



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 16TH JANUARY, 2023 AT 7.00PM

Members are summoned to attend

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

Carla Baverstock-Jones, GCILEx, FSLCC, MCM
Chief Officer,

10th January 2022

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 5th December 2022.
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 note recommendations that have been made by Delegated Powers during December 2022.
7. To receive and consider the response to Applications 55562/005 – Discharge of Condition 33.
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 meetings on 1st February 2023.
10. To note the date of the next meeting as Monday 13th February, 2023.



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON MONDAY
5TH DECEMBER , 2022 AT 6.30PM.**

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), P Little, Teresa Attlee,
D Prosser, R Veitch

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

PUBLIC: Cllr Mrs L Evans, Chairman of the Council

P 079 22/23 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Irene Weeks.

P 080 22/23 TO RECEIVE ANY DECLARATIONS OF INTEREST

Cllr P Beck declared a pecuniary interest on item 7 of the Agenda, item 4 of the Report Schedule, 59640 – Land South of Hook Cottage, Patersons Lane. He then asked all members to be 100% regarding the understanding of a Declaration of Interest, all agreed.

Cllr Teresa Attlee advised she had an interest on item 11 on the Report Schedule 54890 – 7 Whitehaven.

**P 081 22/23 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD 14TH NOVEMBER 2022**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 14th November 2022 were duly signed as a true record of the meeting.

P 082 22/23 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened.

P 083 22/23

TO DISCUSS AND NOTE ANY PLANNING APPEALS

APP/M1710/W/22/3305148 – 33 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA

Cllr P Beck referred to the Appeal and this was duly noted.

P 084 22/23

TO CONSIDER SUGGESTED ROAD NAMES FOR RETIREMENT VILLAGE, LAND EAST OF HORNDEAN.

Cllr P Beck referred to the suggested names, a short discussion took place and everyone agreed to use these names.

P 085 22/23

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

25649/008

45 Rosemary Way, Horndean, Waterlooville, PO8 9DQ

Revision to application 25649/007 for change of orientation of proposed annexe.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule), advising this was an amendment and that the orientation of the annex had changed.

RECOMMENDATION: NO OBJECTION

59937

202 Portsmouth Road, Horndean, Waterlooville, PO8 9HR

Part single storey, part two storey extension to side/rear including balcony

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck.

Call P Beck referred to his Report (please see attached Report Schedule). A short discussion took place Cllr Mrs E Tickell advised that CP27 Height Scale & Mass should be added to the Recommendation, this was agreed.

RECOMMENDATION: OBJECTION, for the following reasons: - This is an overdevelopment of the property which conflicts with both CP27, CP29 and the relevant Residential Extension & Householders Development (SPD) due to

1. The high level window at the rear being larger than those below.
2. The height, scale & massing of the proposal.
3. The balcony to the rear potentially overlooking the neighbour and having an unacceptable effect on the amenity of that neighbour.

Two years ago HPC replanted the wood with a mix of spp including Hornbeam, Hazel, Beech, Oak, Yew, Rowan, Cherry etc after ash dieback clearance works. We planted approx 1000 trees across the site. These trees were planted in agreement with the Forestry Commission. Now a couple of years have passed we have noted a lot of sycamore saplings coming through and these are competing/dominating the area and overshadowing the trees we have planted. I would like to remove all young sycamore in the areas we have restocked to give the newly planted trees a better chance of survival without competition from sycamore. The attached map shows the main areas where we have restocked across the Lith.

Cllr P Beck referred to the application and this was duly noted as it had been made by HPC.

59640

Land to the South of Hook Cottage, Patersons Lane, Blendworth, Waterlooville

Three detached 4-bedroom dwelling houses with associate garages, basements and vehicle access.

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr P Beck and Cllr Mrs E Tickell both left the meeting at 18.40 having declared an interest.

The Committee nominated Cllr Teresa Attlee to chair the meeting and this was duly accepted.

Carla Baverstock-Jones, Chief Office, advised members that Cllr P Beck was one of the Applicants and therefore cannot be present at the meeting whilst being discussed. Cllr Mrs E Tickell felt compromised and therefore left the meeting also.

EHDC's website was consulted and Cllr Teresa Attlee referred to the site plan, site location and block plans giving an in depth report. A short discussion took place.

RECOMMENDATION: NO OBJECTION

Cllr P Beck & Mrs E Tickell returned to the meeting at 19.00.

The meeting was duly handed back over to Cllr P Beck.

