



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 10 NOVEMBER 2025 AT 6.30PM

Members are summoned to attend: Cllrs P. Beck (Chairman), T. Attlee, J. Lay, D. Prosser,
R. Sowden

4 November 2025

Sarah Guy
Interim Proper Officer

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 20 October 2025.
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 the following planning appeal:
Appeal Ref: APP/M1710/W/25/3374760 Broadway Lodge, Lovedean, PO8 0SR
6. To consider planning applications and note decisions as per attached schedule.
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 1 December 2025 at 6.30pm.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 20 OCTOBER 2025 AT 6:30PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden

IN ATTENDANCE: S Gower, Administrative Assistant (Minute Taker)

**PUBLIC
ATTENDANCE:** 0 members of the public in attendance

Meeting Opened 6:30pm

P 043 25/26 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr T Attlee
Cllr J Lay

P 044 25/26 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 045 25/26 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 29 SEPTEMBER 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 29 September 2025 were duly signed as a true record of the meeting.

P 046 25/26 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

**P 047 25/26 TO CONSIDER PLANNING APPLICATIONS AND NOTE
DECISIONS AS PER ATTACHED SCHEDULE**

1. EHDC-25-0299-HSE 23 Yoells Lane, Waterloo, PO8 9SG

NATURE OF APPLICATION: Retrospective application for detached garage to front (amended plans rec. 09.10.25)

The report was presented

Observations: The plans shown here are not quite the same as what has been built. The building I saw was about 80-90% complete. There is a garage door to the front (South Elevation) on the built one, on these plans there is only one to the side (West). The new garage is very close to the rear fence of the properties in Tilford Road. There is plenty of land to the front of #23, it is a unique large property of some age. The driveway to the front of the house is gravel, I observed block paving stacked against the wall of the garage so I assume at least part of the drive will be block paved. There is plenty of room on the front of the property to enter the new garage and also for vehicles to turn.

Size Layout & density: The new garage from the plans is quite a large structure 10.7m long by 4.6m wide at its widest point and 3.5m at its narrowest. The roof is pitched and but quite shallow. The garage is so close (on the east side) to the Tilford Road Neighbours' back fence that there is no room for the guttering. The guttering has been bent under the eaves of the roof and will not catch the water run-off.

Street Scene: The street scene of this part of of Yoells Lane is not uniform. Some properties have integral garages and one has a detached garage to the front.

Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD

Overall Highway safety: Minor

Noise and Disturbance from completed development: Minor

Parking: There is plenty of parking and turning space at the front of the property.

Overlooking and loss of privacy: None

Traffic generation: No Change

Ground contamination: None Stated

Conclusions: The garage is quite large but the land in front of #23 is sufficient for this not to be an issue. The roof pitch is shallow and it does not impact the view from the rear gardens of Tilford Road. However, on visiting the site I noticed that there was insufficient room for the guttering on the east side of the garage due to its proximity to the Tilford Road fences. The guttering will not capture and channel the run off properly and therefore poses a flood risk to the gardens of Tilford Road. In short, the roof overhang brings the garage too close to the fence for the drainage to work.

RECOMMENDATION: OBJECTION – All Agreed

2. EHDC-25-0994-CONVR Security Hut Lakesmere Road, Horndean

NATURE OF APPLICATION: Variation of condition 3 of application F29535/001 to remove B8 use restriction and restrictions on use.

The report was presented.

Observations: The Proposal is intended to allow the Site to operate more successfully by providing sufficient flexibility to meet future demand.

Part of condition 3 of the Original Permission imposes a restriction that prevents the proportion of uses within Class B8 from exceeding 50% of the total floorspace across the Site. The applicant considers this part of the condition – imposed in 1988 – to no longer fulfil its intended purpose, to be extremely difficult to enforce and to create uncertainty for current and future occupiers (which, it claims is affecting the marketability of some units). Certainly, at present, the site is a little sorry, with a number of unoccupied units. Removing restrictions on the type of use may improve occupancy and employment opportunities.

Condition 3 also imposes restrictions on the uses permitted across the Site and at specific buildings which have been superseded by subsequent planning permissions to expand and/or change uses, so the Proposal also seeks to vary condition 3 to consolidate those changes.

Size Layout & density: This is a proposal to change the use of existing buildings, not to extend or add to any of those.

Street Scene: No significant change and not residential.

Local Planning Policies: This change appears to chime with both local and national strategies and policies which seek to maximise employment opportunities and attractiveness to business.

Overall Highway safety: There may be a decline in anticipated car movements, alongside a small increase in HGV traffic, but the site – and access to it – seems to be capable of handling additional traffic of this nature.

