



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 25TH OCTOBER 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,

19th October 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 4th October 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. Aquind update by Cllr P Little.
6. To discuss and note any planning appeals.
7. To consider the Application for Horndean Well Site B, Sheepwash Lane.
8. 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.*
9. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 4th November, 2021.
10. To note the date of the next meeting as Monday 15th November 2021.



HORNDDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
4TH OCTOBER 2021 AT 7.00PM.**

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

IN ATTENDANCE: Carla Baverstock-Jones – Chief Officer
Gill Foster (Minute Taker)

PUBLIC ATTENDANCE: 7 members of the public were present.

P 068 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs I Weeks.

P 069 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

No declarations of interest were received.

**P 070 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 6TH SEPTEMBER 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 6th September 2021 were duly signed as a true record of the meeting.

P 071 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened.

P 072 21/22 AQUIND UPDATE BY CLLR P LITTLE

Cllr P Little advised that the Minister will be making a decision in late October.

P 073 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Appeals.

P074 21/22

TO NOTE THE RECOMMENDATION OF FULL COUNCIL ON 20TH September 2021 58128/002 – 114 WHITE DIRT LANE.

This was duly noted.

P 075 21/22

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

28797/011

62 Downhouse Road, Catherington, Waterlooville, PO8 0TY

Lawful development certificate proposed - formation of a new drive to 64 Downhouse Road & the adjacent paddock.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: NO OBJECTION

59393

35 Claire Gardens, Horndean, Waterlooville, PO8 0JH

Extension to garage to better suit needs of disabled resident

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

59368

12 Harrier Close, Horndean, Waterlooville, PO8 9BZ

First floor extension over garage

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule) drawing attention in particular to the ensuite window and the street scene.

RECOMMENDATION: OBJECTION for the following reasons:

1. Breach of CP 27- Pollution as the new en-suite window will have an unacceptable impact on the amenity of the property to the south through loss of privacy. This can be dealt with by a condition that the window should be non-opening and of obscure glass.

2. Breach of CP29-Design as the proposed height scale and massing and the fact that the proposed extension to the front will be of the same height as the main dwelling makes it dominate the main dwelling and adversely affects the street scene. This can be dealt with by reducing the height of the proposed extension.
3. Breach of the guidance in the Residential Extensions and Householder Development Supplementary Policy Document as the proposed extension by virtue of its height being the same as the existing dwelling means that it is not subservient to the main dwelling. This can be dealt with by reducing the roof height.

26652/001

37 New Road, Lovedean, Waterlooville, PO8 9RU

Detached 3 bedroom bungalow with associated landscaping and parking following removal of out buildings

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule), advising the quality of the plans submitted were lacking in information and detail. Cllr D Prosser expressed concerns about the parking and room for other residents within the area. Discussion took place.

RECOMMENDATION OBJECTION, because of the following reasons:-

The plans are insufficient to determine if they are realistic due to the lack of dimensions. All dwellings in New Road have large gardens, therefore all could do similar leading to more issues with density and parking/highway safety. Also the position of the settlement boundary is not the same as indicated on EHDC's website, allowing less room for development.

26982/012

Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR

Access gates with piers, resurfacing of existing hardstanding and installation of mirrors to east side of menage (resubmission of application 26982/011).

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his report advising this was a resubmission. Cllr D Prosser advised that there were still electric gates and there was still no waiting space outside the property off the main highway. Cllr Mrs Elaine Tickell advised that these gates were already built and the size of the vehicles using it were very large and it was already causing some issues. A discussion took place.

RECOMMENDATION: OBJECTION, despite the improvements made the gate is still too near the lane for waiting vehicles (with horseboxes likely) not to cause an obstruction to other lane users while the electric gate opens. There is plenty of space to address this inside the compound but no attempt has been made.

58128/002

114 White Dirt Lane, Horndean, Waterloooville, PO8 0TW

Detached garage, carport and front entrance porch

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Recommendation agreed at Council meeting on 20.09.2021

This was duly noted.

