



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 10<sup>th</sup> MAY 2021 AT 7.00PM**

Documents pertaining to the meeting are available to download from the HPC website.

Members are summoned to attend

Members are summoned to attend: Cllr P. Beck (Chairman), Mrs E. Tickell (Vice Chairman), Mrs I Weeks, Mrs L Evans, R Veitch, D Prosser, P Little

Carla Baverstock-Jones, GCILEx, PSLC  
Chief Officer,

4<sup>th</sup> May 2021

### AGENDA

1. To receive apologies for absence.
2. Declaration of interest: *Members are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter.*
3. To receive and approve the minutes of the Planning Committee meeting held on 29<sup>th</sup> March 2021.
4. To open the meeting to members of the public to enable them to address questions to Parish Councillors. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public. A question asked by a member of public during public participation session at a meeting shall not require a response or debate.*
5. To discuss and note any planning appeals.
6. To consider planning applications and note decisions as per attached schedule. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public.*
7. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 20<sup>th</sup> May 2021.
8. To note the date of the next meeting as Monday 7<sup>th</sup> June 2021.



# HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE VIRTUAL MEETING HELD ON MONDAY  
26<sup>TH</sup> APRIL 2021 AT 7.00PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans, Mr R Veitch, P Little, D Prosser, Mrs I Weeks

**IN ATTENDANCE:** Cheree Garvey (Minute Taker)

**PUBLIC ATTENDANCE:** There were no members of the public present.

The meeting started at 7:15pm.

**P 001 21/22** **TO RECEIVE APOLOGIES FOR ABSENCE**

All members were present.

**P 002 21/22** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P 003 21/22** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 29<sup>TH</sup> MARCH 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting with amendments held on 29<sup>th</sup> March, 2021 were duly signed as a true record of the meeting.

This was proposed by Cllr P Little and seconded by Cllr Mrs I Weeks. All agreed.

**P 004 21/22** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

No members of the public present.

**P 005 21/22** **AQUIND UPDATE FROM CLLR P LITTLE**

Nothing further to update.

**P 006 21/22** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Planning Appeals.

**P 007 21/22**

**TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

59159

10 Glamorgan Road, Catherington, Waterloooville, PO8 0TR

Increase in roof height to provide accommodation at first floor level, single storey extension to side and detached outbuilding/car port

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr Prosser referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** for the following reasons:

- Window placement/size at rear and west side needs to be reviewed for CP27 Light Pollution and potential loss of Privacy

54478/004

27 St Hilda Avenue, Horndean, Waterloooville, PO8 0JF

Variation of condition 5 of 54478/003 to amend the approved elevations and roof plan (which show a dual gable) to obtain permission for one single gable end

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule). It is noted that this is a retrospective application.

**RECOMMENDATION: NO OBJECTION**

59189

8 Wilton Drive, Horndean, Waterloooville, PO8 9QY

Lawful Development Certificate for a Proposed Development - Single storey rear extension, with internal alterations to include partial garage conversion and revised fenestration to eastern side elevation

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Beck referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION**, on the grounds that it contravenes EHDC SPD "Vehicle Parking Standards"

49221/001

36 Downhouse Road, Catherington, Waterloooville, PO8 0TX

Increase in roof height to facilitate creation of first floor accommodation and side extension

Ward: Catherington

Cllr Rep: Cllrs Mr E Tickell

Cllr Mrs Tickell referred to her report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** unless there are conditions as follows:

1. The windows to the shower room on the first floor southern elevation should be of obscure glass in addition to being non opening.
2. The paved parking area at the front of the property should be constructed of permeable materials to ensure that there are no runoff or drainage problems caused by paving over the area.

35593/002

58 Highcroft Lane, Horndean, Waterloooville, PO8 9PU

Single storey extension to side

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** be raised regarding this application because the proposed extension may impinge on, or overhang the neighbouring boundary.

59102/001

5 Farmers Way, Horndean, Waterloooville, PO8 9GY

Single storey rear extension

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

58985/001

Hedgerows, Coldhill Lane, Horndean, Waterloooville, Horndean, PO8 9SB

Detached dwelling and garage following demolition of existing dwelling

Ward: Catherington

Cllr Reps: Cllr D Prosser

Cllr Prosser referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** for the following reason:

- An LDCP was granted to extend the bungalow to 178sqm in line with H16 of the housing policy 2005, this goes beyond this and now contravenes this policy

51355/006

Land north of 23 and 37, Wagtail Road, Horndean, Waterlooville

Oak - Cutting back on southern side of tree only as tree overhangs towards 23 Wagtail Road. The tree will be cut back by approx. 3 metres

This Application to noted only as the applicant is HPC.

58978

3 Falcon Road, Horndean, Waterlooville, PO8 9BY

Boundary wall to front following removal of hedge

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs Tickell referred to her report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** for the following reasons:

1. The replacement front wall would be over 1m in height and although the existing hedge is that height, the wall as opposed to the hedge would have a detrimental impact on the character of the street scene contrary to the Residential Extensions and Householder Development Supplementary Policy Document.
2. The loss of the hedge does not protect this part of the network of green corridors extending into settlements contrary to CP20- Landscape.
3. The hedge forms part of a district wide network of wildlife corridors helping to prevent the fragmentation of habitats existing at the time of original development of the area and allowing species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. The loss of the hedge would be a loss to the biodiversity of the area contrary to CP21- Biodiversity and CP28- Green Infrastructure.
4. The loss of part of the managed natural environment within the urban setting contrary to CP27- Pollution (Green Infrastructure).

37393/001

5 St Michaels Way, Horndean, Waterlooville, PO8 0HL

Single storey extension to rear

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

51563/001

45 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA

Conversion of detached garage to a separate annexe and a new dwelling.

Ward: Kings & Blendworth

Cllr Rep: R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** as the proposal would contravene the Parking Standards SPD.

58812/001

31 Yoells Lane, Lovedean, Waterlooville, PO8 9SR

Retrospective application for a detached car port

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr Prosser referred to his report (please see attached Report Schedule), where his initial assessment was NO OBJECTION. A brief discussion took place. It was agreed to change the recommendation as below:

**RECOMMENDATION: OBJECTION** for the following reasons:

1. There will be a detrimental impact on the street scene
2. This will affect the neighbour in terms of light under CP27
3. Restrictive use in that it is only suitable for a small vehicle.