24522/004

7 Bulls Copse Lane, Horndean, Waterlooville, PO8 9QX

Detached dwelling & garage with associated access following demolition of existing garage.

Ward: Kings & Blendworth

Cllr Reps: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule). EHDC's website was consulted, concerns were expressed regarding the space available for car turning and also the sight line to exit the property. A discussion took place.

RECOMMENDATION: OBJECTION, as being in contravention of CP27 and CP29 because:

- 1) The area is already subject to flooding and the removal of absorbent ground and trees will increase this problem.
- 2) The increased traffic exiting near to a busy junction and a blind corner.
- 3) Significant loss of privacy and increased disturbance to neighbouring properties.

59910

56 The Yews, Horndean, Waterloooville, PO8 0BH

Conversion of garage to habitable accommodation

Ward: Kings & Blendworth

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule), advised that the work has already commenced.

RECOMMENDATION: NO OBJECTION

54199/002

7 Yoells Lane, Lovedean, Waterloooville, PO8 9SG

Single storey rear extension, replacement and extension of front-facing dormer, extension to front bay window

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell and D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule), advising the previous Application had been refused.

RECOMMENDATION: OBJECTION, the design of the dormer is contrary to the guidelines of the Residential Extensions and Householder Development SPD and the rear extension ridge height is excessive and may dominate No.5.

50525/002

48 Loxwood Road, Horndean, Waterloooville, PO8 9TU

Two storey side extension (as amended by plans rec. 26.08.21, bat report received 26.01.22, phase 2 bat survey rec. 09.11.22)

Ward: Catherington

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule), advising that the requested bat surveys had been done, a short discussion took place.

RECOMMENDATION: - 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.

59942

69 Merchistoun Road, Horndean, Waterlooville, PO8 9NA

New concrete hard standing and new transfer space around vehicular, new footpath and steps leading to property. Works include new drop kerb and tarmac area across existing grass verge

Ward: Murray

Cllr Reps: Cllrs Teresa Attlee & R Veitch

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

RECOMMENDATION: NO OBJECTION

59926

65 Viking Way, Horndean, Waterlooville, PO8 0HT

Single storey extensions to rear (as amended by plan received 21/11/2022 and 22/11/2022)

Ward: Downs

Cllr Reps: Cllrs Teresa Attlee & R Veitch

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule), advising that the Technical Department at EHDC had now scanned in new plans. With the new plans Cllr Teresa Attlee advised she wished to change the original recommendation to No Objection, this was agreed.

RECOMMENDATION: NO OBJECTION

54890

7 Whitehaven, Horndean, Waterlooville, PO8 0DN

Conversion of roof space to habitable accommodation with dormer windows, porch to front, single storey rear and side extension following demolition of existing garage.

Ward: Kings & Blendworth

Cllr P Little referred to his Report (please see attached Report Schedule). Concerns were expressed regarding privacy and over looking issues; a short discussion took place.

RECOMMENDATION: OBJECTION, This Application is acceptable apart from the privacy issue to the rear from the proposed dormer window instead, contrary to CP27 Pollution which would have an unacceptable effect on the amenity of the property to the rear.

37379/001

25 Oaks Coppice, Horndean, Waterloooville, PO8 9QR

Lawful development certificate proposed - replacement of existing conservatory

Ward: Kings & Blendworth

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.

28822/008

Hereward, Lith Avenue, Horndean, Waterloooville, PO8 0HA

Replacement timber frame/clad dwelling and single storey flat roof annex building (as amended by plans received 3 November and 17 November 2022).

Ward: Downs

Cllr Rep: Cllrs Teresa Attlee & R Veitch

Cllr Teresa Atlee referred to her Report (please see attached Report Schedule), advising that a previous Application had already been refused. A sort discussion took place.

RECOMMENDATION: OBJECTION, for the following reasons: -

- i) the purpose of the proposed new dwelling is for elderly parents which does not appear to meet the guidelines in CP19.
- ii) the revised plans aim to make the annex more subservient to the host dwelling in terms of scale and mass, but it still appears to be an independent dwelling and so does not comply with the general guidance about annexes in the Residential Extensions & Householder Development Supplementary Planning Document (SPD). In principle, this means that it could be sold separately by a future owner at some future date. If planning permission is granted, we would ask that the following condition applies: - "The annex must remain subservient to the main dwelling and cannot be sold or sublet separately in the future."

21808/003

50 Viking Way, Horndean, Waterlooville, PO8 0HR

Single storey side extension and replacement roof to existing rear extension.

