



HORNDDEAN PARISH COUNCIL  
PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
Monday 15th January, 2024 AT 7.00PM.

**PRESENT:** Cllr Paul Beck (Chairman), D Prosser, T Attlee, K Jenkins, R Sowden

**IN ATTENDANCE:** Carla Baverstock Jones (Chief Officer)  
Eve Maple – Administrative Assistant (Minute Taker)

**PUBLIC:** 2 members of the public attended

**P 170 23/24** **TO RECEIVE APOLOGIES FOR ABSENCE**

None Received

**P 171 23/24** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

**P 172 23/24** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 18.12.2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 18<sup>th</sup> December 2023 were duly signed as a true record of the meeting.

**P 173 23/24** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

None

**P 174 23/24** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

**P 175 23/24** **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**


**P 176 23/24** **60256 HSE 58A South Road, Horndean, Waterlooville, PO8 0EP**

First floor extension to side, detached garage with home office above following demolition of garage.

**Ward;** Downs and Murray

**Observations:** - It is not possible to see very much of this property from South Road as it is a long way back and positioned behind number 58 with which it shares a drive. This property was originally built as a 1.5 storey in-fill on the land behind the house at number 58 South Road. Planning was refused on 2 May 2007 under policies GS2 and HE1 (applying at that time) "as the development would result in a building of excessive bulk and height to the detriment of the visual outlook and amenities of the occupier of the adjacent property".

*[Handwritten signature]*

 The developer appealed and this was allowed in a letter dated 9 November 2007 (appeal ref APP/M170/A/07/2049139). Sometime later 58A converted the integral garage to single storey living accommodation and built a wooden garage in front of the property to the left.

The overall difficulty with the new plans is that they result in a building that is both further extended (with the additional half storey above what was the garage) as well creating a new detached garage with a home office above it, positioned to the left and in front of the sightline of number 58 to the rear. As a result, it is likely that many of the conditions and observations made in 2007 that resulted in allowing the Appeal, are no longer extant.

**Size Layout & density: -**

- a) The house. The design is in keeping with the rest of the property and the materials to be used will match existing. However, the new half storey being added above the existing converted integral garage will extend the roof line by about 1 metre before it starts to slope down. The width of this extension will be 3m. The case officer will wish to reconsider whether the development continues to be sympathetic to its setting in terms of scale, height massing and density especially in relationship to the building at number 58.
- b) The garage. The existing wooden garage in front and to the left of the property was not in place at the time the Appeal was allowed, as it was integral to the house on the right. This garage will be demolished, and a new garage/home office is proposed. Materials will be used to match the house. The garage height is 8.9m and the new one will be 9.3m in height (just less than 1m of the height of the house) and 8m width. There will be two new Velux windows in the roof on the northern elevation and a normal window in the east facing top half storey. The development is not sympathetic to its setting in terms of scale, height massing and density especially in relationship to the building at number 58. In view of the terms of the Appeal (referred to above) having been allowed, absent such a structure, this structure will be unacceptable.

**Street Scene: -** As noted above, it is possible only to see a slither of this property from the street. The new single storey to the right of the building will be visible but it is not easy to state the degree that it will affect the street scene from that distance. The current single storey gable effect certainly fits in to the street scene. The new garage/home office will not be visible at all (which is helpful) but it may be quite conspicuous to the neighbour at number 58. I did drive into Wasdale Close located some distance up Hawthorn Rd and looping behind number 58A, but it was not possible to see the property without being conspicuous.

**Local Planning Policies: -** CP 27 Pollution, CP 29 Design (d)

Residential Extensions & Householder Development SPD paras 3.1 and 3.3

**Overall Highway safety:** No change

**Noise and Disturbance from completed development: -** No change

**Parking: -** It is assumed there is still parking for three cars (one of the conditions of the Appeal that was allowed).