38500/002

84 Five Heads Road, Horndean, Waterlooville, PO8 9NZ

Detached double garage.

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

58776/001

21 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DF

T1 Sycamore – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.

T2 Sycamore – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more

upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.

T3 Sycamore– Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.

T4 Ash– Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 6 mtrs to bring the tree back to a more balanced, safe and healthy appearance and to guard against the potential damage to property etc and leaving a crown height of 6 mtrs.

T5 Ash – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs Weeks referred to her report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

33487/002                      7 Blenheim Road, Horndean, Waterlooville, PO8 9TQ

Extension and loft conversion to habitable accommodation including side dormers.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Beck referred to his report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

34088/023                      Yoells Copse off, Loxwood Road, Horndean, Waterlooville

Ash (T0584) – Fell

This Application to noted only as the applicant is HPC.

59188

155 Frogmore Lane, Horndean, Waterlooville, PO8 9RD

Single storey orangery to rear of property, standalone garage to front of property.

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr Prosser referred to his report (please see attached Report Schedule).

**RECOMMENDATION: OBJECTION** for the following reasons:

1. CP29 Design - The orangery has a flat roof contrary to the Residential Extension and Householder Development SPD
2. There are no existing plans or measurements on the new plans. This is insufficient information to make an assessment.
3. The garage part of the plans would appear to comply to policies

26435/002

133 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ

Single storey front and rear extensions, raising of the roof and associated alterations.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs Weeks referred to her report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

25460/002

157 Hazleton Way, Horndean, Waterlooville, PO8 9DR

First floor extension over existing garage, single storey extension to rear, cladding at first floor & render to front & rear elevations

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs Weeks referred to her report (please see attached Report Schedule), where her initial assessment was NO OBJECTION. A brief discussion took place. It was agreed to change the recommendation as below:

**RECOMMENDATION: OBJECTION** for the following reasons:

1. This will create a terraced appearance which will have a detrimental effect on the street scene.
2. If planning permission is granted, permeable materials must be used for the paving in front to ensure adequate drainage.

The Decision List was duly noted.



P 008 21/22

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT  
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 6<sup>th</sup> MAY 2021.**

It was agreed that the Agenda from EHDC will be reviewed once published to see if there was any need for a member to attend.

P20/21 070

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 10<sup>th</sup> MAY 2021**

The date was duly noted.

Meeting ended 8pm

.....  
Chairman

.....  
Date

**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 26<sup>TH</sup> APRIL 2021**

1.	59159	<p><b><u>10 Glamorgan Road, Catherington, Waterloooville, PO8 0TR</u></b></p> <p>Increase in roof height to provide accommodation at first floor level, single storey extension to side and detached outbuilding/car port</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: The property has a main entrance on Glamorgan Road and backs directly on to White Dirt Lane at the rear. The neighbouring property on one side is 134 White Dirt Land which is undergoing extensive building work. The here proposal is to create a two storey dwelling by increasing the roof height with a single story extension at the side and a new Car port/outbuilding replacing an existing car port and log store (which is in a very poor state of repair).</p> <p>Design, appearance and materials: The proposal is for a red brick/render/timber cladded with red clay tiled roof as now. The footprint is similar to the existing house before the extension is taken into account. The resultant build is effectively a large 5 bedroom house (although one room is labelled a "dressing room"). The current property is a two bedroom bungalow.</p> <p>Street Scene: Glamorgan Road is not uniform from a street scene perspective. This property is surrounded by larger two storey properties and it is in need of some attention.</p> <p>Overall Highway safety: Minor impact</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: Plenty of parking space available on the land for the required 4 cars.</p> <p>Overlooking and loss of privacy: There is a considerable upper storey window expanse adjacent to 130 White Dirt Lane (which borders the garden on the east side) which may overlook it. Similarly the hedge to the rear of the property should be kept otherwise properties on the opposite side of White Dirt Land will be overlooked.</p> <p>Traffic generation: Minor Increase</p> <p>Environmental: Concern on Light pollution CP27 from upper storey windows to rear and from side facing from extension to 134 White Dirt Lane.</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>Window placement/size at rear and west side needs to be reviewed for CP27 Light Pollution and potential loss of Privacy</li> </ul> <p>Cllr D Prosser 13.04.2021</p>
2.	54478/004	<p><b><u>27 St Hilda Avenue, Horndean, Waterloooville, PO8 0JF</u></b></p> <p>Variation of condition 5 of 54478/003 to amend the approved elevations and roof plan (which show a dual gable) to obtain permission for one single gable end</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p>

		<p>Size Layout &amp; density: Not a significant change.</p> <p>Design, appearance and materials: Not a significant change.</p> <p>Street Scene: Not a significant change.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: No change</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr R Veitch</p> <p>06.04.2021</p>
3.	59189	<p><b><u>8 Wilton Drive, Horndean, Waterlooville, PO8 9QY</u></b></p> <p>Lawful Development Certificate for a Proposed Development - Single storey rear extension, with internal alterations to include partial garage conversion and revised fenestration to eastern side elevation</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: The extension will hardly increase the footprint size of the property as it will take in an area that is already patio</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: Not affected as the extension is to the rear</p> <p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: Little change</p> <p>Parking: There are currently 3 parking spaces – as required for a 4 bedroom property. The conversion of the garage will reduce this to 2</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: No change</p> <p>Ground contamination: No obvious source</p>

