



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 15<sup>th</sup> January, 2024 AT 7.00PM**

Members are summoned to attend: Cllrs P. Beck (Chairman), D Prosser, Teresa Attlee, Keith Jenkins, Bob Sowden

A handwritten signature in black ink, appearing to read 'Carla Baverstock-Jones'.

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

09 January 2024

### 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 18<sup>th</sup> December 2023.
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 meetings on a date to be confirmed.
8. To note the date of the next meeting as Monday 5<sup>th</sup> February 2024.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
Monday 18<sup>th</sup> December, 2023 AT 7.00PM.**

- PRESENT:** Cllr Paul Beck (Chairman), D Prosser, T Attlee, K Jenkins, R Sowden
- IN ATTENDANCE:** Carla Baverstock Jones (Chief Officer)  
Eve Maple – Administrative Assistant (Minute Taker)
- PUBLIC:** 13 members of the public attended this included 1 from Genesis and 2 from Thakeham.
- P 154 23/24** **TO RECEIVE APOLOGIES FOR ABSENCE**
- None Received
- P 155 23/24** **TO RECEIVE ANY DECLARATIONS OF INTEREST**
- None Received
- P 156 23/24** **To Elect a Vice Chair**
- Cllr Prosser nominated as Vice Chair by Chairman Cllr Beck and seconded by Cllr Teresa Attlee
- P 157 23/24** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 20th November 2023**
- It was RESOLVED that the minutes of the Planning Committee meeting held on the 20<sup>th</sup> November 2023 were duly signed as a true record of the meeting.
- P 158 23/24** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**
- None
- P 159 23/24** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**
- None received
- P 160 23/24** **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**
- P 161 23/24** **57483/005 TPO Land West of, Ashley Close, Lovedean, Waterloooville**
- Proposal:** T1 Oak - Crown reduction, reduce height by up to 4 metres to a previous cutting point. Leaving a finished height of approximately 13 metres. Reduce crown spread by 2 metres to a previous cutting point, leaving a finished spread of approximately 6 metres.
- Ward;** Catherington

**CONCLUSIONS:** - The work is taking the tree back to previous a cutting point and many of the larger Oaks behind Ashley Close have also been similarly treated, for this reason the recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the woodland and the safety of the residents and public. The work should be carried out by properly qualified personnel at the correct time of the year.

**RECOMMENDATION:** - NO OBJECTION

**P 162 23/24**

**21864/020 FUL The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG**

**Proposal:** Nine residential dwellings and one commercial building (Class E(g)), together with the associated vehicular and pedestrian access, car parking, cycle storage and landscaping following demolition of existing buildings.

**Ward;** Catherington

**Conclusions:** - The recommendation is Objection as the following reasons:

- CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently.
- CP10 Spatial Strategy for Housing – This site is not allocated for development. It is “countryside” and Employment land and this does not significantly move the needle on the housing shortfall.
- CP 19 Development in the countryside – It has not been demonstrated that there is a need for the development in the rural location. The Equestrian land next to the site should be protected from further expansion of this development
- CP23 Gap between settlements. This application along with two others effectively closes the gap between Horndean and Catherington settlements.
- CP27 Pollution – There will be light pollution to existing residents of Road’s Hill
- CP29 Design – The materials used such as wood cladding and the style of the development is not in-keeping with the adjacent buildings in the Catherington Conservation Area.

**RECOMMENDATION:** - OBJECTION

**P 163 23/24**

**55179/003 CAT The Club House 5 London Road, Horndean, Waterlooville, PO8 0BN**

**Proposal:** T1 - Holm Oak - Fell due to the proximity to the dwelling.

**Ward;** Kings and Blendworth

**RECOMMENDATION;** OBJECTION

**P 164 23/24**

**60033 FUL Land between Catherington Lane and, Five Heads Road, Horndean, Waterlooville.**

**Proposal:** 117 dwellings with associated access road, drainage, landscaping and open space provision

**Ward;** Catherington



**Conclusions:** - We object to the plans for the following reasons:

CP10 – Spatial Strategy for Housing – Development in the countryside outside of the allocated areas (like LEOH) will only be permitted if it meets a community need or realises community aspirations – this does neither. The fact that the actual site is much bigger than just this development suggests subsequent phases that will cause even further strain on the infrastructure surrounding.