Ward: Downs

Cllr Reps: Cllrs Teresa Attlee & R Veitch.

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION.

The Decision List was duly noted.

P 086 22/23

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
21ST DECEMBER 2022**

It was agreed that a decision would be made nearer the date once the Agenda had been published to see if there were any HPC Applications.

P 087 22/23

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
19TH DECEMBER 2022.**

The date was duly noted.

Meeting ended: 19.26

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Chairman

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Date

Applications agreed by Delegated Powers w/c 19.12.2022

Case No	Address	Ward	Cllr Rep	Recommendation	Committee agreed	Approved	Submitted to EHDC WEBSITE	Comments sent to Case Officer
58922/001	Meadow End, 42 St Vincent Crescent, Horndean, Waterlooville, PO8 9JD	D	RV	NO OBJECTION	PB,ET,RV	AF, LE	20.12.2022	20.12.2022
29113/015	Wisteria Rest Home, 82 & 84 London Road, Horndean, Waterlooville, PO8 0BU	K & B	PL	<p>OBJECTION for the following reasons:</p> <ol style="list-style-type: none"> 1. Potential detrimental effect on the amenity of the neighbouring properties at 80 and 86 through overlooking contrary to CP27- Pollution. 2. Clarification as to how the applicant will deal with excess rain water runoff. 3. Clarification as to the proposed landscaping of the site. 	PB,ET,RV	AF, LE	20.12.2022	20.12.2022

PLANNING MATTER COMPLIANCE WITH CONDITIONS LAND EAST OF HORNDEAN 55562/005

DISCHARGE OF CONDITION 33 (DESIGN CODE)

Background

Outline planning permission was granted to Bloor Homes on 23 December 2022 subject to Condition 33 that requires the submission of a site-wide Design Code to be approved by EHDC planning. A revised Design Code has now been submitted dated 22 November 2022.

The Design Code must include principles for a) the built form of character areas, informed by local character e.g., relating to materials, building heights, roofscapes and parking principles etc; b) principles for the detailed design of vehicular access from the Rowlands Castle Rd and Horndean Rd; and c) principles for hard and soft landscaping.

The aim is to ensure a satisfactory design for the development in the interests of the character and appearance of the area.

Refer to agent covering letter 22 Nov, agent letter 7 Dec and Design Code 22 November, in the planning portal.

HPC Consultee Comments

Column 1 in the table below lists the six comments made by HPC in September 2021 and seeks to identify these within the Appendix A "Consultee Tracker" (attached to the letter dated 7 December 2022 from White Peak planning on behalf of Bloor). To make it easier for cross reference purposes, we have added numbers against each box on the Tracker (col 2 below). The Tracker reference leads to the paragraph or page number in the updated Design Code (col 3). Col 4 simply includes any relevant comments.

Conclusion

Points 3 and 5 below appear to be unresolved. Can Councillors please confirm if these points still require further clarification.

Please send any comments by 5 January if you can.

Cllr Teresa Attlee

	HPC Comments 29 Sept 2021	Appendix A Consultee Tracker Reference	Design Code Para or Page Number	HPC New Comments December 2022
1	The requested Site Layout Plan, floor plans and all elevations are missing from the pack submitted.	#17 Site Layout #18 Site Layout	Masterplan Development Section pages 16-21	Condition 33 does not require details of floor plans and elevations at this stage in the Design Code.
2	Only six house types are shown on the illustration, but many more styles are listed on the Accommodation Schedule. Flint should be included as part of the local vernacular.	#22 Local Context Analysis #29 Use of Flint as Building Material Character of Development #31 Character of the Development #35 Local Character & Materials #63 Community Hub	Local Context Section pages 10-15 Character Areas Section 50-64	Both brick and flint detailing are proposed within the Horndean Neighbourhood and Rowlands Rise Character Areas (see illustration of five Character Areas on page 40) and details in pages 50-64. Flint is not included in the Community Hub.
3	Whilst the relocation of the Local Centre is an improvement it is unclear as to where lorries will unload, and visitors will park. Such issues are of great concern to HPC	#41 Parking Standards #42 On-plot and Visitor Parking	Movement and Parking pages 29-36 Refuse Strategy page 38 Community Hub pages 53-57	Parking shown next to the Convenience Store but no specific evidence of areas for unloading. A nursery is proposed in this area so safety will be an issue (pages 53-57)
4	The phasing plan does not show open spaces, play areas or road layout. Are these shown on the missing site layout plan?	#53 Formal & Informal Public Open Space #55 Hoggin Footpaths #61 Crossing Points & Connections # 73 Planning Policy #86 General Comments	Movement and Parking page 30 shows road layout Landscape Design pages 24-27 Framework Plan page 21	There are three types of landscape Character Areas shown on page 25 i) Wildlife and Woodland ii) Countryside Fringe; and iii) Community Park. The southern Locally Equipped Area for Play (LEAP) and skate park are located south of the Community Building shown on the Framework Plan at page 21.