		<p>Conclusions: The loss of a parking space must be considered. As this is a lawful development certificate HPC will simply note it but if converted to an application the recommendation below would be proposed</p> <p>RECOMMENDATION: OBJECTION, on the grounds that it contravenes EHDC SPD "Vehicle Parking Standards"</p> <p>Cllr P Beck</p> <p>20.04.2021</p>
4.	49221/001	<p><b><u>36 Downhouse Road, Catherington, Waterloooville, PO8 0TX</u></b></p> <p>Increase in roof height to facilitate creation of first floor accommodation and side extension</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>OBSERVATIONS:- The existing property is a three bedroom bungalow with a linked garage. The ground floor accommodation would be reconfigured as per the plans. Four bedrooms and a shower room would go into the first floor accommodation with dormer windows on both the north and south elevations. The application form states that only the windows on the southern elevation would be non-opening. There is no information as to whether the shower room would have obscure glass. The property would overlook no 34 to the south. No 38 to the north is set back in its plot. Although the application states that the footprint would stay the same, what is now the garage and would become a boot room looks to have been increased in size. This is the side extension referred to in the application description. The front garden would be paved to accommodate parking for four vehicles.</p> <p>APPLICABLE PLANNING POLICIES:- CP27- Pollution, CP29- Design, Residential Extensions Householder Development SPG. The property is situated across the road from the South Downs National Park. The Park Authority have written to say that they have no comment on the application and so there would seem little point in referring to the South Downs National Park Local Plan for applicable policies such as Dark Skies.</p> <p>STREET SCENE:- The property would become a two storey dwelling. There are a range of house sizes and designs in Downhouse Rd so it is unlikely that the street scene would be adversely affected.</p> <p>DESIGN, APPEARANCE AND MATERIALS:- The stated materials seem to be appropriate to the area.</p> <p>TRAFFIC GENERATION:- The number of bedrooms will be increased to four. The front garden will be paved over to provide car parking for four vehicles. HPC should request that the materials used are permeable to ensure that no drainage and runoff problems are thereby created.</p> <p>PARKING:- This will be adequate but see preceding comments.</p> <p>OVERLOOKING AND LOSS OF PRIVACY:- The existing dwelling is a bungalow. The creation of the first floor accommodation will potentially create overlooking and loss of privacy issues. The windows on the southern elevation will be non-opening. The shower room windows should be of obscure glass. The case officer and the neighbour to the north will have to assess the situation for no 38.</p> <p>NOISE AND DISTURBANCE FROM COMPLETED DEVELOPMENT: - That from a larger property with one additional bedroom.</p>

		<p><b>GROUND CONTAMINATION:</b> - There is no information available.</p> <p><b>RECOMMENDATION:- OBJECTION</b> unless there are conditions as follows:-</p> <ol style="list-style-type: none"> <li>1. The windows to the shower room on the first floor southern elevation should be of obscure glass in addition to being non opening.</li> <li>2. The paved parking area at the front of the property should be constructed of permeable materials to ensure that there are no runoff or drainage problems caused by paving over the area.</li> </ol> <p>Cllr Mrs E Tickell</p> <p>09.04.2021</p>
5.	35593/002	<p><b><u>58 Highcroft Lane, Horndean, Waterlooville, PO8 9PU</u></b></p> <p>Single storey extension to side</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: It is unclear whether there is sufficient space available for the proposed construction. The plans do not give sufficient level of detail and the proposed addition could impinge on the curtilage of the neighbouring property.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No significant change</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change to the number of available parking spaces.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: OBJECTION</b> be raised regarding this application because the proposed extension may impinge on, or overhang the neighbouring boundary.</p> <p>Cllr R Veitch</p> <p>06.04.2021</p>
6.	59102/001	<p><b><u>5 Farmers Way, Horndean, Waterlooville, PO8 9GY</u></b></p> <p>Single storey rear extension</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p>

		<p>Size Layout &amp; density: The proposed construction would be an extension to an existing similar extension.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: No problem identified.</p> <p>Traffic generation: No change</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b> Cllr R Veitch 06.04.2021</p>
7.	58985/001	<p><b><u>Hedgerows, Coldhill Lane, Horndean, Waterloo, Horndean, PO8 9SB</u></b></p> <p>Detached dwelling and garage following demolition of existing dwelling</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllr Mrs E tickell 7 D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: The proposal is to create a new two storey house (with a separate garage) after demolition of the existing bungalow. The house will have 4 bedrooms instead of the existing three of the bungalow. The footprint of the house is approximately that of the bungalow but the floorspace is increased to 214sqm from 125sqm with the extra storey. The garage is an additional 22sqm. The size of the extended floorspace is not compliant to H16 of the housing policy for replacement dwellings outside of settlement boundaries (CP19). This property sits at the very end of the vehicular access of Coldhill Lane opposite a farm and equestrian centre. There is a large distance between Hedgerows and its neighbouring properties.</p> <p>Design, appearance and materials: The proposal is for a brick/flint construction to the house with a tiled roof and dormer style windows at one end. The garage is brick and tile construction with timber cladding.</p> <p>Street Scene: Coldhill lane is very rural and consists of large houses and a farm/stables. This would not significantly impact the scene. The plans show the new elevations superimposed over the existing house and while bigger in elevations it is not significantly dominant (albeit dimensions are not given).</p> <p>Overall Highway safety: Minor impact.</p>

		<p>Noise and Disturbance from completed development: Minor 9neighbours are distant)</p> <p>Parking: Plenty of parking space available on the land</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Little change.</p> <p>Environmental: None</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reason:</p> <ul style="list-style-type: none"> <li>An LDCP was granted to extend the bungalow to 178sqm in line with H16 of the housing policy 2005, this goes beyond this and now contravenes this policy</li> </ul> <p>Cllr D Prosser</p> <p>14.04.2021</p>
8.	51355/006	<p><b><u>Land north of 23 and 37, Wagtail Road, Horndean, Waterlooville</u></b></p> <p>Oak - Cutting back on southern side of tree only as tree overhangs towards 23 Wagtail Road. The tree will be cut back by approx 3 metres (see photograph).</p> <p><b>This Application to note as HPC Application.</b></p>
9.	58978	<p><b><u>3 Falcon Road, Horndean, Waterlooville, PO8 9BY</u></b></p> <p>Boundary wall to front following removal of hedge</p> <p>Ward: Catherington</p> <p>Cllr Reps; Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p><b>OBSERVATIONS:-</b> The existing hedge is on the front boundary of the property and thus the Residential Extensions and Householder Development Supplementary Policy Document applies. The proposal is to build a wall to match the adjoining boundary wall but it should be noted that the adjoining wall is a side, rear boundary feature. The wall would be 1.8m in height.</p> <p><b>APPLICABLE PLANNING POLICIES:-</b> Residential Extensions and Householder Development Supplementary Policy Document. CP20- Landscape, CP21- Biodiversity, CP27- Pollution ( Green Infrastructure) and CP28- Green Infrastructure.</p> <p><b>STREET SCENE:-</b> The existing hedge is a lovely, well maintained hedge that makes a positive contribution to the street scene. It provides a wildlife corridor assisting in ensuring that habitat is not fragmented to isolated pockets in the area. It's loss would have a detrimental impact on the character of the road as it would result in a long length of 1.8m high brick wall. Such a brick wall in this urban environment would have an adverse impact on the green infrastructure of the area and prevent local attempts to minimise the effects of climate change.</p> <p><b>DESIGN, APPEARANCE AND MATERIALS:-</b> It will be a 1.8m brick wall to match the adjoining wall.</p> <p><b>TRAFFIC GENERATION:-</b> None.</p> <p><b>OVERALL HIGHWAY SAFETY:-</b> Not affected.</p>

