



**HORNDEAN PARISH COUNCIL  
PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 3<sup>rd</sup> FEBRUARY 2025 AT 7.00PM.**

**PRESENT:** Cllr P Beck (Chairman), Cllr T Attlee, Cllr D Prosser, Cllr S Freeman

**IN ATTENDANCE:** Sylvie Gower, Administrative Assistant (Minute Taker)  
Susan Blake, Administrative Assistant

**PUBLIC  
ATTENDANCE:** No members of the public were in attendance

Meeting Opened 7pm

**P 126 24/25      TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr J Lay  
Cllr A Redding  
Carla Baverstock-Jones, Chief Officer

**P 127 24/25      TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

**P 128 24/25      TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING  
COMMITTEE HELD ON 20<sup>th</sup> JANUARY 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 20<sup>th</sup> January 2025 were duly signed as a true record of the meeting

**P 129 24/25      TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to members of the public 7.00pm  
No members of the public were in attendance

**P 130 24/25      TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None

**P 131 24/25    TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE**

21984/004    **NATURE OF APPLICATION:** - Proposed single storey rear extension and associated internal and external works

**PROPERTY ADDRESS:** - 66 Catherington Lane, Horndean, Hants. P08 9JA

**Observations:** - This is a 3-bedroom detached bungalow on the corner of Vincent Crescent and Catherington Lane. The entrance to the property is from Vincent Crescent. The property is largely surrounded by a high fence down its eastern and southern sides until the entrance into the property is reached towards the corner.

**Size Layout & density:** - The proposal is to create an en-suite fourth bedroom and reconfigure the kitchen and utility space. The property sits on quite a large corner plot as can be seen from the block plan. This extension takes the property some 3m further out across the rear of the property. The materials to be used will match existing and the extension appears to comply with CP29 in terms of height scale and massing.

**Street Scene:** - No meaningful change

**Local Planning Policies:** - CP27, CP29 Residential Extensions and Householder Developments SPD, Vehicle Parking Standards SPD

**Overall Highway safety:** No change

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

**Parking:** - There is no garage but there is driveway space in front of and slightly to the side of the dwelling. It is not easy to gauge from the public realm whether there will be room for three cars (as required under the Vehicle Standards SPD for a four bedroomed dwelling). The case officer may wish to check this.

**Overlooking and loss of privacy:** - The new extension will protrude by some 3m from the existing building line at the rear of the property but, as a single storey extension, there will be no obvious unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or overshadowing. However, it is noted that there will be three Velux windows that could create glare and light spillage (affecting the neighbour to the right when facing the property from Catherington Lane. Steps may need to be taken to ensure this is minimised as required by CP27 Pollution.

**Traffic generation:** - No change

**Ground contamination:** - Not known

**Conclusions:** - An acceptable looking extension

**RECOMMENDATION:** - **NO OBJECTION** provided it is confirmed there is sufficient parking for three cars and that steps are taken to mitigate light spillage from the three Velux windows

**EHDC-24-0005-HSE NATURE OF APPLICATION:** - Single storey rear extension to provide accessible bedroom, new vehicular hardstanding and transfer areas, verge crossing and dropped kerb

**PROPERTY ADDRESS:** - 9 Nelson Crescent, Horndean, Waterlooville, Hants PO8 9LZ

**General Observations:** - This is the right-hand property of a semi-detached dwelling, (when viewed from the public realm) set within quite a large plot. It is intended to create a new accessible bedroom. There is an existing small outhouse to the rear of the property and slightly to the right. A pathway runs along the right-hand side from the front garden and a public pathway runs to the right of that.

**Size Layout & density:** - This is a rear flat roofed extension that will be some 2.5m in height, 4m in width and protrude 5.3m from the building line. It will be sympathetic to its setting in terms of scale, height massing and density. The new materials will be in keeping with existing with facing brickwork and UPVC double glazed windows. In the neighbouring garden, there are a large clump of tall leylandii trees running along the boundary between the two dwellings. From the plans it looks as though the new extension will be brought slightly inwards away from the existing building line so the impact of those roots may be lessened. As there are no windows on that side of the extension, the darkness from those trees may not be too big an issue.

**Street Scene:** - The side of the extension will be slightly visible from the public footpath but not in any significant way. Many of the dwellings in the Crescent have outhouses and outbuildings so this extension is a departure from the norm. However, it will not be obtrusive.

**Local Planning Policies:** - CP 29 Design a)-e). CP27 Pollution

**Overall Highway safety:** None. The new hardstanding for a car will aid highway safety.

**Noise and Disturbance from completed development:** - None

**Parking:** - If the applicant is successful in obtaining permission for a dropped kerb there will be one parking space where none existed previously

**Overlooking and loss of privacy:** - The amenity for the neighbouring property is unlikely to be affected in the context of the guidance in CP27, CP29 and paragraphs 2.11- 2.15 of the Residential Extensions and Householder Developments SPD.

**Traffic generation:** - No change

**Ground contamination:** - There will be new below ground drainage connecting to a new soakaway sited a minimum 5m away from any building

**Conclusions:** - A modest extension that will blend in with its setting

**RECOMMENDATION:** - NO OBJECTION

**39026/006 NATURE OF APPLICATION:** - Variation of condition 23 of 59998 to allow substitution of approved plans

**PROPERTY ADDRESS:** - 233 Catherington Lane, Horndean, Waterlooville, Hampshire, PO8 0TB

**RECOMMENDATION:** - NOTED

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**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH  
COUNCIL AT FORTHCOMING EHDC'S PLANNING  
COMMITTEE MEETINGS ON A DATE TO BE CONFIRMED**

Cllr D Prosser, Cllr John Lay and Cllr T Attlee to attend next meeting when schedule.

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**TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING  
COMMITTEE BEING MONDAY 24<sup>th</sup> February 2025**

The next scheduled meeting of the Planning Committee was noted as 24<sup>th</sup> February 2025

Meeting closed at 7.15 pm

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Signed - The Chairman

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Date