59464

36 Kings Mede, Horndean, Waterloooville, PO8 9TN

Lawful Development Certificate for Proposed Use of Development - Single storey rear extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report.

This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the Case Officer.

59478

34 Loxwood Road, Horndean, Waterloooville, PO8 9TU

T1-Oak- Cut back 4 limbs to branch collar, 200mm diameter at 6m & 7m from ground level.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: NO OBJECTION, subject only to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.

59470

18 The Curve, Horndean, Waterloooville, PO8 9SE

Increase in roof height to provide accommodation at first floor level with dormers to front & rear and single storey extension to rear

Ward: Catherington

Cllr D Prosser referred to his Report (please see attached Report Schedule). A discussion took place drawing attention to the height, scale, massing and privacy issues relating to this Application. A discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:-

1. This is such a significant extension up, to the rear and to the side, it will create a property which dominates the neighbours. If this is not the case then better plans are required to show this.
2. The size and of the proposed property will have a detrimental impact on street scene contrary to CP29 – Design.
3. The proposals will have an unacceptable impact on the amenity of the neighbours through loss of privacy contrary to CP27-Pollution.
4. The size and name of the proposals breach the guideline advice contained in the Residential Extension & Householders Developments Supplementary Policy Document.

59335/001

9 North Road, Horndean, Waterlooville, PO8 0EL

An increase in roof height to provide accommodation at first floor level, single storey extension to rear, dormers to front & rear, velux window to side elevation, following demolition of existing conservatory and driveway and access onto North Road (resubmission of 59335).

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule) advising this was a resubmission.

Cllr Mrs E Tickell clarified the reason for the previous rejection. EHDC's website was consulted. The Applicant was present at the meeting and referred to the plans being looked at. A discussion took place with the Applicant asking why the initial Application was refused. Cllr P Beck advised that there were guidelines set out that were referred to when inspecting a property.

RECOMMENDATION: NO OBJECTION.

29113/004

Wisteria Rest Home, 82 & 84 London Road, Horndean, Waterlooville, PO8 0BU

Extensions to front & rear, link extension between 82 & 84, change of use of 84 London Road from single dwelling to rest home

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Application withdrawn.

This was duly noted.

58305/002

2 Francis Road, Horndean, PO8 0HZ

Retrospective Application: Single storey rear extension to create larger kitchen and bathroom to accommodate wheelchair use.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: NO OBJECTION

28126/004

53 Portsmouth Road, Horndean, Waterlooville, PO8 9LN

Retention of front dormers & rear juliet balcony door (Partial alternative to permission 28126/002).

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule), EHDC's website was consulted referring to the plans. A discussion took place attention was drawn to CP29 – Pollution and CP29 – Design.

RECOMMENDATION: OBJECTION, for the following reasons:-

1. Breach of CP27- Pollution. Firstly, the roof extension has an unacceptable effect on the amenities of the neighbouring properties through loss of privacy. This is particularly so in respect of the properties to the rear which are very dominated by the dormer and Juliet balcony. A Juliet balcony in a roof location is unacceptable- overlooking and loss of privacy for dwellings to the side and rear. Secondly, at night, the light spillage from the front dormer is very glaring and would have an impact on neighbouring properties.
2. Breach of CP29- Design. The layout and design of what has been built is unsympathetic and inappropriate to its setting in terms of its scale height, massing and density and its relationship to adjoining buildings. It is an ugly, incongruous feature that has a seriously detrimental impact on the street scene.
3. Breach of Residential Extensions and Householder Development Supplementary Policy Document:-
 - 3.1. The dormers make a significant change to the profile of the roof. They protrude significantly and are unsympathetic to the overall design of the dwelling.
 - 3.2. The dormers are overscaled and dominate the roof.
 - 3.3. At both back and front, the dormers are flat roofed and are out of keeping with the rest of the house.
 - 3.4. The dormers do not relate to the existing fenestration of the building, are significantly larger than the windows below them and dominate the roof.