		<p><b>RECOMMENDATION:- OBJECTION</b> for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The replacement front wall would be over 1m in height and although the existing hedge is that height, the wall as opposed to the hedge would have a detrimental impact on the character of the street scene contrary to the Residential Extensions and Householder Development Supplementary Policy Document.</li> <li>2. The loss of the hedge does not protect this part of the network of green corridors extending into settlements contrary to CP20- Landscape.</li> <li>3. The hedge forms part of a district wide network of wildlife corridors helping to prevent the fragmentation of habitats existing at the time of original development of the area and allowing species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. The loss of the hedge would be a loss to the biodiversity of the area contrary to CP21- Biodiversity and CP28- Green Infrastructure.</li> <li>4. The loss of part of the managed natural environment within the urban setting contrary to CP27- Pollution ( Green Infrastructure).</li> </ol> <p>Cllr Mrs E Tickell</p> <p>12.04.2021</p>
10.	37393/001	<p><b><u>5 St Michaels Way, Horndean, Waterlooville, PO8 0HL</u></b></p> <p>Single storey extension to rear</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: Minimal change to the size of the property.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No significant change.</p> <p>Parking: No change to the number of available parking spaces.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change.</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr R Veitch</p> <p>16.04.2021</p>



11.	51563/001	<p><b><u>45 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA</u></b></p>
		<p>Conversion of detached garage to a separate annexe and a new dwelling.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: R Veitch</p> <p>Report</p> <p>Size Layout &amp; density: The proposed changes only affect the detached garage building.</p> <p>Design, appearance and materials: No significant change</p> <p>Street Scene: No significant change</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: The changes would result in the loss of one car parking space (leaving only two very tight spaces). This would be contrary to the EHDC Vehicle Parking Standards SPD. This has also been noted by the EHDC Traffic Management Team.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: OBJECTION</b> as the proposal would contravene the Parking Standards SPD.</p> <p>Cllr R Veitch</p> <p>06.04.2021</p>
12.	58812/001	<p><b><u>31 Yoells Lane, Lovedean, Waterlooville, PO8 9SR</u></b></p>
		<p>Retrospective application for a detached car port</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: The car port is built upon what was previously a hard-standing at the front of the house. There is room for two other cars on the opposite side of the drive. The pitched roof is entirely visible from the neighbouring property. The car port is only suitable for a small car (in this case a Mini-convertible)</p> <p>Design, appearance and materials: The car port is built of the same brick colour as the property. it is bricked up to half the height with the roof mounted on brick pillars of the same type. The floor is</p>

		<p>raised above the level of the rest of the drive. The roof is pitched and slopes towards the neighbouring property on the nearest side. It is visible from the neighbour's front window.</p> <p>Street Scene: This construction makes this house different from all the others in the row. The car port is obscured a little by a tree at the front of the property.</p> <p>Overall Highway safety: Minor</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: This takes a space that could have been used by any car and makes it only suitable for a small car.</p> <p>Overlooking and loss of privacy: No overlooking or loss of privacy.</p> <p>Traffic generation: No change.</p> <p>Environmental: None</p> <p><b>RECOMMENDATION: NO OBJECTION</b>  <b>Cllr D Prosser</b>  <b>13.04.2021</b></p>
13.	38500/002	<p><b><u>84 Five Heads Road, Horndean, Waterlooville, PO8 9NZ</u></b></p> <p>Detached double garage.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: Sufficient space is available for the proposed construction.</p> <p>Design, appearance and materials: Reasonably in keeping with the surroundings.</p> <p>Street Scene: No significant change, the building <b>will</b> be behind a hedge..</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development:</p> <p>Parking: No change to the number of available parking spaces.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b>  <b>Cllr R Veitch</b></p>

		06.04.2021
14.	58776/001	<p><b><u>21 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DF</u></b></p> <p>T1 Sycamore – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.</p> <p>T2 Sycamore – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.</p> <p>T3 Sycamore– Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.</p> <p>T4 Ash– Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 6 mtrs to bring the tree back to a more balanced, safe and healthy appearance and to guard against the potential damage to property etc and leaving a crown height of 6 mtrs.</p> <p>T5 Ash – Crown Height Lift to achieve a 6mtrs ground clearance, removing whole branches, plus then lightly tip back the next tier of branches to give a more upswept form to the crowns. Crown Reduction by 5 mtrs to bring the tree back to a more balanced, safe and healthy appearance leaving a crown height of 7 mtrs.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for work to be carried out on three Sycamore trees and two Ash trees. All the trees have TPOs on them.</p> <p>The application is very detailed and states that the work to be carried out is to bring all the trees back to a more balanced, safe and healthy appearance.</p> <p>It should be pointed out that although the Address of this application is 21 Rowlands Castle Road and this is where the owner of the trees live, the person who put in this application is Mr Holloway of 1 Letcombe Place where the trees are encroaching on his land.</p> <p>To date there has not been any objections to this application</p> <p><b>RECOMMENDATION: NO OBJECTION</b>, provided that the tree officer does not have any objections, and that the works are carried out at the correct time of year, and by a qualified professional.</p> <p>Cllr Mrs I Weeks</p> <p>12.04.2021</p>

