

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 46

DATE: FRIDAY 20 NOVEMBER 2015

The Members' Information Service produced in the Community & Communication Directorate has been prepared in three parts -

Part 1 - Decisions by the Cabinet and individual Cabinet Members, subject to Councillors' right to have the matter called in for scrutiny.

Part 2 - Proposals from Managers which they would like to implement subject to Councillors' right to have the matter referred to the relevant Cabinet Member or Regulatory Committee; and

Part 3 - Items of general information and news.

Part 1 - Decisions by the Cabinet

The following decisions have been taken by the Cabinet (or individual Cabinet Members), and will be implemented unless the call-in procedure is activated. Rule 15 of the Policy and Review Panels Procedure Rules requires a call-in notice to be signed by any 5 members of the Council. The call-in request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5 pm on the date shown in the item.

If you want to know more about a proposal, please contact the officer indicated. You can also see the report on the Council's web site at www.portsmouth.gov.uk

THERE ARE NO PART 1 ITEMS THIS WEEK

Part 2 - Proposals from Managers for Implementation

APART FROM THE PLANNING APPLICATIONS THERE ARE NO PART 2 ITEMS THIS WEEK

PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The City Development Manager will exercise her powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application be referred for decision to Committee.

Your request should be made to the **Assistant Director of Culture & City Development** by telephoning **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on 27 November 2015**. You can also make contact by letter or by e-mail to planningreps@portsmouthcc.gov.uk. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
1	15/01507/FUL Milton	5 Claydon Avenue Southsea PO4 8RJ Change of use from residential dwelling (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) (amended description)	One representation has been received objecting on the grounds of: a) loss of community/family spirit; b) noise; and c) unclean forecourts. The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class 4 HMO where between three and six unrelated people share at least a kitchen and/or a bathroom. The lawful use of the property is currently Class C3 (dwellinghouse). Of the 71 properties located within a 50m radius of this property, 5 properties are currently in Class C4 HMO use. The use of this property for purposes falling within Class C3 or Class C4 would increase this to 6 out of 71 or 8.45%. This is below the 10% threshold set out in the Houses in Multiple Occupation SPD. Having regard to the aims and objectives of policy PCS20 and the Houses in Multiple Occupation (HMOs) SPD that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of such uses and it is considered that there are no other HMOs within a 50 metre radius. It is acknowledged that other HMOs may exist within the area, however these fall outside of the 50m radius set out within the SPD and are not included within the 'count' data. It is considered that the proposal would not adversely affect the living conditions of the occupiers of the adjoining and nearby properties or detract from the prevailing family character of the surrounding area.	Simon Barnett Tel: 023 9284 1281 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	15/01637/HOU Eastney & Craneswater	20 Cousins Grove Southsea PO4 9RP Construction of single storey rear extension	<p>It is considered that the level of occupation generally associated with the use of any given property as a HMO (C4) is not materially different to the use of a property as a Class C3 dwellinghouse occupied by either a single family or other groups living as a single household. On that basis, it is considered that the grounds of objections could not be sustained.</p> <p>An objection has been received from the occupier of the neighbouring property to the north on the grounds of loss of light to a conservatory. The need to project beyond the existing rear building line is questioned as is the need for additional accommodation.</p> <p>The proposed extension would be four metres deep, of which approximately 0.9 metres would project beyond the rear of the existing building. The proposed extension would sit on the common boundary with the neighbouring property to the north but be separated by a two metre wide alleyway from the neighbouring property. Whilst the proposed extension would block some light to the rear of the neighbouring property, this would not significantly ham the living conditions of the occupiers. Having regard to permitted development rights which would allow an extension of this depth (albeit with a reduced height of 0.2 metres) it is considered a refusal on amenity grounds could not be justified. The proposal is considered acceptable in design and heritage terms.</p>	<p>Simon Barnett Tel: 023 9284 1281</p> <p>Conditional Permission</p>
3	15/01673/HOU St Jude	Flint Lodge 2 Villiers Road Southsea Construction of basement and ground floor extension to include external stairs to basement; relocation of stable block and construction of new garden room; new raised decking with associated landscaping and alterations to boundary wall to include new gates & re-siting of vehicular access (after partial demolition and relocation of existing structures)	<p>Eleven representations have been received from or on behalf of residents of Palm Court objecting to the proposals citing the unsympathetic size and appearance of the proposed extension, the impact of the replacement coach house, the loss of part of the boundary wall and safety concerns in relation to a new vehicular entrance that has been created adjacent to the Palm Court garage court. Two representations have been received from the occupiers of a nearby property fronting Auckland Road East in support of the proposals.</p> <p>The proposed scheme entails the construction of a flat-roofed extension projecting between 5.3m and 9.5m from the original rear walls of this grade 2 Listed Building providing accommodation at upper ground and semi-basement floor levels together with an extensive area of raised decking alongside the eastern boundary. An existing orangery and a later extension would be removed together with a 'coach-house'. The latter would be replaced with a new structure on the opposite side of the garden to be attached to a new garden room.</p>	<p>Ian Parkinson Tel: 023 9283 4301</p> <p>Refuse</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	15/01720/LBC St Jude	<p>Flint Lodge 2 Villiers Road Southsea</p> <p>Construction of basement and ground floor extension to include external stairs to basement; relocation of stable block and construction of new garden room; new raised decking with associated landscaping and alterations to boundary wall to include new gates & re-siting of vehicular access (after partial demolition and relocation of existing structures)</p>	<p>Proposals for this site have involved lengthy discussions with the applicant. The main thrust of advice has been to secure an extension of much lesser scale than that now proposed. The proposed extension, while of contemporary appearance, does amount to an unduly large extension that, in combination with the proposed raised decking, would harm the setting and appearance of the listed building. There are also concerns that the location of the replacement coach-house would have an adverse impact on a protected Holm Oak which represents the only tree of significant amenity value that has been retained on the site. In these circumstances the proposals would not be considered capable of support.</p> <p>Representations in support of the proposals have been received from a resident of Emsworth, the occupiers of a nearby property fronting Auckland Road East, and the occupier of a property fronting Marmion Road. Although four objections to the planning application have been received, one has also objected to the grant of Listed Building Consent under this application.</p> <p>The proposed scheme entails the construction of a flat-roofed extension projecting between 5.3m and 9.5m from the original rear walls of this grade 2 Listed Building providing accommodation at upper ground and semi-basement floor levels together with an extensive area of raised decking alongside the eastern boundary. An existing orangery and a later extension would be removed together with a 'coach-house'. The latter would be replaced with a new structure on the opposite side of the garden to be attached to a new garden room.</p> <p>Proposals for this site have involved lengthy discussions with the applicant. The main thrust of advice has been to secure an extension of much lesser scale than that now proposed. The proposed extension, while of contemporary appearance, does amount to an unduly large extension that, in combination with the proposed raised decking, would harm the setting and appearance of the listed building.</p> <p>The 'coach house' has limited original features, and those that remain could be incorporated within a replacement building. However, the location of the replacement building raises an issue in relation to the nearby protected Holm Oak, and in the absence of a suitable method statement this element of the proposals would also be considered incapable of support.</p>	<p>Ian Parkinson Tel: 023 9283 4301</p> <p>Refuse</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	15/01711/FUL Cosham	<p>2 & 4 Portsmouth Road Portsmouth PO6 2AE</p> <p>Change of use to Gymnasium (Class D2); external alterations to include new windows and doors and installation of air conditioning units to ground floor</p>	<p>Objections have been received from the occupiers of 29 neighbouring properties and from Penny Mordaunt MP on the grounds of: noise and disturbance; lack of parking; increased anti-social behaviour; and no need for gym.</p> <p>One representation in support has been received from an occupier of one of the flats above the proposed gym who would welcome such a facility.</p> <p>A previous application for a similar proposal was refused in June 2014 with the sole reason for refusal relating to noise and disturbance. This application is accompanied by a detailed noise report and proposals for insulating the building to prevent the break out of noise from the proposed gym.</p> <p>Having regard to the location of the site in Cosham District Centre it is considered that the principle of development is acceptable and that lack of car parking could not be a reason to withhold permission.</p> <p>The Council's Public Protection Team has reviewed the submitted noise information and whilst they are satisfied with element of the proposal, they consider it likely that noise issues could still remain. It is therefore considered that the previous reason for refusal has not been fully addressed or overcome.</p>	<p>Simon Barnett</p> <p>Tel: 023 9284 1281</p> <p>Refuse</p>