30525/002

48 Loxwood Road, Horndean, Waterlooville, PO8 9TU

Two storey side extension (as amended by plans rec. 26.08.21)

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: OBJECTION for the following reasons:

1. Neutral stance in relation to the two storey side extension.
2. Continuing objection to the proposed workshop that lies too close to the significant trees in the adjacent Yoells Copse Local Nature Reserve and which are protected by a woodland TPO. The proposed works will interfere with and damage the root systems of those trees. No ground condition survey has been submitted.

52275/010

Catherington Lith, Lith Avenue, Horndean, Waterlooville

Cut approx 80% of holly throughout each section, coppice the hazel throughout each section.

TO NOTE HPC APPLICATION

This was duly noted.

SDNP/21/04639/FUL **This proposal is within the South Downs National Park.**

Horndean X Well Site Pyle Lane Horndean Waterlooville Hampshire

Proposal: The drilling of 3 water monitoring boreholes at the existing site, to satisfy an Environment Agency (EA) requirement

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr P Beck referred to Cllr Mrs I Weeks Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, Provide that this operation IS REQUIRED by the environment agency, and there is not an alternative.

49803/001

194 Greenfield Crescent, Horndean, Waterloooville, PO8 9ER

Conversion of roof space to habitable accommodation with dormers to front

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr P Beck referred to Cllr Mrs I Weeks Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

32330/009

6 Crisspyn Close, Horndean, Waterloooville, PO8 9JT

Ash (T1,T2,T3,T4,T5,T6,T7,T8,T9,T10,T11) - Fell.

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule). A short discussion took place and it was noted that the resident had advised that the removed trees would be replaced by a row of silver birch trees along the fence.

RECOMMENDATION: NO OBJECTION, subject only to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by a properly qualified professional at the correct time of year. Also provided that there are suitable replacement trees planted by way of mitigation.

58373

Land North West of Lovedean Sub Station, Broadway Lane, Lovedean, Waterloooville

Request for screening opinion - for an energy management facility.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Several members of the public were present in respect of this Application. Cllr Mrs E Tickell advised that this was for screening opinion only at this present time. It was advised that the decision regarding Aquind is now not due until later in October it was important that the Parish Council comments are put forward for consideration.

Several residents expressed their concerns about the general change in the area and felt they had been targeted from all direction. One resident from the Lovedean Residents Association asked if there was SIL and S106 contributions to these developments. Members advised this was not the case. A lengthy discussion took place.

It was agreed that the Parish Council's response should be as follows:

1. A comprehensive Landscape Assessment together with details of proposed mitigation. In relation to paragraph 4.5.2, it is not just the Aquind application that will have a potential affect in the area. A response to a request for a screening opinion has just been completed in relation to a nearby site identified as Area 1, Broadway Lane. The cumulative impact of all of these sites will have a significant impact on the landscape and area.
2. The impact on the Monarch's Way footpath together with full details of proposed mitigation
3. The protection of adjacent Ancient Woodland.
4. A Full Noise Assessment.
5. A Construction Management Plan that will need to take account of the potential development of three sites. Construction will need to be phased so that Horndean is not brought to a complete standstill and residents do not experience a detrimental impact on daily life.

P 076 21/22

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
14TH OCTOBER 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.

P 067 21/22

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
25TH OCTOBER 2021**

The date was duly noted.

Meeting ended 8.11pm

.....
Chairman

.....
Date



Penns Place, Petersfield, Hampshire GU31 4EX
 Telephone 01730 266551 • DX100403 Petersfield
 info@easthants.gov.uk • www.easthants.gov.uk
 @EastHantsDC
 /EastHampshireDistrictCouncil

Ms G Foster
 Horndean Parish Council
 Tyfield House
 Blendworth Lane
 Horndean
 Waterlooville, Hants
 PO8 0AA

Case Officer: Rosie Virgo
 Direct Dial: 01730 234245 Mon, Tues, Thu
 Our Ref: 58812/001
 Your ref:
 Date: 05 October 2021
 email: rosemary.virgo@easthants.gov.uk

**NOTIFICATION OF RECEIPT OF A PLANNING APPEAL
 TOWN AND COUNTRY PLANNING ACT, 1990
 APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

Planning Inspectorate Reference: APP/M1710/D/21/3280266.