15.	33487/002	<p><b><u>7 Blenheim Road, Horndean, Waterloooville, PO8 9TQ</u></b></p> <p>Extension and loft conversion to habitable accommodation including side dormers.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: The property will increase in size by virtue of the conversion of the roof to form more bedrooms. There is a small increase in the footprint of the property.</p> <p>Design, appearance and materials: All in keeping with the existing.</p> <p>Street Scene: The appearance will change slightly but still in keeping with other nearby properties, in fact the appearance will change to match several neighbouring properties</p> <p>Overall Highway safety: There should be no change</p> <p>Noise and Disturbance from completed development: Possibly marginal by virtue of additional bedroom, but unlikely</p> <p>Parking: There is adequate parking already.</p> <p>Overlooking and loss of privacy: There are side facing dormer windows which will overlook adjoining properties but the plans show these to be non-opening and obscured glazing</p> <p>Traffic generation: Possibly marginal by virtue of additional bedroom</p> <p>Ground Contamination: No obvious source.</p> <p>Conclusions: A realistic extension with minimal increase in footprint, giving more internal accommodation</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Beck</p> <p>19.04.2021</p>
15.	34088/023	<p><b><u>Yoells Copse off, Loxwood Road, Horndean, Waterloooville</u></b></p> <p><b><u>To be noted, application made by HPC</u></b></p>
16.	59188	<p><b><u>155 Frogmore Lane, Horndean, Waterloooville, PO8 9RD</u></b></p> <p>Single storey orangery to rear of property, standalone garage to front of property.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: The new garage is situated at the entrance to the drive. It is obscured from the road by trees. A number of neighbouring properties have similar garages. The orangery is</p>

		<p>about 2/3 of the width of the property at the rear. The depth is not possible to determine from the plans provided. It has a mainly flat roof surrounded by a 30cm wall and 4x2 metre glass roof light.</p> <p>Design, appearance and materials: The application form implies there is an existing smaller orangery but there are no existing plans provided to ascertain the design and google earth doesn't show anything. The new orangery brickwork will match the house but there is the matter of the roof design which is flat. The garage will be timber clad with a pitched tiled roof.</p> <p>Street Scene: Frogmore Lane has a non-uniform street scene. Many neighbours have similar garages in similar locations.</p> <p>Overall Highway safety: Minor</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: Plenty of parking on the property.</p> <p>Overlooking and loss of privacy: No overlooking or loss of privacy</p> <p>Traffic generation: No change</p> <p>Environmental: None</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• CP29 Design - The orangery has a flat roof contrary to the Residential Extension and Householder Development SPD</li> <li>• There are no existing plans or measurements on the new plans</li> </ul> <p>The garage part of the plans would appear to comply to policies.</p> <p>Cllr D Prosser</p> <p>19.04.2021</p>
17.	26435/002	<p><b><u>133 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ</u></b></p> <p>Single storey front and rear extensions, raising of the roof and associated alterations.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>The application is for a front and rear extension, raising of roof and associated alterations</p> <p>The house is a detached property standing in a large plot, so size and density is not a problem.</p> <p>Design appearance is in keeping with neighbouring properties.</p> <p>Street scene would not be affected as the property stands back from the road.</p> <p>Access would stay the same so highway safety is fine.</p> <p>There are plenty of car parking spaces</p>

		<p>Noise and disturbance would not be affected</p> <p>Overlooking is not a problem due to size of plot.</p> <p>Traffic generation is that of a four bedroom property.</p> <p>To date there has not been any objection to this application</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr Mrs I Weeks</p> <p>19.04.2021</p>
18.	25460/002	<p><b><u>157 Hazleton Way, Horndean, Waterlooville, PO8 9DR</u></b></p> <p>First floor extension over existing garage, single storey extension to rear, cladding at first floor &amp; render to front &amp; rear elevations</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for a first floor extension over existing garage, single storey extension to rear, cladding at first floor and render to front and rear.</p> <p>This is a semi-detached property.</p> <p>The size and density although large is in keeping with adjoining property.</p> <p>Street scene would not be adversely affected.</p> <p>There would not be any change in access, so highway safety would not be affected.</p> <p>There would be the required parking spaces.</p> <p>Noise and disturbance would not be adversely affected.</p> <p>Traffic generation would stay the same.</p> <p>Overlooking could be affected.</p> <p>To date there has not been any objections to this application.</p> <p>In 2004 a previous similar application was turned down by EHDC, the main reason given that it would turn the street scene into a terraced appearance, but permission has been given to an almost identical application to this one to the adjoining neighbour in 2019, without any objection from Horndean Council, so I feel that my only recommendation can be as follows,</p> <p><b>RECOMMENDATION: NO OBJECTION</b>, with the understanding that any windows that might cause an overlooking problem be fitted with obscure glass.</p> <p>Cllr Mrs I Weeks</p> <p>19.04.2021</p>

--	--	--

# Print Version

[Close Window](#)
[Print](#)

## Summary

Reference	29843/027
Alternative Reference	PP-08980725 700/151
Application Received	Tue 22 Sep 2020
Application Validated	Tue 06 Oct 2020
Address	White Dirt Farm, White Dirt Lane, Horndean, Waterlooville, PO8 0TN
Proposal	Change of use of commercial storage building to one dwelling, including a replacement roof and associated garden and parking area (AMENDED STRUCTURAL SURVEY AND DETAILS RECEIVED 15/01/2021)
Status	Appeal lodged
Decision	REFUSAL
Decision Issued Date	Fri 22 Jan 2021
Appeal Decision	

## Further Information

Application Type	Full Planning
Decision	REFUSAL
Expected Decision Level	Delegated - South Area
Actual Decision Level	Delegated - North Area
Case Officer	Danielle Hall
Parish	Horndean
Ward	Horndean Catherington
Applicant Name	Peter Ernest Homes
Agent Name	Mr David Neame
Agent Company Name	Neame Sutton Ltd
Agent Address	West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN
Agent Phone Number	02392 597139
Environmental Assessment Requested	No