CP13 – Affordable housing on Residential development sites – affordable housing should be fully integrated, dispersed amongst and indistinguishable from market housing – The use of apartment blocks on this site for over 50% of the affordable housing on this site does not meet this policy

CP14 – Affordable housing for Rural Communities – the Development must provide affordable housing for Local people, demonstrating a need in the local area – There is no information on this local need only the broader EHDC need

CP19 - Development in the Countryside – Restraint is required when developing in the countryside to protect it for its own sake – This is a large development on a fresh area of arable and grazing land which is not an allocated site and will set a precedent for the area. The wildlife surveys which seem to indicate nothing of significance on the site seem scarcely credible.

CP20 – Landscape – The only real nod the rural environment is to set the development back a short way from Catherington Lane, otherwise landscaping is pretty much what you would expect from any development and does not take account of the character or heritage of the surroundings

CP23 – Gaps between settlements – This policy calls out Horndean, Catherington and Clanfield as an area where the gaps between settlements should be preserved. This is the largest of a number of current applications that will subsume Catherington into greater Horndean

CP27 – Pollution – Light Pollution to the rear of rural dwellings on Bridle Path and Five Heads Road. Overlooking by two apartment blocks of properties on Bridle Path and Five Heads Road respectively. Further, the impact of light pollution on the Astronomical observatory near Clanfield is a concern for Hampshire Astronomical Society and Portsmouth University. Lastly the issues with the Sewers on Catherington Lane near Victory Avenue demonstrates the whole infrastructure would need to be addressed before any additional housing should be allowed to discharge into it.

CP29 – Design – Apartment blocks are out of keeping with the area. 2.5 and 3 Storey dwellings will dominate the street view due to their dominant position on the sloped land and create a built-up visual massing that illustrates that the site (first phase) is being over-developed or crammed in. Horndean and Catherington property characteristics need to be further addressed in the design of the buildings including use of flint in buildings and walls,

CP31 Transport – The lack of close-by bus services, the traffic added to that already on Catherington Lane which is grossly understated by this proposal plus the problems of travelling through LEOH to the nearest convenient rail link at Rowlands Castle make this an unsuitable place for the development of 117 houses and possibly more. The exaggeration that this site is somehow well served from a transport perspective is a complete work of fiction. Horndean is generally not hugely cycle friendly, particularly in this area, so to suggest that residents will be encouraged to cycle, is not only not enforceable it is dangerous. Narrow lanes at the Five Heads end of the site and busy school traffic at the other does not lend itself to an improvement in highway safety for all users of the road.

**RECOMMENDATION: - OBJECTION**

**P 165 23/24**

**33983/002 HSE 1 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY**

**Proposal:** Single storey front and rear flat roof extension. Hip to gable end with dormer extension.

**Ward;** Murray

**Conclusions;** Whilst this represents a significant increase in the size of the property, the main concern is the front extension and the impact on the neighbours at No.2. The roof of the front extension is now changed to an Orangery style with a Skylight and parapet wall. This may impact on the amenity of the neighbour more than the original plans would have done. A flat orangery roof, when not at the rear, does not comply with the Residential Extension and Householder Development SPD

**RECOMMENDATION;** - OBJECTION

**P 166 23/24      59998 Land to the north of 233, Catherington Lane, Horndean, Waterloooville**

**Proposal;** 6 Dwellings with associated access, car ports, parking and landscaping following demolition of existing barn.

**Ward;** Catherington

**Conclusions:** - It is true this land is derelict and therefore it's appearance could be improved but as this is countryside CP19 and H14 apply and no valid imperative has been given for the development. This coupled with the lack of Parking Detail (Vehicle Parking Standards SPD) and the poor sketches that make both the design of the properties and the view from the street scene unclear (CP29 Design) make this set of plans seem speculative at best. *The latest set of sketches seems to go with a wooden cladded approach which is not in-keeping with the neighbourhood generally but would appear to be an attempt to sync design with the development on the Dairy 21864/020 but neither of these are like the flint-based facades that characterise Catherington. Both this and the aforementioned Dairy development close the gap between Horndean and Catherington contrary to CP23.* Loss of the Lay-by opposite Kingscourt School will have a detriment effect on highway safety.

**RECOMMENDATION:** - OBJECTION

**P 167 23/24      40090/002 214 Catherington Lane, Horndean, Waterloooville, PO8 0TA**

**Proposal;** Temporary change of use from C3 (dwelling house) to Class E (salon spa & wellness) | 214 Catherington Lane, Horndean, Waterloooville, PO8 0TA

**Ward;** Catherington

**Conclusions:** CP4 Existing Employment Land – This is a change of usage of the site but may provide additional jobs in the area

CP6 Rural Economy and Enterprise – This would appear to comply. Makes good use of existing buildings without destroying character.

