effects on Recreational Bird Disturbance would be deemed to be neutral.</p>	No change to the Officer Recommendation.

2	24/00720/PLAREG	KINGSTON HOUSE NETLEY ROAD SOUTHSEA	For completeness, the Description of Development was changed to remove the reference to the external cycle store, as that store is now proposed within the building.	No change to the Officer Recommendation
3	24/01407/VOC	138 CARDIFF ROAD PORTSMOUTH PO2 8BL	No updates.	No change to the Officer Recommendation
4	24/01090/FUL	41 DERBY ROAD PORTSMOUTH PO2 8HW	Following the publication of the Committee Report, updated plans have been submitted to more accurately reflect the existing eaves on the northern elevation, and to provide a more detailed and accurate representation of the building. Additionally, window surrounds have been changed on the proposed elevations to provide further detail and ensure that the proposed windows are a closer match to the detailing of the existing.	No change to the Officer Recommendation, however an update to the Condition 2. <u>Approved Plans:</u> 2) 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 - Location Plan - Location Plan - 1.1250 V2; Block Plan - 1:500 DATED 19.11; Proposed Floorplans - PG.9026.24.06 REV E ; and Proposed Elevations - PG.9026.24.07 REV G .

5	24/00478/PLAREG	60A ELM GROVE SOUTHSEA PO5 1JG	<p>Planning History:</p> <p>The similar shipping container towards the rear of the back alley, linked to commercial property 52 Elm Grove, was investigated by Planning Enforcement and was found to be immune from enforcement action due to having been present for over 4 years.</p>	No change to recommendation
6	24/01423/CPL	37 HENDERSON ROAD SOUTHSEA PO4 9JD	<p>Corrected location plan TQRQM23108112706170</p> <p>The premises is already an HMO and the application seeks a Lawful Development Certificate, so the local balance of residential uses is irrelevant to the determination of the application. However, for completeness only, the HMOs within a 50m radius are now shown on plan and this is available to view on the public file. There are 3 HMOs in 61 properties, the density is 4.9%. This figure would not change with this Certificate application, nor is the figure relevant to this Certificate application.</p>	No change to the Officer Recommendation