## Contacts

### Agent



**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 10<sup>th</sup> MAY 2021**

1.	37123/005	<p><b><u>Church House, 329 Catherington Lane, Horndean, Waterlooville, PO8 0TE</u></b></p> <p>Change of use of existing outbuilding to holiday let and associated works.</p> <p><b><u>Size Layout &amp; density:</u></b> The outbuilding in question consists of a two storey building (currently used for storage) plus a double car port. The plan is to turn the property into a holiday let (change of use) through renovation and reduction of the car port space to provide a single storey extension for bathroom and kitchen. One car port space will remain as will a bin/bike store with the remaining space. The property is in the Catherington Conservation area.</p> <p><b><u>Design, appearance and materials:</u></b> The proposals will largely use the existing structure except for a small extension into the car port area. The proposals do not give any details about the materials to be used for the construction e.g. the new doors.</p> <p><b><u>Street Scene:</u></b> The outbuilding borders Catherington Lane. The street view is unchanged</p> <p><b><u>Overall Highway safety:</u></b> Minor impact</p> <p><b><u>Noise and Disturbance from completed development:</u></b> Minor - only to the owners of Church house</p> <p><b><u>Parking:</u></b> Plenty of parking space available on the land at the front of Church house</p> <p><b><u>Overlooking and loss of privacy:</u></b> None to other residents</p> <p><b><u>Traffic generation:</u></b> Minor Increase</p> <p><b><u>Environmental:</u></b> Potential for light pollution CP27 but neighbours are not close</p> <p><b>RECOMMENDATION: NO OBJECTION</b> provided that the materials used complement the existing structure and comply with Catherington Conservation Area guidelines eg No uPVC for doors and windows.</p> <ul style="list-style-type: none"> <li>▪ CP6 Rural Enterprise and CP9 Tourism encourage the renovation of buildings for Tourism and Economy purposes.</li> </ul> <p>Cllr D Prosser 04.05.2021</p>
2.	32798/013	<p><b><u>31 Bulls Copse Lane, Horndean, Waterlooville, PO8 9QX</u></b></p> <p>T1 OAK - Reduce West branches by up to 1.2m, leaving a branch length of 3.5m.</p> <p><b>Street Scene:</b> No change other than to improve the appearance of the tree</p> <p><b>Conclusions:</b> The tree is quite large and this application is one of simple tree management</p> <p><b>RECOMMENDATION: NO OBJECTION</b> subject only to the Tree Officer's agreement, and the work carried out by qualified personnel</p> <p>Cllr P Beck 07.05.2021</p>

3.	56486/001	<p><b><u>9 Acorn Drive, Horndean, Waterlooville, PO8 0RF</u></b></p> <p>First floor extension to side</p> <p>The house is on a corner plot, which is joined by the garage on the left side to next door garage; this extension would be built on top of the applicant's garage. There are not any second floor windows in next doors property to be concerned about.</p> <p>There would not be any change in the amount of bedrooms as it <b>will</b> only enable one of the bedrooms to be increased.</p> <p>Parking would stay the same</p> <p>Access will stay the same</p> <p>Traffic generation no increase</p> <p>Noise and disturbance would only be from the erection of the extension if permission was granted</p> <p>Overlooking should not be a problem as the front looks out onto a car park and although there is a window at the rear the overlooking would not appear to be increased.</p> <p>Street scene would change, but there are a significant variety of properties in the area</p> <p>Design and appearance would match the existing house.</p> <p>To date there has not been any objection to this application</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
4.	22617/006	<p><b><u>235 London Road, Horndean, Waterlooville, PO8 0HN</u></b></p> <p>Detached garage to front</p> <p><u>Size Layout &amp; density:</u> Sufficient space is available for the proposed construction; however, it would dominate the front of the plot.</p> <p><u>Design, appearance and materials:</u> At odds with the frontage of the recently extended property. The garage would dominate the front of the plot in contravention of Planning Policy CP29 – Design and the 'Residential Extensions &amp; Householder Development' Supplementary Planning Document. There is also the matter of the front wall currently under construction which, since it exceeds the allowed height of 1 metre at the front of the dwelling, would be in contravention of the 'Residential Extensions &amp; Householder Development' Supplementary Planning Document.</p> <p><u>Street Scene:</u> A significant change to the street scene. The garage, together with the unplanned and over large front wall, would be an overbearing feature in relation to the rest of the street.</p> <p><u>Overall Highway safety:</u> No change.</p> <p><u>Noise and Disturbance from completed development:</u> No significant change.</p> <p><u>Parking:</u> No change to the number of available parking spaces.</p> <p><u>Overlooking and loss of privacy:</u> No problems identified.</p> <p><u>Traffic generation:</u> Not a significant change.</p> <p><u>Ground contamination:</u> No obvious source.</p>

		<p>Conclusions: My recommendation is that an OBJECTION be raised regarding this application since it contravenes Planning Policy CP29 – Design and the 'Residential Extensions &amp; Householder Development' Supplementary Planning Document.</p> <p><b>RECOMMENDATION: OBJECTION</b></p>
5.	33203/005	<p><b><u>309 Catherington Lane, Horndean, Waterlooville, PO8 0TE</u></b></p> <p>Garden folly (as amended by plan received 30/04/2021)</p> <p><u>Size Layout &amp; density:</u> The Folly is to go in the rear garden of No.309 which is a Tudor Cottage. The Folly is an "Arrow Cross corner Arch Ruin" as is 3m x 1m at the base and approximately 2m tall at its highest point. It will be located approximately 2m from the rear of the garden and 3m from the neighbour's boundary (the original plan was to be 5m from this boundary). The property backs on to Parsonage Field. The Folly will not be visible from Parsonage Field. The property is in the Catherington Conservation area and is Grade II listed</p> <p><u>Design, appearance and materials:</u> Medieval/Tudor style ruin of a building with a small window and an arched doorway. Made from a kit of bricks and stoneware. The appearance is not out of keeping with materials of No.309.</p> <p><u>Street Scene:</u> The street view is unchanged</p> <p><u>Overall Highway safety:</u> None</p> <p><u>Noise and Disturbance from completed development:</u> None</p> <p><u>Parking:</u> N/A</p> <p><u>Overlooking and loss of privacy:</u> N/A</p> <p><u>Traffic generation:</u> N/A</p> <p><u>Environmental:</u> Cannot be seen from Parsonage Field</p> <p><u>Conclusions:</u> The recommendation is No Objection for the following reasons:</p> <ul style="list-style-type: none"> <li>• Does not contravene any guidelines of the Catherington Conservation Area.</li> </ul> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr D Prosser 04.05.2021</p>
6.	59236	<p><b><u>27 Tarbery Crescent, Horndean, Waterlooville, PO8 9NP</u></b></p> <p>Lawful development certificate proposed relating to-single storey side extension</p> <p><u>Size Layout &amp; density:</u> Small single storey side extension to existing property</p> <p><u>Design, appearance and materials:</u> Materials are in keeping with others in the local area.</p> <p><u>Street Scene:</u> No change</p> <p><u>Overall Highway safety:</u> No change</p> <p><u>Noise and Disturbance from completed development:</u> No change</p> <p><u>Parking:</u> No change</p>