**Overlooking and loss of privacy: -** The extension to the dwelling may result in overlooking towards the rear of the property in Wasdale Close which was specifically mentioned in the Appeal letter of 9 November 2007. Equally no new overlooking from the extension. However, the new garage has a window facing east and depending on the height of the eaves on that east facing border may cause overlooking.

The garage will be likely to have an overbearing impact on the amenity of the neighbour at number 58. As noted, when the Appeal was allowed in 2007 the structure did not exist at all. The new garage home/office will not have windows on the south side facing the neighbour at number 58 but the scale of the building at over 9m in height means it may have an unacceptable effect on the amenity of the occupiers both of number 58 and number 56 (CP 27 applies). It is not possible to tell from the information available.

**Traffic generation:** - No change

**Ground contamination:** - It is not clear if the garage (or the new extension) will affect the nearby utilities or the root systems of the nearby trees forming a boundary between number 58 in front of the property and number 56 to the right (when facing number 58A).

**Conclusions:** This development introduces many changes that were not present in the proposed design when the original planning application was allowed on Appeal in November 2007 (appeal ref APP/M170/A/07/2049139). Please see my Observations at the start of this report.

There may be overlooking issues (loss of privacy) from the new garage/home office to the neighbours at number 56 (east side) as well as from the new extension on the main dwelling to the neighbours behind the house (in Wasdale Close) on the north facing side (CP 27 Pollution applies). The size of the new garage/home/office is not sympathetic to the building at number 58 in terms of scale, height massing and density (CP 29 (d) applies and the Residential Extensions & Householder Development SPD at paras 3.1 and 3.3.

**RECOMMENDATION:** - OBJECTION

**P 177 23/24**

**34088/030 TPO Rear boundary of 9 Pentere Road Yoells Copse off, Loxwood Road, Horndean, Waterlooville**

**Ward:** Catherington

This is for information only HPC

**P 178 23/24**

**21545/005 HSE 131 White Dirt Lane, Horndean, Waterlooville, PO8 0TL**

Single storey side extension, raised rear balcony to ground level, conversion of existing garage to annex accommodation with link through to main dwelling.

**Ward:** Catherington

**PROPERTY ADDRESS:** - 131 White Dirt Lane, Horndean, Waterlooville, PO8 0TL

**Observations:** - The application is to build a single storey side extension on the side of the existing property adjacent to No.133. Also, to convert the existing double garage into a self-contained annex, the garage being on the side of No.129. The property front door is accessed via a gateway onto White Dirt Lane and the driveway to the garage is a little further along. The remodelling of the back of the building is modest and does not affect the amenity of the neighbouring properties.

**Size Layout & density:** - The extended property is still an acceptable distance from the neighbours. Most of the changes are confined to the ground floor of the property. The windows on the first floor of the garage conversion are velux and do not overlook the neighbouring properties.

**Street Scene:** - The street scene of White Dirt Lane is not uniform. The property is set back from the road and obscured by a large hedge.

**Local Planning Policies:** - CP27- Pollution, CP29- Design, Residential Extension and Householder development SPD.

**Overall Highway safety:** - No Change



**Noise and Disturbance from completed development:** - No Change

**Parking:** - There is sufficient parking for at least 4 cars

**Overlooking and loss of privacy:** - The changes to the back of the property are modest and do not impact the amenity of either neighbour.

**Traffic generation:** - Little Change

**Ground contamination:** - None Stated.

**Conclusions:** - The only addition to the footprint of the house is the single storey side extension. This extension is not close to the neighbouring property at No.133. The changes on the ground floor at the back of the house do not affect the amenity of the neighbouring properties on either side.