				<p>Play facilities and play areas are mentioned on page 4.</p> <p>Formal and informal areas for play, sport, and informal recreation such as walking, cycling, and jogging mentioned on page 22</p>
5	<p>The styles of dwellings illustrated have very steep unattractive roofs (apart from the one with a hipped roof). These look out of proportion and are not pleasing to the eye.</p>	#72 Character of New Development	Character Areas	<p>EHDC had commented in October 2021 they would have liked to see more information on street scenes to address criteria in CP 29 (d) and (e). The steep roofs still appear in the proposed Design Code.</p>
6	<p>Is there a plan showing where the various house styles and flats are to be sited?</p>		<p>Perimeter Block Form at page 17 shows three built frontage types across the entire site. The plan includes building heights and gaps between buildings. Pages 21, 59 and 63 show various overviews of site layouts.</p>	

PLANNING SCHEDULE FOR MEETING MONDAY 16TH JANUARY 2023

1.	38999/001	<p><u>45 North Road, Horndean, Waterlooville, PO8 0EH</u></p> <p>Single storey dwellinghouse west of 45 North Road with new vehicular access off St Giles Way.</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: The proposal would represent a significant over-development of the existing dwelling contrary to Policy CP29. The footprint of the proposed building is less than 1 metre from the neighbouring boundaries.</p> <p>Design, appearance and materials: The proposed development is not subservient to the existing dwelling. This design is contrary to Policy CP29 and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Street Scene: A significant change to the street scene which would detract from the open nature of the neighbourhood. Contrary to Policy CP29 and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Overall Highway safety: A significant addition to possible traffic problem since St Giles Way carries a high level of local traffic.</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change to parking availability.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant increase.</p> <p>Ground contamination: No source identified.</p> <p>RECOMMENDATION: OBJECTION due to the plans non-compliance with Planning Policy CP29 and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Cllr R Veitch 31.12.2022</p>
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2.	33759/003	<p><u>35 Portsmouth Road, Horndean, Waterlooville, PO8 9LN</u></p> <p>Single storey extension to front</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: Small and unobtrusive extension to an existing attached annex.</p> <p>Size Layout & density: Small footprint increase.</p> <p>Street Scene: No change</p> <p>Local Planning Policies: All are met.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: None.</p> <p>Parking: Parking for vehicles is adequate.</p> <p>Overlooking and loss of privacy: None.</p> <p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p> <p>Conclusions: A small extension to an existing annex.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 09.01.2023</p>
3.	58038/003	<p><u>Proposed Solar Farm and Battery Storage Facility - Area 1, Broadway Lane, Lovedean.</u></p> <p>Installation of a solar farm and battery storage facility with associated infrastructure (additional information and revised Environment Statement received 15/12/22).</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: An installation of 4.5mW of solar panels across S3 arable land.</p>

		<p>Size Layout & density: An extremely large installation of solar panels.</p> <p>Street Scene: Complete elimination of a rural landscape over several hectares south of the Lovedean station including areas of Denmead. All landscape views are destroyed.</p> <p>Local Planning Policies: CP6,CP9,CP19,CP20,CP21,CP23,CP28 are all considered to be infringed by this application.</p> <p>Overall Highway safety: Considerable traffic increase on Broadway Lane, Lovedean during construction.</p> <p>Noise and Disturbance from completed development: To be confirmed, sound surveys have taken place but no indication where there were taken and at what times of day.</p> <p>Parking: Parking will be provided on site for contractor's vehicles only inside a perimeter fence.</p> <p>Overlooking and loss of privacy: None in the sense these are static non habitable spaces.</p> <p>Traffic generation: Although not quantifiable at present the sites material, construction, facilities and staff will increase traffic levels around Broadway Lane considerably.</p> <p>Ground contamination: None as proposed.</p> <p>RECOMMENDATION: OBJECTION; This submission highlights the loss of perfectly good agricultural / arable land and the destruction of a landscape that provides welcome sanctuary from the mass development in the area at present. I would also like to point out that night migrating birds are mistaking solar farms as lakes and this is causing some problems.</p> <p>Cllr P Little 13.01.2023</p>
4.	28683/033	<p><u>Crookley Park House, Blendworth Lane, Horndean, Waterlooville, PO8 0AD</u></p> <p>T144-Lime-Reduce crown height by 6m, leaving a crown height of 16m. Reduce crown width by 2m, leaving a crown width of 3m. T13-Beech-Pollard, leaving 8m.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Re: Cllr P Little</p> <p>Report:</p> <p>General Observations: This a reduction of height and width of 2 large trees of various genus.</p> <p>Size Layout & density: N/A</p>