CP 19 Development in the countryside – Given other land nearby has been sold for development, this represents a more countryside friendly approach to repurposing land/buildings instead of bulldozing

CP27 Pollution – In refurbishing the buildings, external lighting should be carefully planned in a “dark” area to avoid disturbance

**RECOMMENDATION;** NO OBJECTION

**P 168 23/24      40090/003    214 Catherington Lane, Horndean, Waterloooville, PO8 0TA**

**Change of Use from Agricultural to a mixed-use development comprising of 3 No. Dwellinghouses (Use Class C3) and partial conversion to a Health and Wellbeing Spa (Use Class E)**

**Ward;** Catherington

**Conclusions:** - On the positive side CP4 Existing Employment Land, CP6 Rural Economy and Enterprise, CP9 Tourism all appear to support the use of this land as a Spa and Wellness retreat and the creation of "Holiday Lets" connected to it. CP29 Design – the design of the refurbishment of the barns seems to be sympathetic to the guidelines of the Catherington Conservation Area. However, there are a number of key issues with this set of plans

- CP19 Development in the countryside – The site is a mix of land inside (Farmhouse and Barns) and outside of the settlement Boundary (rear Car Park and access to it and the dwelling gardens), this needs to be addressed and access needs to be clarified
- The Dwelling houses state they are for Spa/Retreat users, there are no interior plans and it should be clear that they are part of the business and not in the future for sale separately on the market.
- The access to the rear car parking via the farm tracks on to Five Head Roads poses an unacceptable highway safety risk on the very narrow part of Five Heads Road opposite Kingscourt School
- CP27 Pollution – In refurbishing the buildings, external lighting should be carefully planned in a "dark" area to avoid disturbance. No Lighting scheme is provided

**Recommendation;** OBJECTION

**P169 23/24**

**59854/004 HSE White Dirt Farm Bungalow, 81 White Dirt Lane, Horndean, Waterlooville, PO8 0TN**

**Re: Proposal:** Single storey front and rear flat roof extension. Hip to gable end with dormer extension.

**Conclusions:** - This application builds upon the dominant feature created by the three previous applications. The Materials, Window and Roof Design changes accentuate this further. This contravenes CP29 - Height, Scale and Massing. The Materials used should if changed from the original try to match those of White Dirt Mews which has five properties of uniform appearance. The modernistic design approach might work if the property didn't have neighbours and didn't occupy such a prominent position in the landscape.

**RECOMMENDATION:** - OBJECTION

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

To be decided once the agenda items are known.

#### **DECISION LIST**

The decision list was duly noted.