**RECOMMENDATION:** - NO OBJECTION

P 179 23/24

**28375/033 High Trees, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB**

Sub-division of the site and change of use of existing detached annexe with associated two storey side extension to form independent 2 bed detached dwelling house

**Ward:** Kings and Blendworth

**Cllr:** Paul Beck

**Size Layout & density:** The proposed property is not out of keeping with the size of the plot

**Design, appearance and materials:** All in keeping with the adjacent property

**Street Scene:** Hardly affected as it lies just beyond the end of Church Path, on a footpath

**Overall Highway safety:** This property will contribute an increase in vehicle traffic and the vehicle exit will be immediately adjacent to where the road changes to a footpath

**Noise and Disturbance from completed development:** That of a two-bedroom property

**Parking:** There is adequate space for parking two vehicles as required

**Overlooking and loss of privacy:** No significant change

**Traffic generation:** That of a two bedroom property

**Ground contamination:** As this is an extension of an already permitted development it seems unlikely

**Conclusions:** In 1999 an application for a bungalow and detached garage was refused. In 2001 an application for a two-storey dwelling was refused. In 2013 an application to demolish an existing garage and construct a two-storey dwelling for ancillary accommodation. The case officer's decision report, clause 6 stated "The building hereby permitted shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house and for no other purpose and from which it shall not be let, sold separately, or severed thereafter. Reason – To maintain planning control in the interests of amenity of the site"

Horndean Parish Council offered the comment "No objection subject to the proposed development remaining ancillary to the existing property and not to be a separate dwelling and sold in its own right."

DSP

**RECOMMENDATION:** Although this proposal would not normally warrant an "Objection" comment I feel nothing has changed over the earlier conditional application and recommend "Objection on the grounds that it breaches existing pre-conditions for this property"

P 181 23/24

**34333/003 HSE 33 Glamorgan Road, Catherington, Waterloo, PO8 0TS**

**Re: Proposal:** Single storey side/rear extension with roof light & associated patio & steps following demolition of existing rear extension

**Ward;** Catherington

**Observations:** - This is a re-submission of 34333/002 which was refused 2 months ago which was itself a resubmission 34333/001 which was also refused. The grounds for refusal in both cases, were because the proposed extension by virtue of its design and size would be visually dominant and would "disfigure" the dwelling and secondly would impact the visual amenity of the neighbours to the north. The new plans appear only to show a minor change on the north side with none of the issues raised by HPC or the case officer addressed. Indeed, the extension is now further out at the back. Not only does this cover more of the patio but effectively blocks the garage to the side which is already cramped. The property is a bungalow. The proposal would result in an increase from two bedrooms to three with the rooms being rearranged internally. The rear part of the extension would have a roof light which potentially could cause glare and light spillage contrary to CP27 - Pollution and have an adverse impact on the neighbours and the area.

**Size Layout & density:** - The proposed extension is subservient to the dwelling but is quite large and out of keeping with the neighbourhood.

**Street Scene:** - The street scene of Glamorgan Road is not uniform and so the impact from the street is relatively minor, the extension being at the rear and only protruding to one side.

**Local Planning Policies:** - CP27- Light Pollution, CP29 Design and Residential Extension and Householder Development SPD

**Overall Highway safety:** - No Change

**Noise and Disturbance from completed development:** - Increase in number of bedrooms (minor)

**Parking:** - There is sufficient parking for two cars despite the garage being effectively unusable.

**Overlooking and loss of privacy:** - None

**Traffic generation:** - No Change

**Ground contamination:** - None Stated

**Conclusions:** - OBJECTION to the proposed roof light in the rear extension unless it is designed to minimise glare and light spillage (CP27 - Light Pollution) and CP29 - Design, the overall size and shape of the extension is not in keeping with the property and will impact the visual amenity of the neighbours as per the plans originally submitted. The plans would also make the garage effectively unusable.