		<p>Street Scene: These trees are on the edge of structures and are intruding into the areas above the building, and could cause roof damage.</p> <p>Local Planning Policies: No objection provided that the tree officer agrees that the works are necessary, comprise routine tree management, and will be for the long term benefit of the trees and is carried out by properly qualified personnel at the correct time of year.</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: None.</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: None despite reduction in tree height and width.</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>RECOMMENDATION: NO OBJECTION, provided that the tree officer agrees that the works are necessary, comprise routine tree management, and will be for the long-term benefit of the trees and is carried out by properly qualified personnel at the correct time of year.</p> <p>Cllr P Little 09.01.2023</p>
5.	29178/008	<p><u>127 White Dirt Lane, Horndean, Waterlooville PO8 0TL</u></p> <p>Detached single storey oak framed ancillary annex</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: The proposal calls for the construction of an annex 10.5m by 5.5m at the very end of the rear of the plot. It should be noted that the settlement boundary ends about 1/3 of the way down the garden and therefore this construction is in the countryside and CP19 applies. The various utility providers have been notified and are looking into any issues with the location but none have been identified yet.</p> <p>Size Layout & density: The annex contains a guest bedroom, a bathroom and two other rooms designated as a home office and home gym. The materials to</p>

be used are similar to those used in the garage/car port at the front of the property. The block plan states that the building will be 1m from the boundary on each side and 4m from the end of the garden. This end of the garden is surrounded on all sides by fields and therefore has no impact on the amenity of the neighbours. The covering letter states that this annex is situated so far away from the house because of conditions about extension and amenity stated in the permission for the original build of No.127.

Street Scene: Not visible from the street.

Local Planning Policies: CP19 Development in the countryside – The new building is outside of the settlement policy boundary

Residential extension and holder development SPD – Annexes should be located close to the existing building

Housing Policy H14 – Other housing outside of settlement policy boundaries – This states that new buildings should be clustered with existing ones unless there is a functional reason why not.

CP27 – Light pollution in a dark area of countryside from the new building.

Overall Highway safety: No change.

Noise and Disturbance from completed development: No change.

Parking: Sufficient for the addition of a guest bedroom.

Overlooking and loss of privacy: None

Traffic generation: No change

Ground contamination: No change

RECOMMENDATION: OBJECTION, on the basis of CP19 development in the countryside, CP27 Light pollution and H14 as the building should nearer to the main dwelling. This is also the guidance in the Residential Extension and Householder development SPD. In short if this was closer to the main house it would be inside the settlement policy boundary and would follow the guidance on annexes. However the impact on neighbours then might come into play.