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 15th January 2024.**

Meeting ended: 8.00 pm

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Chairman

.....  
Date

## **REPORT SCHEDULE FOR MEETING Monday 15 January 2024**

1.	60256	<p><b>HSE 58A South Road, Horndean, Waterlooville, PO8 0EP</b></p> <p>First floor extension to side, detached garage with home office above following demolition of garage.</p> <p><b>Ward;</b> Downs and Murray</p> <p><b>Cllr;</b> Teresa Attlee</p> <p><b>Observations:</b> - It is not possible to see very much of this property from South Road as it is a long way back and positioned behind number 58 with which it shares a drive. This property was originally built as a 1.5 storey in-fill on the land behind the house at number 58 South Road. Planning was refused on 2 May 2007 under policies GS2 and HE1 (applying at that time) <i>"as the development would result in a building of excessive bulk and height to the detriment of the visual outlook and amenities of the occupier of the adjacent property"</i>.</p> <p>The developer appealed and this was <u>allowed</u> in a letter dated 9 November 2007 (appeal ref APP/M170/A/07/2049139). Sometime later 58A converted the integral garage to single storey living accommodation and built a wooden garage in front of the property to the left.</p> <p>The overall difficulty with the new plans is that they result in a building that is both further extended (with the additional half storey above what was the garage) as well creating a new detached garage with a home office above it, positioned to the left and in front of the sightline of number 58 to the rear. As a result, it is likely that many of the conditions and observations made in 2007 that resulted in allowing the Appeal, are no longer extant.</p> <p><b>Size Layout &amp; density:</b> -</p> <ul style="list-style-type: none"><li>a) The house. The design is in keeping with the rest of the property and the materials to be used will match existing. However, the new half storey being added above the existing converted integral garage will extend the roof line by about 1 metre before it starts to slope down. The width of this extension will be 3m. The case officer will wish to reconsider whether the development continues to be sympathetic to its setting in terms of scale, height massing and density especially in relationship to the building at number 58.</li><li>b) The garage. The existing wooden garage in front and to the left of the property was not in place at the time the Appeal was allowed, as it was integral to the house on the right. This garage will be demolished, and a new garage/home office is proposed. Materials will be used to match the house. The garage height is 8.9m and the new one will be 9.3m in height (just less than 1m of the height of the house) and 8m width. There will be two new Velux windows in the roof on the northern elevation and a normal window in the east facing top half storey. The development is not sympathetic to its setting in terms of scale, height massing and density especially in relationship to the building at number 58. In view of the terms of the Appeal (referred to above) having been allowed, absent such a structure, this structure will be unacceptable.</li></ul> <p><b>Street Scene:</b> - As noted above, it is possible only to see a slither of this property from the street. The new single storey to the right of the building will be visible but it is not easy to state the degree that it will affect the street scene from that distance. The current single storey gable effect certainly fits in to the street scene. The new garage/home office will not be visible at all</p>
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		<p>(which is helpful) but it may be quite conspicuous to the neighbour at number 58. I did drive into Wasdale Close located some distance up Hawthorn Rd and looping behind number 58A, but it was not possible to see the property without being conspicuous.</p> <p><b>Local Planning Policies:</b> - CP 27 Pollution, CP 29 Design (d)</p> <p>Residential Extensions &amp; Householder Development SPD paras 3.1 and 3.3</p> <p><b>Overall Highway safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> - No change</p> <p><b>Parking:</b> - It is assumed there is still parking for three cars (one of the conditions of the Appeal that was allowed).</p> <p><b>Overlooking and loss of privacy:</b> - The extension to the dwelling may result in overlooking towards the rear of the property in Wasdale Close which was specifically mentioned in the Appeal letter of 9 November 2007. Equally no new overlooking from the extension. However, the new garage has a window facing east and depending on the height of the tress on that east facing border may cause overlooking.</p> <p>The garage will be likely to have an overbearing impact on the amenity of the neighbour at number 58. As noted, when the Appeal was allowed in 2007 the structure did not exist at all. The new garage home/office will not have windows on the south side facing the neighbour at number 58 but the scale of the building at over 9m in height means it may have an unacceptable effect on the amenity of the occupiers both of number 58 and number 56 (CP 27 applies). It is not possible to tell from the information available.</p> <p><b>Traffic generation:</b> - No change</p> <p><b>Ground contamination:</b> - It is not clear if the garage (or the new extension) will affect the nearby utilities or the root systems of the nearby trees forming a boundary between number 58 in front of the property and number 56 to the right (when facing number 58A).</p> <p><b>Conclusions:</b> This development introduces many changes that were not present in the proposed design when the original planning application was allowed on Appeal in November 2007 (appeal ref APP/M170/A/07/2049139). Please see my Observations at the start of this report.</p> <p>There may be overlooking issues (loss of privacy) from the new garage/home office to the neighbours at number 56 (east side) as well as from the new extension on the main dwelling to the neighbours behind the house (in Wasdale Close) on the north facing side (CP 27 Pollution applies). The size of the new garage/home/office is not sympathetic to the building at number 58 in terms of scale, height massing and density (CP 29 (d) applies and the Residential Extensions &amp; Householder Development SPD at paras 3.1 and 3.3.</p> <p><b>RECOMMENDATION:</b> - OBJECTION</p>
2.	34088/030	<p><b>TPO Rear boundary of 9 Pentere Road Yoells Copse off, Loxwood Road, Horndean, Waterlooville</b></p> <p><b>Ward:</b> Catherington</p> <p>This is for information only HPC</p>



3.	21545/005	<p><b>HSE 131 White Dirt Lane, Horndean, Waterlooville, PO8 0TL</b></p> <p>Single storey side extension, raised rear balcony to ground level, conversion of existing garage to annex accommodation with link through to main dwelling.</p> <p><b>Ward:</b> Catherington</p> <p><b>Cllr:</b> Derek Prosser</p> <p><b>PROPERTY ADDRESS:</b> - 131 White Dirt Lane, Horndean, Waterlooville, PO8 0TL</p> <p><b>Observations:</b> - The application is to build a single storey side extension on the side of the existing property adjacent to No.133. Also to convert the existing double garage into a self-contained annex, the garage being on the side of No.129. The property front door is accessed via a gateway onto White Dirt Lane and the driveway to the garage is a little further along. The remodelling of the back of the building is modest and does not affect the amenity of the neighbouring properties.</p> <p><b>Size Layout &amp; density:</b> - The extended property is still an acceptable distance from the neighbours. Most of the changes are confined to the ground floor of the property. The windows on the first floor of the garage conversion are velux and do not overlook the neighbouring properties.</p> <p><b>Street Scene:</b> - The street scene of White Dirt Lane is not uniform. The property is set back from the road and obscured by a large hedge.</p> <p><b>Local Planning Policies:</b> - CP27- Pollution, CP29- Design, Residential Extension and Householder development SPD.</p> <p><b>Overall Highway safety:</b> - No Change</p> <p><b>Noise and Disturbance from completed development:</b> - No Change</p> <p><b>Parking:</b> - There is sufficient parking for at least 4 cars</p> <p><b>Overlooking and loss of privacy:</b> - The changes to the back of the property are modest and do not impact the amenity of either neighbour.</p> <p><b>Traffic generation:</b> - Little Change</p> <p><b>Ground contamination:</b> - None Stated.</p> <p><b>Conclusions:</b> - The only addition to the footprint of the house is the single storey side extension. This extension is not close to the neighbouring property at No.133. The changes on the ground floor at the back of the house do not affect the amenity of the neighbouring properties on either side.</p> <p><b>RECOMMENDATION:</b> - NO OBJECTION</p>
4.	25424/004	<p><b>High Trees, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB</b></p> <p>Demolition of single storey rear extensions and construction of two storey gable end front extension and two storey rear extension with internal and external alterations.</p> <p><b>Ward;</b> Catherington</p> <p><b>Cllr;</b> Keith Jenkins</p> <p>Verbal update to be given.</p>