		<p><u>Overlooking and loss of privacy:</u> No change</p> <p><u>Traffic generation:</u> No change</p> <p><u>Ground contamination:</u> None</p> <p><u>Conclusions:</u> A very small utility room attachment to the side of the house.</p> <p><b>RECOMMENDATION: NO OBJECTION</b> on provision of agreement with the neighbouring property.</p> <p>Cllr P L little 05.05.2021</p>
7.	29843/029	<p><b><u>White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville</u></b></p> <p>Change of use of former commercial storage building to commercial E(c)(iii), E(g)(ii)</p> <p><u>Observations:</u> This is one of two applications and an appeal in respect of what was a commercial storage building. The previous application for change of use to a dwelling under application number 29843/027 was refused and there is an appeal pending. The other application is for a change of use to a dwelling under application number:- 29843/ 030. This application is for change of use to an office which would retain the commercial use as required by the local planning authority. There would be no change to the footprint of the building. If granted, the building would comprise two offices with a further office that could also be a meeting room, a breakout room, a kitchen, rest room and toilet. The roof would be flat as at present. There would be fenestration changes and the up and over garage door would be removed. The exterior of the building would be rendered with a brick plinth. Outside, there would be grass and a terrace.</p> <p><u>Applicable planning policies:</u> CP19- development in the countryside, CP6- rural economy and enterprise, CP20- landscape, CP23- gaps between settlements, CP29- design and CP31- Transport.</p> <p><u>Street scene:</u> This would not change save for the improvement of the buildings as part of the conversion.</p> <p><u>Design, appearance and materials:</u> See comments under Observations.</p> <p><u>Traffic generation:</u> That from an office building.</p> <p><u>Parking:</u> There would be three parking spaces.</p> <p><u>Overall highway safety:</u> This would probably not be affected.</p> <p><u>Overlooking and loss of privacy:</u> This would not appear to be a problem even with the proposed new windows.</p> <p><u>Noise and disturbance from completed development:</u> That from an office as opposed to the previous storage use.</p> <p><u>Ground contamination:</u> There is an identified issue and mitigation measures have been proposed under application number 29843/028.</p> <p><b>RECOMMENDATION: NO OBJECTION.</b></p>

8.	29843/030	<p><b><u>White Dirt Farm, White Dirt Lane, Horndean, Waterlooville</u></b></p> <p>Change of use of commercial storage building to one dwelling, including a replacement roof and associated garden and parking area</p> <p><b><u>Observations:</u></b> This is a further application in the same form as made under application number 29843/027 which was refused by the local planning authority and is now the subject of an appeal. This application seeks to address the previous reasons for refusal with the provision of an updated Structural Survey and Marketing Report demonstrating that the building is capable of conversion with enhanced design. This is the last building in what was formerly a collection of agricultural buildings forming part of White Dirt Farm. The remainder of the buildings have either been converted or are being converted to residential dwelling houses. The property is outside the settlement policy boundary and is thus covered by the policies relating to development in the countryside. The principle of converting this building along with the others within the site has already been established in conjunction with those policies and conversion is approved.</p> <p><b><u>Size Layout &amp; density:</u></b> The property will be a two bedroom bungalow with no change in the footprint of the building. There will be a small garden and terrace area as shown on the plans.</p> <p><b><u>Street Scene:</u></b> This should not be affected save that the roof is to be replaced and there will be slight alterations to both the roof and the building that on the face of it, improve the appearance of the building. They are in keeping with the other buildings as developed.</p> <p><b><u>Local Planning Policies:</u></b> CP4- Existing Employment Land, CP6- Rural Economy and Enterprise, CP19- Development in the Countryside, CP20- Landscape, CP23- Gaps between Settlements, CP29- Design, CP31- Transport.</p> <p><b><u>Mitigation arising from Development:</u></b> The nitrates produced by the development will be offset by the creation of a 20 tree woodland and wildflower meadow along the boundary of the field with Southdown Rd that will be maintained in perpetuity.</p> <p><b><u>Overall Highway safety:</u></b> This is currently a vacant commercial building with the use of three car parking spaces. That remains the same.</p> <p><b><u>Noise and Disturbance from completed development:</u></b> That from a two bedroom bungalow.</p> <p><b><u>Parking:</u></b> Three spaces are allocated as used at present.</p> <p><b><u>Overlooking and loss of privacy:</u></b> This is part of an existing group of buildings.</p> <p><b><u>Traffic generation:</u></b> That from a two bedroom bungalow.</p> <p><b><u>Ground contamination:</u></b> There is a contamination issue onsite and Contaminated Land Environmental Health have already responded to the consultation with their requirements.</p> <p><b>RECOMMENDATION:</b> No comment as the interpretation of the updated structural survey and marketing report is beyond the remit and experience of the Parish Council. The Parish Council had previously resolved that there would be no objection to the earlier application.</p>
----	-----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

9.	50186/002	<p><b><u>38 London Road, Horndean, Waterlooville, PO8 0BX</u></b></p> <p>Retrospective application for entrance gates and intercom</p> <p>The property is an end of terrace property situated within the centre of Horndean it is set forward to the adjoining terraced property towards London Road. The south boundary of the site butts the edge of the conservation area, but does not lie within it.</p> <p>The gates are of a very good quality; they are 1.94m high and are 2.5m from the kerb. It is worth noting that the pavement to the south side of property is a lot narrower and opens up in front of the driveway. They have electronic remote opening so can be opened from a distance to allow easy access.</p> <p>They do dominate the street scene, although there are a variety of gates/walls and entrances nearby.</p> <p>Parking no change</p> <p>Overlooking N/A</p> <p>Noise and disturbance no change</p> <p>No change to traffic generation</p> <p>The gates are higher than permitted and a similar application close by was refused, but later given when the height was reduced to 1.4m. It is unfortunate that the gates were erected before permission was given.</p> <p><b>RECOMMENDATION: OBJECTION</b>, but not to the positioning</p>
10.	58949	<p><b><u>Access to Land South of The Dairy, Catherington Lane, Horndean, Waterlooville</u></b></p> <p>Vehicular access and hardstanding to paddock land (as amplified by plans received 16 March 2021).</p> <p><u>Observations:</u> This should be a straightforward application but it is made difficult by the applicant either not supplying information or supplying unclear and incomplete information. The 4m gate is now reduced to 3m which is still a wide access way. The hardcore of the access way and turning circle will now be 'grasscrete' or similar to allow grass to grow through it.</p> <p><u>Applicable Planning Policies:</u> See earlier reports.</p> <p><u>Street scene:</u> See earlier reports but in essence the removal of the trees and hedging over such a large area adjacent to Catherington Lane will have a serious and detrimental impact on the character of the area and the street scene and in particular will harm the setting of the Conservation Area immediately adjacent to it.</p> <p><u>Design, appearance and materials:</u> The new post and rail fence, galvanised steel gates, and hard standing of the access way and turning circle will urbanise an area immediately adjacent to the Conservation Area and characterised by trees and hedging.</p> <p><u>Overall highway safety:</u> Highways have required the gate to be set back 10m from the public highway and requested a condition to this effect.</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The proposal to install a 3m wide galvanised steel gate and remove the trees and hedging adjoining Catherington Lane over such a wide area to provide sight lines in an area outside the SPB and immediately adjacent to the Catherington Conservation Area will urbanise the</li> </ol>