Appeal by: Mr S Pound

Location: 31 Yoells Lane, Lovedean, Waterlooville, PO8 9SR

Proposal: Retrospective application for a detached car port

Appeal start date: 01 October 2021

I refer to the above details. An appeal has been made to the Secretary of State against the council's Refusal of planning permission. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **29 October 2021**. You can do this online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can write quoting reference **APP/M1710/D/21/3280266** to **Zoe Day, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk>. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal details can be inspected online at the Planning Portal at <https://acp.planninginspectorate.gov.uk> or can be viewed online at www.easthants.gov.uk - 'Planning' - 'Find and comment on planning applications online (EHDC)'. The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Carla Baverstock-Jones
Clerk - Horndean Parish Council
Tyfield House
Blendworth Lane
Horndean
Hants
PO8 0AA
Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)

Textphone 0845 603 5625

Fax 01962 847055

www.hants.gov.uk

Enquiries to Andrew Lainton My reference HCC/2021/0553

EH066

Direct Line TBC Your reference

Date 11 October 2021 Email planning@hants.gov.uk

Dear Sir/Madam

The drilling of 3 water monitoring boreholes on the existing well site at Horndean Well Site B
Sheepwash Lane, Horndean, PO8 0DS

The Council has received the above planning application, details of which can be viewed on the
Strategic Planning website at:

<https://planning.hants.gov.uk/Planning/Display/HCC/2021/0553>

The Council is seeking your views on the application. In accordance with the Local Government (Access to Information) Act 1985 any comments will be made available to the public.

Please note that this is an application where the County Council will be making the decision. Therefore whilst the application will be registered by the District Council, you will need to send any comments to us in order for your views to be taken into account.

It is important that I have your reply by 8 November 2021. If I do not hear from you by that date I will assume that you have no comments to make.

Should you have any further queries please do not hesitate to contact the case officer on details provided.

Yours faithfully

Andrew Lainton

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 25TH OCTOBER 2021

1.	59496	<p><u>175 Frogmore Lane, Horndean, Waterlooville, PO8 9RD</u></p> <p>Rear utility room extension infilling existing recess in rear elevation</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: The title of this application is misleading. The infill extension is modest at 1.5 by 2.4m and is just what it says. However the proposed plans also show conversion of the existing games room and double garage to a sixth bedroom and dining room. The impact of the external appearance is relatively minor, 175 is a large property on a quite lane opposite Jubilee park and next to the Benstan builders yard.</p> <p>Design, appearance and materials: The title of this application is misleading. The infill extension is modest at 1.5 by 2.4m and is just what it says. However the proposed plans also show conversion of the existing games room and double garage to a sixth bedroom and dining room. The impact of the external appearance is relatively minor, 175 is a large property on a quite lane opposite Jubilee park and next to the Benstan builders yard.</p> <p>Local Planning Policies: CP29 - Design. Infill extension is small. Conversion of the garage will be in keeping with the rest of the house</p> <p>EHDC Vehicle Parking Standards SPD - Despite the loss of a double garage there is still plenty of parking room for 5 cars on the property</p> <p>Street Scene: Minor Change</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: Minor change.</p> <p>Parking: There is sufficient parking for 5 cars comfortably despite the loss of the garage.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Minor.</p> <p>Ground contamination:</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser 13.10.2021</p>
----	-------	---