5.	28375/033	<p><b>FUL 21 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DF</b></p> <p>Sub-division of the site and change of use of existing detached annexe with associated two storey side extension to form independent 2 bed detached dwelling house</p> <p><b>Ward:</b> Kings and Blendworth</p> <p><b>Cllr:</b> Paul Beck</p> <p><b>Size Layout &amp; density:</b> The proposed property in not out of keeping with the size of the plot</p> <p><b>Design, appearance and materials:</b> All in keeping with the adjacent property</p> <p><b>Street Scene:</b> Hardly affected as it lies just beyond the end of Church Path, on a footpath</p> <p><b>Overall Highway safety:</b> This property will contribute an increase in vehicle traffic and the vehicle exit will be immediately adjacent to where the road changes to a footpath</p> <p><b>Noise and Disturbance from completed development:</b> That of a two bedroom property</p> <p><b>Parking:</b> There is adequate space for parking two vehicles as required</p> <p><b>Overlooking and loss of privacy:</b> No significant change</p> <p><b>Traffic generation:</b> That of a two bedroom property</p> <p><b>Ground contamination:</b> As this is an extension of an already permitted development it seems unlikely</p> <p><b>Conclusions:</b> In 1999 an application for a bungalow and detached garage was refused. In 2001 an application for a two-storey dwelling was refused. In 2013 an application to demolish an existing garage and construct a two-storey dwelling for ancillary accommodation. The case officer's decision report, clause 6 stated "The building hereby permitted shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house and for no other purpose and from which it shall not be let, sold separately, or severed thereafter. Reason – To maintain planning control in the interests of amenity of the site"</p> <p>Horndean Parish Council offered the comment "No objection subject to the proposed development remaining ancillary to the existing property and not to be a separate dwelling and sold in its own right."</p> <p><b>RECOMMENDATION:</b> Although this proposal would not normally warrant an "Objection" comment I feel nothing has changed over the earlier conditional application and recommend "Objection on the grounds that it breaches existing pre-conditions for this property"</p>
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6.	34333/003	<p><b>HSE 33 Glamorgan Road, Catherington, Waterloooville, PO8 0TS</b></p> <p><b>Re: Proposal:</b> Single storey side/rear extension with roof light &amp; associated patio &amp; steps following demolition of existing rear extension</p> <p><b>Ward;</b> Catherington</p> <p><b>Cllr:</b> Derek Prosser</p> <p><b>Observations:</b> - This is a re-submission of 34333/002 which was refused 2 months ago which was itself a resubmission 34333/001 which was also refused. The grounds for refusal in both cases, were because the proposed extension by virtue of its design and size would be visually dominant and would "disfigure" the dwelling and secondly would impact the visual amenity of the neighbours to the north. The new plans appear only to show a minor change on the north side with none of the issues raised by HPC or the case officer addressed. Indeed, the extension is now further out at the back. Not only does this cover more of the patio but effectively blocks the garage to the side which is already cramped. The property is a bungalow. The proposal would result in an increase from two bedrooms to three with the rooms being rearranged internally. The rear part of the extension would have a roof light which potentially could cause glare and light spillage contrary to CP27 – Pollution and have an adverse impact on the neighbours and the area.</p> <p><b>Size Layout &amp; density:</b> - The proposed extension is subservient to the dwelling but is quite large and out of keeping with the neighbourhood.</p> <p><b>Street Scene:</b> - The street scene of Glamorgan Road is not uniform and so the impact from the street is relatively minor, the extension being at the rear and only protruding to one side.</p> <p><b>Local Planning Policies:</b> - CP27- Light Pollution, CP29 Design and Residential Extension and Householder Development SPD</p> <p><b>Overall Highway safety:</b> - No Change</p> <p><b>Noise and Disturbance from completed development:</b> - Increase in number of bedrooms (minor)</p> <p><b>Parking:</b> - There is sufficient parking for two cars despite the garage being effectively unusable.</p> <p><b>Overlooking and loss of privacy:</b> - None</p> <p><b>Traffic generation:</b> - No Change</p> <p><b>Ground contamination:</b> - None Stated</p> <p><b>Conclusions:</b> - OBJECTION to the proposed roof light in the rear extension unless it is designed to minimise glare and light spillage (CP27 – Light Pollution) and CP29 – Design, the overall size and shape of the extension is not in keeping with the property and will impact the visual amenity of the neighbours as per the plans originally submitted. The plans would also make the garage effectively unusable.</p> <p><b>RECOMMENDATION:</b> - OBJECTION</p>
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7.	21864/021	<p><b>FUL The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG</b></p> <p><b>Re: Proposal:</b> Hybrid Application - Construction of commercial unit (use class E(g)) with associated access, internal estate road &amp; services, outline application for 7 residential dwellings with all matters reserved, following demolition of existing buildings</p> <p><b>Ward;</b> Catherington</p> <p><b>Cllr;</b> Derek Prosser</p> <p><b>Observations:</b> - The majority of this planned development is on brownfield land on the corner of Roads Hill and Catherington Lane. It is worth noting that 21864/020 is still active and planned for 9 dwellings and an office (we have objected mainly because of the materials used). These plans seek to address some of the issues raised in a previous submission in June 2016 21864/018 and 21864/019 in 2021. Like 21864/020, there is now only one Commercial unit which is an "office" building now with five parking spaces, it is very similar in appearance to the proposed buildings on the other plots. The difference from the previous plans is that this commercial unit has construction materials that are more in keeping with buildings of the Catherington Conservation area. The Class E usage would still allow it to be subsequently converted to residential without planning permission interestingly. This application is only for outline planning on the site with all matters reserved and the construction of this one commercial building. The site is now divided into 7 other plots all of which will seek planning approval individually as self-builds. This will result in a long-drawn-out process where self-builders will no doubt want to build properties that are out of keeping with the Catherington Conservation Area. This is the worst of all worlds and indicates the owner just wants to pass the problem on to others following 3 or 4 failures to get permission. It is worth noting that this Land features in the emerging Local Plan as an allocated area for development. I suspect this is responsible for the tactical change by the applicant. The site is accessed via Road's Hill which is a narrow road with commercial traffic. The land is currently outside of the settlement boundary, so CP19 applies. The actual size of the development is now below 0.5 Hectares which was an issue previously in regard to social housing requirements.</p> <p><b>Size Layout &amp; density:</b> - In addition to the Commercial unit there are 7 self-build plots. The plans shown indicate that three of these plots are detached and four are semi-detached but there is obviously no detail as this will be subject reserved matters. The previous issues we highlighted about the Commercial building in 21864/020 do seem to have been addressed.</p> <p><b>Street Scene:</b> -This land is currently brownfield and commercial in use, there are a couple of derelict building and shipping containers on the site. There is general support for an improvement to the street scene. The rear gardens of some of the plots will back directly on to Catherington Lane. Flint walls would be helpful here to blend with the CCA.</p> <p><b>Local Planning Policies:</b> - CP4 – Existing Employment Land, CP10 Spatial Strategy for Housing, CP19 – Development in the Countryside, CP23 – Gap between settlements, CP27 - Pollution, CP29 – Design, Emerging Local Plan</p> <p><b>Overall Highway safety:</b> - The site is accessed via Road's Hill, there are industrial units with Commercial traffic on this narrow road.</p> <p><b>Noise and Disturbance from completed development:</b> - At present this site is only used during working hours, now it will be more broadly used</p>
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8.	52592	<p><b>HSE 12 Walden Gardens, Horndean, Waterlooville, PO8 9PE</b></p> <p>Ground and first floor extensions with internal alterations and new entrance door.</p> <p><b>Ward;</b> Murray</p> <p><b>Cllr:</b> Teresa Attlee</p> <p><b>Observations:</b> - The left-hand side of this detached property is situated on a gradual small bend turning to the right as one faces the property, with a detached property behind it built at right angles (sideways on effectively).</p> <p><b>Size Layout &amp; density:</b> - Currently to the rear of this property there appear to be one or two conservatories (rooves only visible from the street). The proposals will extend the existing south facing wall of the dwelling by around</p>