**RECOMMENDATION:** - OBJECTION

P 182 23/24

**21864/021 FUL The Dairy, Roads Hill, Horndean, Waterloo, PO8 0TG**

**Re: Proposal:** Hybrid Application - Construction of commercial unit (use class E(g)) with associated access, internal estate road & services, outline application for 7 residential dwellings with all matters reserved, following demolition of existing buildings

**Ward;** Catherington



**Observations:** - The majority of this planned development is on brownfield land on the corner of Roads Hill and Catherington Lane. It is worth noting that 21864/020 is still active and planned for 9 dwellings and an office (we have objected mainly because of the materials used). These plans seek to address some of the issues raised in a previous submission in June 2016 21864/018 and 21864/019 in 2021. Like 21864/020, there is now only one Commercial unit which is an "office" building now with five parking spaces, it is very similar in appearance to the proposed buildings on the other plots. The difference from the previous plans is that this commercial unit has construction materials that are more in keeping with buildings of the Catherington Conservation area. The Class E usage would still allow it to be subsequently converted to residential without planning permission interestingly. This application is only for outline planning on the site with all matters reserved and the construction of this one commercial building. The site is now divided into 7 other plots all of which will seek planning approval individually as self-builds. This will result in a long-drawn-out process where self-builders will no doubt want to build properties that are out of keeping with the Catherington Conservation Area. This is the worst of all worlds and indicates the owner just wants to pass the problem on to others following 3 or 4 failures to get permission. It is worth noting that this Land features in the emerging Local Plan as an allocated area for development. I suspect this is responsible for the tactical change by the applicant. The site is accessed via Road's Hill which is a narrow road with commercial traffic. The land is currently outside of the settlement boundary, so CP19 applies. The actual size of the development is now below 0.5 Hectares which was an issue previously in regard to social housing requirements.

**Size Layout & density:** - In addition to the Commercial unit there are 7 self-build plots. The plans shown indicate that three of these plots are detached and four are semi-detached but there is obviously no detail as this will be subject reserved matters. The previous issues we highlighted about the Commercial building in 21864/020 do seem to have been addressed.

**Street Scene:** -This land is currently brownfield and commercial in use, there are a couple of derelict building and shipping containers on the site. There is general support for an improvement to the street scene. The rear gardens of some of the plots will back directly on to Catherington Lane. Flint walls would be helpful here to blend with the CCA.

**Local Planning Policies:** - CP4 – Existing Employment Land, CP10 Spatial Strategy for Housing, CP19 – Development in the Countryside, CP23 – Gap between settlements, CP27 - Pollution, CP29 – Design, Emerging Local Plan

**Overall Highway safety:** - The site is accessed via Road's Hill, there are industrial units with Commercial traffic on this narrow road.

**Noise and Disturbance from completed development:** - At present this site is only used during working hours, now it will be more broadly used

**Parking:** - There is sufficient parking space for the dwellings provided, whether the office space requires more than five spaces is difficult to determine.

**Overlooking and loss of privacy:** - Cannot determine this from the scope of the application

**Traffic generation:** - Estimated 20-25 additional cars resident off of Catherington Lane which is already busy

**Ground contamination:** - Previously there was concern that the applications would increase nitrates in underground water. We are not sure that this has been satisfactorily addressed

**Conclusions:** - The recommendation is Objection as the following reasons:  
CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently.

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CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently.

CP10 Spatial Strategy for Housing – This site is allocated for development in the Emerging Local Plan. However, it is now “countryside” and Employment land and this does not significantly move the needle on the housing shortfall.

CP 19 Development in the countryside – It has not been demonstrated that there is a need for the development in the rural location. The Equestrian land next to the site should be protected from further expansion of this development

CP23 Gap between settlements. This application along with two others effectively closes the gap between Horndean and Catherington settlements.

CP27 Pollution – There will be light pollution to existing residents of Road’s Hill. There is a concern about nitrates and the impact on the water eco-system and this has not been addressed. We also know that the main sewer further down Catherington Lane is already an issue

CP29 Design – Self build plots requiring individual planning permissions near a conservation area seems like a recipe for long drawn-out planning discussions per plot creating more work for case officers and statutory consultees.

Even if the Local Plan and Housing shortfall take precedence, surely it would be better to properly address the pollution issues with the land and build seven properties from materials that are in keeping with the neighbourhood through one application.

Self build is exempt from CIL and Horndean, therefore any promises made in the application would not be carried out

**RECOMMENDATION: - OBJECTION**

**P 183 23/24**

**52592 HSE 12 Walden Gardens, Horndean, Waterlooville, PO8 9PE**

Ground and first floor extensions with internal alterations and new entrance door.