2.	56828/001	<p><u>33 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA</u></p> <p>Conversion of roof space to provide accommodation, with dormer window to the rear and velux windows to the front.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout & density: The extension will not increase the footprint size of the property but in many ways is contrary to EHDC Residential Extensions guidance and in particular is contrary to all four points of general guidance</p> <p>2.9 Key Points for General Advice:</p> <ul style="list-style-type: none"> • Extensions should be subservient to the host dwelling. • Extensions should be sympathetic to the appearance of the host dwelling. • Extensions must not cause unacceptable overshadowing of, or overbearing impacts on neighbouring property. • Windows to habitable rooms should not allow unrestricted views into neighbouring windows or private amenity areas. <p>The extension dominates the building, is overbearing to the neighbouring property and affords a direct view into a bedroom of the neighbouring property Photo 1 applies.</p> <p>Design, appearance and materials: The development has utilised different materials and does not match the appearance of the existing—contrary to CP29d and EHDC Guide</p> <p>2.33 Key Points for Roof Extensions:</p> <ul style="list-style-type: none"> • New dormers should not dominate the roof and should complement the proportions, size, arrangement and details of existing windows. They should relate well to, but be smaller than the windows beneath them. • The design of the dormer should be in-keeping with the existing roof, particularly in terms of its materials and roof design. <p>The extension does dominate the roof, with windows larger than that below. The materials used do match any of the existing materials Photo 2 applies.</p> <p>Street Scene: A major change which has left the property dominating the street scene for almost the entire length of the road from the top of the rise from Victory Avenue. Photo 3 applies.</p> <p>Overall Highway safety: None likely.</p> <p>Noise and Disturbance from completed development: None likely</p> <p>Parking: There appears to be adequate parking.</p> <p>Overlooking and loss of privacy: As commented above there is a significant overlooking and loss of privacy issue.</p> <p>Traffic generation: No increase likely.</p> <p>Ground contamination: No obvious source.</p> <p>Conclusions: This is a development of the property which conflicts with both CP27, CP29 and the relevant SPD.</p>
----	-----------	--

		<p>RECOMMENDATION: OBJECTION</p> <p>Cllr P Beck</p> <p>25.10.2021</p>
3.	56716	<p><u>151 White Dirt Lane, Horndean, Waterlooville, PO8 0TL</u></p> <p>Side extension and replacement rear extension, with the formation of a new first floor together with front dormers and rear balcony.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: 151 White Dirt Lane is a semi-detached two bedroom bungalow. The proposal is to extend to the side (3.1m) and into the roof space to create a two storey four bedroomed house. 153 has developed into the roof space with velux windows but the plan for 151 would dominate 153. In addition there is a large balcony on the upper floor of the rear extension which will overlook the gardens of both neighbours 149 and 153 one of whom has already commented to this effect. It is true that #151 would benefit from renovation.</p> <p>Local Planning Policies: CP29 Design. This a semi-detached bungalow being developed into a 4 bedroom house that will dominate its neighbour which only has a modest velux dormer</p> <p>Residential Extension and Householder Development SPD - These extensions effectively rebuild this property and are not subservient to it</p> <p>CP27 Pollution. Both neighbours will be overlooked by the large balcony planned at the rear. Also light pollution from large windows to rear.</p> <p>Street Scene: White Dirt Lane is not uniform but this is a major change to the scene of 151/153.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: There is sufficient parking for the three cars required by EHDC Vehicle Parking Standard SPD if the drive is modelled.</p> <p>Overlooking and loss of privacy: Balcony to rear will overlook neighbouring properties gardens.</p> <p>Traffic generation: Minor</p> <p>Environmental: None</p> <p>RECOMMENDATION: OBJECTION, based upon</p> <p>Breach of CP29 -Design - This is a semi-detached property, this level of development is not in keeping with the neighbouring property</p>

		<p>Breach of Residential Extension and Householder Development SPD - These extensions are not subservient to the original property. This is a redevelopment.</p> <p>Breach of CP27 -Pollution - Overlooking the neighbouring properties at rear - Light pollution from large windows.</p> <p>Cllr D Prosser</p> <p>13.10.2021</p>
4.	59498	<p><u>62 Queens Crescent, Horndean, Waterlooville, PO8 9ND</u></p> <p>Two storey and part single storey rear extension.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: Significant development of the site which will add an additional bedroom to the property.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: Only one parking space is outlined, but there is sufficient space for two vehicles parked in tandem.</p> <p>Overlooking and loss of privacy: No obvious problem as long as the window on the first floor to the South is obscured glass.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious Source.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch</p> <p>14.10.2021</p>
5.	23596/004	<p><u>Broadways, Broadway Lane, Lovedean, Waterlooville, PO8 0SP</u></p> <p>Remodelling of the existing entrance and kitchen with internal alterations.</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell & D Prosser</p>