		<p>area and detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside.</p> <ol style="list-style-type: none"> <li>2. The gate, removal of the trees and hedging and the provision of the access way and turning circle in this location would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line form part of the natural and historic features of this area. It's proposed replacement by a post and wire fence plus galvanised steel gate would have a detrimental impact on the street scene.</li> <li>3. The proposal for a 3m wide gate, the installation of the access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.</li> <li>4. The Preliminary Ecological Appraisal would appear to be still outstanding.</li> </ol>
11.	59102/001	<p><b><u>5 Farmers Way, Horndean, Waterloooville, PO8 9GY</u></b></p> <p>Single storey rear extension (as amended by plan received 05/05/21)</p> <p><u>Size Layout &amp; density:</u> Small single storey rear extension to existing property</p> <p><u>Design, appearance and materials:</u> Materials are in keeping with others in the local area. Sloping roof now changed to allow maximum light.</p> <p><u>Street Scene:</u> No change</p> <p><u>Overall Highway safety:</u> No change</p> <p><u>Noise and Disturbance from completed development:</u> No change</p> <p><u>Parking:</u> No change</p> <p><u>Overlooking and loss of privacy:</u> No change</p> <p><u>Traffic generation:</u> No change</p> <p><u>Ground contamination:</u> None</p> <p><u>Conclusions:</u> Single storey rear extension with possible reduction of light to neighbour's property</p> <p><b>RECOMMENDATION: NO OBJECTION</b> subject to light level survey for neighbouring properties.</p>

**DECISION LIST**  
**19.04.2021 - 07.05.2021**

<b>Reference No:</b>	55194/001
<b>PARISH:</b>	Horndean
<b>Location:</b>	57 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA
<b>Proposal:</b>	Oak T1 - Crown reduction back to previous pruning points, leaving a height of approx 15m and a radius of 5-6m
<b>Decision:</b>	CONSENT
<b>Decision Date:</b>	4 May, 2021

<b>Reference No:</b>	59189
<b>PARISH:</b>	Horndean
<b>Location:</b>	8 Wilton Drive, Horndean, Waterlooville, PO8 9QY
<b>Proposal:</b>	Lawful Development Certificate for a Proposed Development - Single storey rear extension, with internal alterations to include partial garage conversion and revised fenestration to eastern side elevation
<b>Decision:</b>	Gen Permitted Development Approval Decision
<b>Date:</b>	5 May, 2021

<b>Reference No:</b>	54478/004
<b>PARISH:</b>	Horndean
<b>Location:</b>	27 St Hilda Avenue, Horndean, Waterlooville, PO8 0JF
<b>Proposal:</b>	Variation of condition 5 of 54478/003 to amend the approved elevations and roof plan (which show a dual gable) to obtain permission for one single gable end.
<b>Decision:</b>	PERMISSION
<b>Decision Date:</b>	6 May, 2021

<b>Reference No:</b>	57761/002
<b>PARISH:</b>	Horndean
<b>Location:</b>	10 Catkin Grove, Horndean, Waterlooville, PO8 0UW
<b>Proposal:</b>	Single storey extension to rear following removal of conservatory
<b>Decision:</b>	PERMISSION
<b>Decision Date:</b>	22 April, 2021

<b>Reference No:</b>	28797/010
<b>PARISH:</b>	Horndean
<b>Location:</b>	62 Downhouse Road, Catherington, Waterlooville, PO8 0TY
<b>Proposal:</b>	Application for Lawful Development Proposed - Formation of new access drive.
<b>Decision:</b>	LAWFULNESS CERTIFICATE - PROPOSED - PERMITTED
<b>Decision Date:</b>	22 April, 2021

<b>Reference No:</b>	59129
<b>PARISH:</b>	Horndean
<b>Location:</b>	110 Hazleton Way, Horndean, Waterlooville, PO8 9DW
<b>Proposal:</b>	Single storey rear and side extension and first floor extension with raised ridge and side dormer.
<b>Decision:</b>	REFUSAL
<b>Decision Date:</b>	22 April, 2021



**DECISION LIST**  
**19.04.2021 - 07.05.2021**

**Reference No:** 59029/001  
**PARISH:** Horndean  
**Location:** 7 Highcroft Lane, Horndean, Waterlooville, PO8 9NX  
**Proposal:** Single storey front extension (Amended plans received 09/04/2021)  
**Decision:** PERMISSION  
**Decision Date:** 22 April, 2021

**Reference No:** 36563/007  
**PARISH:** Horndean  
**Location:** Bridle Cottage, Bridle Path, Horndean, Waterlooville, PO8 9PA  
**Proposal:** Single storey rear extension  
**Decision:** PERMISSION  
**Decision Date:** 19 April, 2021

**Reference No:** 38429/004  
**PARISH:** Horndean  
**Location:** 49A Glamorgan Road, Catherington, Waterlooville, PO8 0TS  
**Proposal:** Two storey rear/first floor side extension, and extension of existing decking to rear garden (as amended by plans received 25 March 2021 and 15 April 2021).  
**Decision:** PERMISSION  
**Decision Date:** 19 April, 2021