Noise and Disturbance from completed development: Each of the units have varying capacity to accommodate HGVs to line up on site adjacent to the loading bays/roller shutter doors. It is likely that any increase in B8 floor area has the potential to increase the proportion of HGV movements, however the existing site is designed to cater for HGV movement and the applicant anticipates no issues with this theoretical increase in the percentage of B8 land use.

Parking: The Proposal to allow potentially greater than 50% B8 land use would mean that the requirement for car parking would reduce according to the standards and therefore would have a net benefit in terms of the theoretical demand / requirement for car parking spaces on site. It is noted that the requirement for servicing/turning areas for larger vehicles could increase slightly.

Overlooking and loss of privacy: Hazleton Interchange is a self-contained business area. Overlooking and privacy should not be changed by this proposal.

Traffic generation: Each unit has varying capacity to accommodate HGVs to line up on site adjacent to the loading bays/roller shutter doors. It is likely that any increase in B8 floor area has the potential to increase the proportion of HGV movements, however the existing site is designed to cater for HGV movement and no issues are anticipated with a theoretical increase in the percentage of B8 land use.

Ground contamination: An increase in the proportion of storage or distribution, such as warehouses, logistics centres, self-storage facilities, and builders' yards should not impact ground contamination.

Conclusions: This variation of an almost 40-year-old planning condition would seem to offer an opportunity to increase the attractiveness of the units on Hazleton Interchange with no significant downside for Horndean.

RECOMMENDATION: NO OBJECTION – All Agreed

3. EHDC-25-0971-HSE 3 Orchard Close, Waterlooville, PO8 9LL

NATURE OF APPLICATION: Extension to existing garage. The report was presented

Size Layout & density: The extension will increase the footprint size of the property but only marginally.

Design, appearance and materials: The design matches the rest of property.

Street Scene: Not affected as the extension is to the rear

Overall Highway safety: No significant change

Noise and Disturbance from completed development: Little change.

Parking: There will be an increase in number of bedrooms from 3 to 4 but adequate parking is provided

Overlooking and loss of privacy: No change.

Traffic generation: No change

Ground contamination: No obvious sources.

Conclusions: This is a relatively modest extension to provide additional living space

RECOMMENDATION: NO OBJECTION – All Agreed

4. EHDC-25-1121-HSE 188 Greenfield Crescent, Horndean, PO8 9ER

NATURE OF APPLICATION: Ground floor reconfiguration, porch alterations, rear extension and rear patio

The report was presented

Size Layout & density: The extension will increase the footprint size of the property but only marginally

Design, appearance and materials: The design matches the rest of property.

Street Scene: Hardly affected as most of the extension is to the rear. There will be a new porch which is in keeping with the rest of the property style

Overall Highway safety: No significant change

Noise and Disturbance from completed development: Little change.

Parking: No change.

Overlooking and loss of privacy: No change.

Traffic generation: No change

Ground contamination: No obvious sources.

Conclusions: This is a relatively modest extension to provide additional living space

RECOMMENDATION: NO OBJECTION

5. EHDC-25-0349-CONVR 214 Catherington Lane, Horndean, PO8 0TA

NATURE OF APPLICATION: Variation of condition 7 of application 40090/005 to change the opening hours for the hairdressing salon and spa

The report was presented

Observations: 214 Catherington Lane is a health and beauty retreat on the site of an old farmhouse and stable yard. This condition from the original application concerns the times of operation of the hairdressing salon and the whole Spa at the retreat.

Condition 7:

FROM

"The hairdressing salon hereby approved shall not take place other than between the hours of: Tuesday 09:00 – 20:00 Wednesday 09:00 – 20:00 Thursday 09:00 -18:00 Friday 09:00 – 17:15 Saturday 08:30 – 17:00 0

TO

The Spa hereby approved shall not take place other than between the hours of: Monday 12:00 – 21:00 Tuesday – Thursday 09:00 – 21:00 Friday 09:00 – 18:00 Saturday 09:00 – 14:00

Reason: To ensure that the amenities of the area are not detrimentally affected by the use of the site outside reasonable working times."

Conclusions: This Spa has been a welcome addition to the neighbourhood and we see no problem in modestly extending the hours of operation

RECOMMENDATION: NO OBJECTION – All Agreed

6. EHDC-25-1138-LDCP 5 Highcroft Lane, Horndean, PO8 9NX

NATURE OF APPLICATION: Single storey rear extension

The report was presented

Application for Lawful Development Certificate:

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.

7. EHDC-25-1123-TPO 3 The Mews Horndean PO8 9WX

NATURE OF APPLICATION: Field Maple - Crown reduction by 2m. Crown raise over road to 6m, leaving a height of 15m and crown spread of 15m

The report was presented

As there are 5 trunks that form this tree that are all growing in a line but in different directions, it makes sense to reduce the centre down and bring the others in.