		<p>Report:</p> <p>General Observations; Broadways is a large property with several outbuilding on Broadway Way on the Eastland Gate side. The application is to remodel the ground floor of the main building to extend some narrow spaces of the original design. There are three points of extension, the Kitchen and one on either side of a corridor connecting two parts of the structure. As this is countryside CP19 applies but the overall increase in floor space does not contravene housing planning rules for outside of a settlement boundary. It should also be noted that this work has commenced and the walls are already in place.</p> <p>Local Planning Policies: CP19 Countryside. This property is outside of settlement boundaries but the increase in floor space does not breach policy H16 of the housing policy</p> <p>CP29 Design. The new design is sympathetic to the existing dwelling.</p> <p>Residential Extensions and Householder Development SPD - The extensions are subservient to the original house.</p> <p>Street Scene: Minor change - Broadways is set back from the road and largely obscured by hedges.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No Change. This is a large dwelling with plenty of land.</p> <p>Overlooking and loss of privacy: None.</p> <p>Traffic generation: No change.</p> <p>Environmental: None</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser</p> <p>13.10.2021</p>
6.	59072	<p><u>189 Lovedean Lane, Horndean, Waterlooville, PO8 9RT</u></p> <p>Conversion of garage to living accommodation and utility room</p> <p>Ward: Catherington</p> <p>Cllr Reps; Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: The application is to convert the existing garage to the side of the building to a Utility room and Family room. It would appear that one of the neighbours has done something similar. 189 shares a private drive with 183,185,187 and 191 set back from Lovedean Lane. All of these other dwellings have more parking space than 189. It is not clear how many bedrooms 189 has</p>

		<p>and therefore what the parking requirement is. Note: this garage conversion is complete so this application is actually retrospective.</p> <p>Local Planning Policies: EHDC Vehicle Parking SPD - The number of parking spaces required for a dwelling is key here. The house in question is at least 3 bedrooms requiring at least two spaces. With the loss of the garage it only has one space. It is not clear whether any of the rest of the parking on the private road is allocated to 189.</p> <p>Street Scene: Change is not really visible from the street as there is a large hedge obscuring the properties.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: Parking space reduced by one space. Unclear what the parking scheme now is or needs to be.</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: None</p> <p>Environmental: None</p> <p>RECOMMENDATION: OBJECTION for the following reasons: Breach of EHDC Vehicle Parking SPD - The EHDC case officer has requested a parking scheme and a number of bedrooms for #189. So for now we have to assume that this contravenes the Parking SPD from visual inspection as the house is at least three bedrooms and now only has one parking space.</p> <p>Cllr D Prosser</p> <p>13.10.2021</p>
7.	59501	<p><u>Land at 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU</u></p> <p>Detached dwelling to the north of 38 Five Heads Road</p> <p>Ward: Murray</p> <p>Cllr Reps: Cllrs R Veitch</p> <p>Report:</p> <p>Size Layout & density: Significant over-development of the site contrary to Policy CP-29 Design.</p> <p>Design, appearance and materials: In keeping with the local building style.</p> <p>Street Scene: A significant change to the street scene of a small cul-de-sac contrary to Policy CP-29 Design.</p>