Cllr D Prosser
09.01.2023

DECISION LIST
30.11.2022 - 13.01.2023

<p>Reference No: 30857/004 PARISH: Horndean Location: 178 Greenfield Crescent, Horndean, Waterlooville, PO8 9ER Proposal: 1xSilver Birch-Fell. Decision: CONSENT Decision Date: 7 December, 2022</p>
<p>Reference No: 53254/006 PARISH: Horndean Location: The Orangery, Cadlington House Estate, Blendworth Lane, Horndean, Waterlooville, PO8 0AA Proposal: T1-Beech- Crown lift to 4.2m Decision: NO OBJECTION Decision Date: 6 December, 2022</p>
<p>Reference No: 31894/002 PARISH: Horndean Location: 63 Rosemary Way, Horndean, Waterlooville, PO8 9DQ Proposal: Removal of roof tiles with grey slate replacement (Cedral Birkdale 600 x 300m) across the 100% of pitched bungalow roof, inclusive of replacing roofing felt. Replacement of current flat roof covering rear of the property (approx. 10% of property size). Grey fascia cladding to be added to front of property to replace current wooden cladding. Removal of wooden canopy above front door. Building regulation to be completed by roofing company who are registered NFRC. Decision: PERMISSION Decision Date: 5 December, 2022</p>
<p>Reference No: 59926 PARISH: Horndean Location: 65 Viking Way, Horndean, Waterlooville, PO8 0HT Proposal: Single storey extensions to rear (as amended by plan received 21/11/2022 and 22/11/2022) Decision: PERMISSION Decision Date: 9 December, 2022</p>
<p>Reference No: 59942 PARISH: Horndean Location: 69 Merchistoun Road, Horndean, Waterlooville, PO8 9NA Proposal: New concrete hard standing and new transfer space around vehicular hardstanding, new footpath and steps leading to property. Works include new drop kerb and tarmac area across existing grass verge Decision: PERMISSION Decision Date: 21 December, 2022</p>
<p>Reference No: 54347/001 PARISH: Horndean Location: 58 Downhouse Road, Catherington, Waterlooville, PO8 0TY Proposal: Retrospective application for a 1.8m high brick wall adjacent to the highway (amended description and plans 19.12.22) Decision: PERMISSION Decision Date: 21 December, 2022</p>
<p>Reference No: 25649/008 PARISH: Horndean Location: 45 Rosemary Way, Horndean, Waterlooville, PO8 9DQ Proposal: Revision to application 25649/007 for change of orientation of proposed annexe Decision: PERMISSION Decision Date: 21 December, 2022</p>
<p>Reference No: 23085/013 PARISH: Horndean Location: 56 Rosemary Way, Horndean, Waterlooville, PO8 9DQ Proposal: Changes to the fenestration and the addition of velux windows Decision: PERMISSION Decision Date: 20 December, 2022</p>
<p>Reference No: 28822/008 PARISH: Horndean Location: Hereward, Lith Avenue, Horndean, Waterlooville, PO8 0HA Proposal: Replacement timber frame/clad dwelling and single storey flat roof annex</p>

DECISION LIST
30.11.2022 - 13.01.2023

building (as amended by plans received 17 November and 22 November 2022). Decision: PERMISSION Decision Date: 16 December, 2022
Reference No: 59942 PARISH: Horndean Location: 69 Merchistoun Road, Horndean, Waterlooville, PO8 9NA Proposal: New concrete hard standing and new transfer space around vehicular hardstanding, new footpath and steps leading to property. Works include new drop kerb and tarmac area across existing grass verge Decision: PERMISSION Decision Date: 21 December, 2022
Reference No: 54347/001 PARISH: Horndean Location: 58 Downhouse Road, Catherington, Waterlooville, PO8 0TY Proposal: Retrospective application for a 1.8m high brick wall adjacent to the highway (amended description and plans 19.12.22) Decision: PERMISSION Decision Date: 21 December, 2022
Reference No: 25649/008 PARISH: Horndean Location: 45 Rosemary Way, Horndean, Waterlooville, PO8 9DQ Proposal: Revision to application 25649/007 for change of orientation of proposed annexe Decision: PERMISSION Decision Date: 21 December, 2022
Reference No: 23085/013 PARISH: Horndean Location: 56 Rosemary Way, Horndean, Waterlooville, PO8 9DQ Proposal: Changes to the fenestration and the addition of velux windows Decision: PERMISSION Decision Date: 20 December, 2022
Reference No: 59910 PARISH: Horndean Location: 56 The Yews, Horndean, Waterlooville, PO8 0BH Proposal: Conversion of garage to habitable accommodation Decision: PERMISSION Decision Date: 4 January, 2023
Reference No: 50525/002 PARISH: Horndean Location: 48 Loxwood Road, Horndean, Waterlooville, PO8 9TU Proposal: Two storey side extension (as amended by plans rec. 26.08.21, bat report received 26.01.22, phase 2 bat survey rec. 09.11.22) Decision: PERMISSION Decision Date: 4 January, 2023
Reference No: 59895 PARISH: Horndean Location: Yew Court, 83 Catherington Lane, Horndean, Waterlooville Proposal: T1 - Oak - Crown Lift north canopy to 8 metres in height. Tree encompasses entire garden creating an unreasonable amount of shade and is detrimental to reasonable enjoyment of garden. Decision: REFUSAL Decision Date: 4 January, 2023
Reference No: 37379/001 PARISH: Horndean Location: 25 Oaks Coppice, Horndean, Waterlooville, PO8 9QR Proposal: Lawful development certificate proposed - replacement of existing conservatory Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 22 December, 2022