		<p>3m from the established building line and spanning the existing 6 m wall. In the context of its position relative to the property to the rear, there is a strong likelihood it will dominate that neighbouring property. The extension will detract from the residential amenity by adversely affecting the relationship between it and the property to its rear (contrary to the Residential Extensions &amp; Householder Development SPD paras 2.11 to 2.15 and CP 29 (d).</p> <p><b>Street Scene:</b> - The upper part of extension will be visible when viewed from the street to the east as well as from the street when viewed from the south side. It is difficult to tell but it will alter the building line of the dwellings at the rear in that line of houses to the right when facing the property.</p> <p><b>Local Planning Policies:</b> - CP 27 Pollution CP 29 Design (d)</p> <p>Residential Extensions &amp; Householder Development SPD paras 2.11 to 2.15.</p> <p><b>Overall Highway safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> - No change</p> <p><b>Parking:</b> - No change</p> <p><b>Overlooking and loss of privacy:</b> - There is a high likelihood that the extension will have an impact on the privacy and amenity of the neighbouring property behind this one. Its proximity to the neighbouring property is likely to cause loss of privacy and overshadowing contrary to CP 27 Pollution</p> <p><b>Traffic generation:</b> - No change</p> <p><b>Ground contamination:</b> - None noted.</p> <p><b>Conclusions:</b> In the context of its position relative to the property to the rear, there is a strong likelihood it will dominate that neighbouring property. The extension will detract from the residential amenity by adversely affecting the relationship between it and the property to its rear (contrary to the Residential Extensions &amp; Householder Development SPD paras 2.11 to 2.15 and CP 29 (d). There is a high likelihood that the extension will have an impact on the privacy and amenity of the neighbouring property behind this one causing loss of privacy and overshadowing contrary to CP 27 Pollution</p> <p><b>RECOMMENDATION:</b> - Objection</p>
9.	60224	<p><b>HSE 44 The Yews, Horndean, Waterlooville, PO8 0BH</b></p> <p>Detached annexe</p> <p><b>Ward;</b> Kings and Blendworth</p> <p><b>Cllr;</b> Paul Beck</p> <p><b>Size Layout &amp; density:</b> This application is for a garden room or cabin rather than a building of traditional materials</p> <p><b>Design, appearance and materials:</b> The design is totally different to the properties in that road. It also appears to be located on an elevated part of the property as the ground rises steeply to the A3M embankment. As such it is likely to fail to meet EHDC 'Residential Extensions &amp; Householder Development' Supplementary Planning Document clause 3.7 which calls for annexes to be subservient to the main property</p>