		<p>Overall Highway safety: The access to the proposed garage would involve up to three additional vehicles turning into the parking area from a very restricted width lane.</p> <p>Noise and Disturbance from completed development: Additional disturbance from a 4 bedroomed house in a very quiet area.</p> <p>Parking: Sufficient parking is outlined, but access to and from the parking area is likely to be problematic.</p> <p>Overlooking and loss of privacy: No obvious problem as long as the window on the first floor to the North-West is obscured glass.</p> <p>Traffic generation: A significant change for the narrow roads in this small community area.</p> <p>Ground contamination: No obvious source</p> <p>RECOMMENDATION: OBJECTION be raised regarding this application as the implementation would be in contravention of Policy CP-29 Design.</p> <p>Cllr R Veitch</p> <p>15.10.2021</p>
8.	57064/001	<p><u>76 Frogmore Lane, Horndean, Waterlooville, PO8 9RB</u></p> <p>Increase in roof height to form first floor with two storey extensions to rear and side following demolition of garage and flat roofed extension.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Cllr P Beck</p> <p>Report:</p> <p>Size Layout & density: This is a very large extension, however the plot size will accommodate it. The property's appearance is now somewhat out of keeping with neighbouring properties, and this development will not look out of character.</p> <p>Design, appearance and materials: Traditional materials and construction.</p> <p>Street Scene: Very significant but acceptable in context of the comments above.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: Possible slight increase if the proposed property is fully occupied.</p> <p>Parking: There is an increased requirement for 3 parking spaces. The proposal submitted does not clarify how this will be achieved.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Possible increase in traffic due to the increased number of bedrooms.</p>

		<p>Ground contamination: No obvious source.</p> <p>Conclusions: A large change to the property but not unacceptable</p> <p>RECOMMENDATION: NO OBJECTION – subject to demonstration of adequate parking facilities without tandem parking.</p> <p>Cllr P Beck</p> <p>24.10.2021</p>
9.	22617/008	<p><u>235 London Road, Horndean, Waterlooville, PO8 0HN</u></p> <p>Retention and completion of partly constructed boundary wall</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: The walls (three in number) are a dominating feature in front of the house and to each side, representing an overbearing feature to the adjacent properties.</p> <p>Design, appearance and materials: The walls are in contravention of Local Planning Policy CP29 – Design and the 'Residential Extensions & Householder Development' Supplementary Planning Document since it exceeds the allowed height of 1 metre at the front of the dwelling and to each side.</p> <p>Street Scene: A significant change to the street scene with no redeeming architectural qualities.</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: Not a significant change.</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: OBJECTION be raised regarding this application since it contravenes Local Planning Policy CP29 – Design and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Cllr R Veitch</p> <p>14.10.2021</p>

10.	39335/008	<p><u>32 Pump Lane, Horndean, Waterlooville, PO8 9TS</u></p> <p>T2-(EH176)86-Horse Chestnut-Fell. T3-Ash-Fell.T4-Sycamore-Fell. T1,T2-(EH299)93-Proposed works.</p> <p>T5-Oaks-Proposed works-See marked photos.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout & density: N/A</p> <p>Design, appearance and materials: N/A</p> <p>Street Scene: Significant change due to the loss of three mature trees</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions: The application provides arboricultural office reports to support valid reasons for the removal of the three trees. The work to the oak trees is basically tree management and will improve the appearance of the trees.</p> <p>RECOMMENDATION: NO OBJECTION be raised regarding this application, subject only to the Tree Officer's agreement that the work is necessary and will be for the long term benefit of the tress, and the work is carried out by qualified personnel.</p> <p>Cllr P Beck</p> <p>24.10.2021</p>
11.	49378/004	<p><u>22 Keydell Close, Horndean, Waterlooville, PO8 9TB</u></p> <p>Alterations to roof to allow new first floor layout. Including front and rear gable, complete with two juliet style balconies at rear. New roof to have front and back partial hips along with two rooflights either side and new sky lantern in rear flat roof.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck.</p> <p>Report:</p>

	<p>Size Layout & density: The extension will not increase the footprint size of the property.</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: A slight change but not excessive and in keeping with other neighbouring properties.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: Little change.</p> <p>Parking: The property has adequate space for parking several vehicles.</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: No obvious change</p> <p>Ground contamination: No obvious source</p> <p>Conclusions: This is a relatively modest extension into the loft space to provide additional living space.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck</p> <p>24.10.2021</p>
--	--