**Ward;** Murray

**Observations:** - The left-hand side of this detached property is situated on a gradual small bend turning to the right as one faces the property, with a detached property behind it built at right angles (sideways on effectively).

**Size Layout & density:** - Currently to the rear of this property there appear to be one or two conservatories (rooves only visible from the street). The proposals will extend the existing south facing wall of the dwelling by around 3m from the established building line and spanning the existing 6 m wall. In the context of its position relative to the property to the rear, there is a strong likelihood it will dominate that neighbouring property. The extension will detract from the residential amenity by adversely affecting the relationship between it and the property to its rear (contrary to the Residential Extensions & Householder Development SPD paras 2.11 to 2.15 and CP 29 (d).

**Local Planning Policies:** - CP 27 Pollution CP 29 Design (d)

Residential Extensions & Householder Development SPD paras 2.11 to 2.15.

**Overall Highway safety:** No change

**Noise and Disturbance from completed development:** - No change

**Parking:** - No change

**Overlooking and loss of privacy:** - There is a high likelihood that the extension will have an impact on the privacy and amenity of the neighbouring property behind this one. Its proximity to the neighbouring property is likely to cause loss of privacy and overshadowing contrary to CP 27 Pollution

**Traffic generation:** - No change

*DJD*

**Ground contamination:** - None noted.

**Conclusions:** In the context of its position relative to the property to the rear, there is a strong likelihood it will dominate that neighbouring property. The extension will detract from the residential amenity by adversely affecting the relationship between it and the property to its rear (contrary to the Residential Extensions & Householder Development SPD paras 2.11 to 2.15 and CP 29 (d)). There is a high likelihood that the extension will have an impact on the privacy and amenity of the neighbouring property behind this one causing loss of privacy and overshadowing contrary to CP 27 Pollution

**RECOMMENDATION:** - Objection

P 184 23/24

**60224 HSE 44 The Yews, Horndean, Waterlooville, PO8 0BH**

Detached annexe

**Ward;** Kings and Blendworth

**Size Layout & density:** This application is for a garden room or cabin rather than a building of traditional materials

**Design, appearance and materials:** The design is totally different to the properties in that road. It also appears to be located on an elevated part of the property as the ground rises steeply to the A3M embankment. As such it is likely to fail to meet EHDC 'Residential Extensions & Householder Development' Supplementary Planning Document clause 3.7 which calls for annexes to be subservient to the main property

**Street Scene:** No change as the annexe is proposed to be located in the back garden

**Overall Highway safety:** No change anticipated

**Noise and Disturbance from completed development:** The type of construction proposed is unlikely to have the level of sound insulation needed to ensure no noise pollution to neighbouring properties

**Parking:** As the proposal will add a bedroom to what is already a three-bed property, a third parking space will be required. There is insufficient room on the existing hardstanding and if the front lawn was to become hardstanding there would not be adequate access to allow it's use as a parking bay

**Overlooking and loss of privacy:** Because of the elevated position of the proposed annexe, it is likely that there be overlooking issues to neighbouring properties rear facing windows

**Traffic generation:** An increase reflecting an addition vehicle using the property

**Ground contamination:** No obvious sources.

**Conclusions:** Although this proposal would not usually be problematic, the height of the proposed location changes this and introduces a number of reasons to object

**RECOMMENDATION;** OBJECTION for the following reasons: Breach EHDC SPD Residential Extensions & Householder Development' Supplementary Planning Document clause 3.7; Breach of EHDC JCS CP 27 – Privacy; Breach of EHDC JCS CP 29 Height Scale and Massing

Additional storey above existing industrial unit to be used as offices

**Ward:** Horndean Downs

**Observations:** This appears to be a well-cared for industrial unit to the immediate left of Michael Miller the Undertaker

**Size Layout & density:** - From information available on the EHDC planning portal, planning permission is required when proposals do not meet the Permitted Development (PD) rules. Of relevance in this instance as the building will be 7.5m and the limit is 5m for PD, planning permission is required.