Part 3 - Information and News Items

FRIDAY 20 NOVEMBER 2015

	WARD		OFFICER CONTACT
6		<p>Health Overview and Scrutiny Panel - Tuesday 24 November at 9:30am in the Executive Meeting Room</p> <p>The Panel will consider the Guildhall Walk Consultation Document and the Communications and Engagement plan from Portsmouth Clinical Commissioning Group and also hear from representatives from the Guildhall Walk Healthcare Centre and St Mary's Walk in Centre.</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
7		<p>Economic Development, Culture & Leisure Scrutiny Panel - Tuesday 24 November at 4pm</p> <p>The panel will be holding an evidence gathering session on the topic of 'Widening Student Opportunities in the City'. The meeting is being held in the Lord Mayor's Banqueting Room, Floor 2 of the Guildhall.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
8		<p>Cabinet Member for Traffic & Transportation's decision meeting - Thursday 26 November at 4pm in the Executive Meeting Room, Guildhall (Floor 3)</p> <p>Councillor Ellcome will be considering the following reports:</p> <ul style="list-style-type: none"> • Update on Ferry Road (information item) • MB and MC Residents' Parking Zones, Southsea 	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
9	St Thomas	<p>30 St Edwards Road Southsea PO5 3DJ Appeal Ref: 15/00019/ENF Appeal Start Date: 11 November 2015</p> <p>An appeal has been lodged against the serving of an Enforcement Notice which alleges that there was a breach of planning control as without permission, replacement windows were installed at first and second floor levels in a property in use in accordance with the definition of use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.</p> <p>This appeal will be dealt with under the written representation procedure.</p>	<p>Adam Breacher Planning Service Tel: 9283 4344</p>