DECISION LIST
29.09.2021- 19.10.2021

<p>Reference No: 58755 PARISH: Horndean Location: 17 Redshank Road, Horndean, Waterlooville, PO8 9EG Proposal: Lawful Development Certificate for Proposed Use or Development - Single storey extension to rear following demolition of conservatory Decision: Gen Permitted Development Approval Decision Date: 30 September 202</p>
<p>Reference No: 59464 PARISH: Horndean Location: 36 Kings Mede, Horndean, Waterlooville, PO8 9TN Proposal: Lawful Development Certificate for Proposed Use of Development - Single storey rear extension Decision: Gen Permitted Development Approval Decision Date: 29 September 2021</p>
<p>Reference No: 54130/004 PARISH: Horndean Location: 74 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA Proposal: T1 Ash - Fell. Replant with Red Maple T3 Holly - Tree is currently 7 metres tall with spreads to north 5 metres, east 2.5 metres, south 1 metre and west 2 metres. Prune to leave tree 6 metres tall with spreads north 2.5 metres, east 2.5 metres, south 1 metre and west 2 metres (see photo). T4 Hawthorn Fell. Replant Snowy Mespilus. T12 Oak - Prune to allow safe clearance above a new summer house beneath canopy. Tree branches down to the west side to within 2 metres of ground level. Prune to crown lift on the west side only, to provide a 4 metre ground clearance-making all final cuts adjacent to living growth points and not removing any branches over 75 mm in diameter. Decision: CONSENT Decision Date: 28 September, 2021</p>
<p>Reference No: 59472 PARISH: Horndean Location: 147 Hazleton Way, Horndean, Waterlooville, PO8 9DR Proposal: Prior notification for single storey development extending 4.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.75 metres and a maximum height of 2.9 metres Decision: Gen Permitted Development Conditional Decision Date: 28 September 2021</p>
<p>Reference No: 59460 PARISH: Horndean Location: 4 Dorset Close, Horndean, Waterlooville, PO8 9JG Proposal: Proposed single storey extension to front Decision: PERMISSION Decision Date: 27 September, 2021</p>
<p>Reference No: 26982/014 PARISH: Horndean Location: Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR Proposal: Proposed horse wash and solarium Decision: PERMISSION Decision Date: 27 September, 2021</p>
<p>Reference No: 57462/003 PARISH: Horndean Location: 9 South Road, Horndean, Waterlooville, PO8 0EN Proposal: Variation of condition 5 of 57462/002 to allow the addition of 2 number windows at ground floor level, building width reduced by 140mm, building length increased by 140mm (Description amended 22/09/2021) Decision: PERMISSION Decision Date: 24 September, 2021</p>
<p>Reference No: 59326/001 PARISH: Horndean Location: 2a Whitehaven, Horndean, Waterlooville, PO8 0DN Proposal: Proposed extension to existing loft (As amended by plans received 30/09/2021) Decision: PERMISSION Decision Date: 1 October, 2021</p>
<p>Reference No: 29843/029 PARISH: Horndean Location: White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville Proposal: Change of use of former commercial storage building to commercial E(c)(iii), E(g)(ii) Decision: PERMISSION Decision Date: 1 October, 2021</p>

DECISION LIST
29.09.2021- 19.10.2021

Reference No: 58128/002 PARISH: Horndean Location: 114 White Dirt Lane, Horndean, Waterlooville, PO8 0TW Proposal: Detached garage, carport and front entrance porch Decision: PERMISSION Decision Date: 1 October, 2021
Reference No: 28126/004 PARISH: Horndean Location: 53 Portsmouth Road, Horndean, Waterlooville, PO8 9LN Proposal: Retention of front dormers and rear Juliet balcony door (as amended by plans received 13 October 2021). Decision: REFUSAL Decision Date: 14 October, 2021
Reference No: 32637/008 PARISH: Horndean Location: 78 Frogmore Lane, Horndean, Waterlooville, PO8 9RB Proposal: T2-Oak-Fell Decision: WITHDRAWN Decision Date: 13 October, 2021