One other relevant condition for obtaining planning permission is that the gross floor space of the new building must not exceed 150% of the original building. By my calculations the overall increase will be in the order of 50%.

**Street Scene:** - When viewed from the street it will be noticeable but not detrimental. The street vantage point is lower than this building which is at the foot of steep hill going up to the Lith.

**Local Planning Policies:** - Vehicle Parking Standards. SPD page 16. The case officer has already raised the issue of parking.

**Overall Highway safety:** No change

**Noise and Disturbance from completed development:** - Normal from an office in daytime (between 0700- 1700)

**Parking:** - There are currently four members of staff, and this will be increased to six. The case officer has raised that the SPD states that one space per 45m<sup>2</sup> is required (by my calculations that would necessitate ten cars). The applicant has replied that given the nature of the site, this does not seem appropriate when the uplift in staff numbers is only two and proposes that six parking spaces and additional bicycle spaces are provided.

The applicant mentions that they are a local company, and some staff may walk, cycle or get a bus (bus stop three mins away) to travel to site. Some staff members also carpool as it is a family run company. The applicant has submitted that in addition to the spaces already available there is enough space to the side of the building for secure cycle storage to be located (shown on existing and proposed plans submitted to the Portal on 2 January). The proposals show where two additional cars can be parked. The applicant also believes the proposals will be DDA compliant (the Vehicle Parking SPD say the parking for disabled users must be at least 5% of the car parking provision)

The Applicant is keen to not turn the entire frontage in to a car park, and instead keep it more ad hoc to what is required.

**Overlooking and loss of privacy:** - None

**Traffic generation:** - No significant change as two more cars could be used.

**Ground contamination:** - None noted.

**Conclusions:** This appears to be an improvement on what is already there and does not appear to be in breach of any of the normal policies that HPC would consult when looking at residential dwellings. The proposals for car parking look adequate in conjunction with the additional matters described above.

**RECOMMENDATION:** - No objection subject to the case officer being satisfied that the parking provision is adequate

P186 23/24

25419/004 HSE 108 Hazleton Way, Horndean, Waterlooville, PO8 9DW

Single storey rear extension following demolition of existing conservatory.

**Ward:** Kings and Blendworth

**Size Layout & density:** The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot

**Design, appearance and materials:** The design matches the rest of property.

**Street Scene:** Not affected as the extension is to the rear.

**Overall Highway safety:** No significant change

**Noise and Disturbance from completed development:** No change.

**Parking:** No change as the extension is to the rear with no increase in number of bedrooms

**Overlooking and loss of privacy:** No change.

**Traffic generation:** No change

**Ground contamination:** No obvious sources.

**Conclusions:** This is a relatively modest extension into a large rear garden to provide additional living space

**RECOMMENDATION:** NO OBJECTION

P187 23/24

TPO 34085/005 Cedar Crescent, Horndean, Waterlooville, PO8 9EX

T2 - Ash Fell and replant with Ash Tree.

**Ward:** Kings and Blendworth

**Size Layout & density:** N/A

**Design, appearance and materials:** N/A

**Street Scene:** The trees are not visible from the road

**Overall Highway safety:** No change.

**Noise and Disturbance from completed development:** N/A

**Parking:** N/A

**Overlooking and loss of privacy:** N/A

**Traffic generation:** N/A

**Ground contamination:** N/A

**Conclusions:** The tree is quite large and does not look in good condition. The proposal is to replant with another Ash tree

**RECOMMENDATION:** NO OBJECTION provided the replacement is planted within a reasonable time period and if it dies is replaced with a tree of similar state of maturity

**To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.**

To be decided once the agenda items are known.

**DECISION LIST**

The decision list was duly noted.

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY  
5th February 2024.**

Meeting ended: 8.05 pm

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Chairman

5/2/2024  
.....  
Date