		<p><b>Street Scene:</b> No change as the annexe is proposed to be located in the back garden</p> <p><b>Overall Highway safety:</b> No change anticipated</p> <p><b>Noise and Disturbance from completed development:</b> The type of construction proposed is unlikely to have the level of sound insulation needed to ensure no noise pollution to neighbouring properties</p> <p><b>Parking:</b> As the proposal will add a bedroom to what is already a three-bed property, a third parking space will be required. There is insufficient room on the existing hardstanding and if the front lawn was to become hardstanding there would not be adequate access to allow it's use as a parking bay</p> <p><b>Overlooking and loss of privacy:</b> Because of the elevated position of the proposed annexe, it is likely that there be overlooking issues to neighbouring properties rear facing windows</p> <p><b>Traffic generation:</b> An increase reflecting an addition vehicle using the property</p> <p><b>Ground contamination:</b> No obvious sources.</p> <p><b>Conclusions:</b> Although this proposal would not usually be problematic, the height of the proposed location changes this and introduces a number of reasons to object</p> <p><b>RECOMMENDATION; OBJECTION</b> for the following reasons: Breach EHDC SPD Residential Extensions &amp; Householder Development' Supplementary Planning Document clause 3.7; Breach of EHDC JCS CP 27 – Privacy; Breach of EHDC JCS CP 29 Height Scale and Massing</p>
10.	20099/022	<p><b>FUL Unit, 3, 113 London Road, Horndean, Waterlooville, PO8 0BJ</b></p> <p>Additional storey above existing industrial unit to be used as offices</p> <p><b>Ward:</b> Horndean Downs</p> <p><b>Cllr:</b> Teresa Attlee</p> <p><b>Observations:</b> This appears to be a well-cared for industrial unit to the immediate left of Michael Miller the Undertaker</p> <p><b>Size Layout &amp; density:</b> - From information available on the EHDC planning portal, planning permission is required when proposals do not meet the Permitted Development (PD) rules. Of relevance in this instance as the building will be 7.5m and the limit is 5m for PD, planning permission is required.</p> <p>One other relevant condition for obtaining planning permission is that the gross floor space of the new building must not exceed 150% of the original building. By my calculations the overall increase will be in the order of 50%.</p>

		<p><b>Street Scene:</b> - When viewed from the street it will be noticeable but not detrimental. The street vantage point is lower than this building which is at the foot of steep hill going up to the Lith.</p> <p><b>Local Planning Policies:</b> - Vehicle Parking Standards. SPD page 16. The case officer has already raised the issue of parking.</p> <p><b>Overall Highway safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> - Normal from an office in daytime (between 0700- 1700)</p> <p><b>Parking:</b> - There are currently four members of staff, and this will be increased to six. The case officer has raised that the SPD states that one space per 45m2 is required (by my calculations that would necessitate ten cars). The applicant has replied that given the nature of the site, this does not seem appropriate when the uplift in staff numbers is only two and proposes that six parking spaces and additional bicycle spaces are provided.</p> <p>The applicant mentions that they are a local company, and some staff may walk, cycle or get a bus (bus stop three mins away) to travel to site. Some staff members also carpool as it is a family run company. The applicant has submitted that in addition to the spaces already available there is enough space to the side of the building for secure cycle storage to be located (shown on existing and proposed plans submitted to the Portal on 2 January). The proposals show where two additional cars can be parked. The applicant also believes the proposals will be DDA compliant (the Vehicle Parking SPD say the parking for disabled users must be at least 5% of the car parking provision)</p> <p>The Applicant is keen to not turn the entire frontage in to a car park, and instead keep it more ad hoc to what is required.</p> <p><b>Overlooking and loss of privacy:</b> - None</p> <p><b>Traffic generation:</b> - No significant change as two more cars could be used.</p> <p><b>Ground contamination:</b> - None noted.</p> <p><b>Conclusions:</b> This appears to be an improvement on what is already there and does not appear to be in breach of any of the normal policies that HPC would consult when looking at residential dwellings. The proposals for car parking look adequate in conjunction with the additional matters described above.</p> <p><b>RECOMMENDATION:</b> - No objection subject to the case officer being satisfied that the parking provision is adequate.</p>
11.	25419/004	<p><b>HSE 108 Hazleton Way, Horndean, Waterlooville, PO8 9DW</b></p> <p>Single storey rear extension following demolition of existing conservatory.</p> <p><b>Ward:</b> Kings and Blendworth</p> <p><b>Cllr:</b> Paul Beck</p> <p><b>Size Layout &amp; density:</b> The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot</p> <p><b>Design, appearance and materials:</b> The design matches the rest of property.</p> <p><b>Street Scene:</b> Not affected as the extension is to the rear.</p>



		<p><b>Overall Highway safety:</b> No significant change</p> <p><b>Noise and Disturbance from completed development:</b> No change.</p> <p><b>Parking:</b> No change as the extension is to the rear with no increase in number of bedrooms</p> <p><b>Overlooking and loss of privacy:</b> No change.</p> <p><b>Traffic generation:</b> No change</p> <p><b>Ground contamination:</b> No obvious sources.</p> <p><b>Conclusions:</b> This is a relatively modest extension into a large rear garden to provide additional living space</p> <p><b>RECOMMENDATION:</b> NO OBJECTION</p>
12.	34085/005	<p><b>TPO 30 Cedar Crescent, Horndean, Waterlooville, PO8 9EX</b></p> <p>T2 - Ash Fell and replant with Ash Tree.</p> <p><b>Ward:</b> Kings and Blendworth</p> <p><b>Cllr:</b> Paul Beck</p> <p><b>Size Layout &amp; density:</b> N/A</p> <p><b>Design, appearance and materials:</b> N/A</p> <p><b>Street Scene:</b> The trees are not visible from the road</p> <p><b>Overall Highway safety:</b> No change.</p> <p><b>Noise and Disturbance from completed development:</b> N/A</p> <p><b>Parking:</b> N/A</p> <p><b>Overlooking and loss of privacy:</b> N/A</p> <p><b>Traffic generation:</b> N/A</p> <p><b>Ground contamination:</b> N/A</p> <p><b>Conclusions:</b> The tree is quite large and does not look in good condition. The proposal is to replant with another Ash tree</p> <p><b>RECOMMENDATION:</b> NO OBJECTION provided the replacement is planted within a reasonable time period and if it dies is replaced with a tree of similar state of maturity</p>