The recommendation is no objection subject to the Tree Officer's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

RECOMMENDATION: NO OBJECTION – All Agreed

8. EHDC-25-1056-TPO Keydell Nurseries Havant Road, Horndean PO8 0UU

NATURE OF APPLICATION: TPO No. (EH463)02 - Group of Ash and Sycamore trees - prune overhanging branches away from gardens, reduce in height or fell unhealthy trees. Location shown on submitted sketch plan.

The report was presented

The recommendation is no objection subject to the Tree Officer's agreement that the work is necessary, and will be for the long-term benefit of the trees and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

RECOMMENDATION: NO OBJECTION

P 048 25/26

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

It was agreed that a decision would be made nearer the time should there be any HPC Applications on the Agenda.

P 049 25/26

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 10 NOVEMBER
2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 10 November 2025

Meeting closed at 6.45 pm

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Signed - The Chairman

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Date

Lisa Glassock

Email: lisa.glassock@easthants.gov.uk

Please quote the following in the email subject: APP/M1710/W/25/3374760

Horndean Parish Council
FAO Clerk for the Parish
Horndean Parish Council jubilee Hall
crouch Lane horndean
PO8 9SU

Our Ref: APP/M1710/W/25/3374760

Date: 28/10/2025

**NOTIFICATION OF RECEIPT OF A PLANNING APPEAL
TOWN AND COUNTRY PLANNING ACT, 1990**

Planning Inspectorate Reference: APP/M1710/W/25/3374760

Appeal by: Mr Andrew Wilson

Location: Broadway Lodge, Lovedean, Waterlooville, Hampshire, PO8 0SR

Proposal: Application to determine if prior approval is required for a change of use of an agricultural building to a dwellinghouse (Class C3) and building operations reasonably necessary for the conversion including demolition of barn. (Further drainage information and structural report received 3/6/25)

Appeal start date: 23/10/2025

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 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended.

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 make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet, you can send your comments to **The Planning Inspectorate, Room 3D, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**

All representations must be received by 27-11-2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/M1710/W/25/3374760.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. The appeal details can be inspected at <https://acp.planninginspectorate.gov.uk> You can get a copy of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

REPORT SCHEDULE FOR HORNDEAN PARISH COUNCIL PLANNING MEETING
MONDAY 10 NOVEMBER 2025

1.	EHDC-25-1186-HSE	56 South Road, Horndean, PO8 0EP Construction of a double garage in front garden as previously approved Ward: Downs Councillor: T Attlee Report Observations: 56 South Road is a detached house situated in a residential area, within the Settlement Policy Boundary of Horndean. The application is for a garage in the front garden (previously approved), so it is useful to look back at the history; a) 25509/001 Two storey extension to front and side, detached double garage to front received Permission in October 2007 (condition relating to the garage was that stating that it should only be used for the parking of vehicles – in the event it was never built). b) 25509/002 Rear extension to existing detached garage following demolition of outbuilding received Permission in April 2016. The extended garage was 5m in length x 3.70m. An outbuilding was to be demolished to make room for it, although from Google Earth a small property appears to sit behind the garage. Size Layout & density: When facing north on Hawthorn Road (which runs parallel with the garden), the long stretch of garden slopes upward towards the residential dwelling. From Hawthorn Road the dwelling stands quite high above the hedge due to the gradient. The proposed garage will be sited quite far forward (from the dwelling) and to the right, near the entrance to the property which is on South Road. It is further forward than the originally planned double garage in 2007. There will be a turning area behind the garage which may be retained by a small wall. A new soakaway will deal with the discharge of rainwater from the guttering. The garage will be approximately 6m wide x 7.7m length x 4.4m height. Street Scene: As the garage will sited to the front of the property (to the right) it will be highly visible from South Road and will partially obscure the dwelling. Although planning permission was agreed in 2007, the policies have changed. Under CP29 Design (d) the layout and design must be sympathetic to its setting in terms of height scale and massing and in its relationship to spaces around buildings and landscape features. Residential Extensions & Householder Development SPD sets out the policy for garages and outbuildings. Para 3.2 sets out that a garage should be situated in an inconspicuous position when viewed from the public realm. It is stated that it will be rarely be considered acceptable to site outbuildings in front of the existing property as it would not appear subservient to the main dwelling. Local Planning Policies: CP 29 Design (d), Residential Extensions & Householder Development SPD at paras 3.2 Overall Highway safety: No change
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		Noise and Disturbance from completed development: No change Parking: As noted, permission was granted in 2016 to extend the garage to the rear of the property. The application does not make clear why another garage is required so it is assumed there will be the same number of cars Overlooking and loss of privacy: Not considered an issue as the garage will be parallel with Hawthorn Road (the main road) Traffic generation: No change Ground contamination: Soakaway will be created for rainwater run off Conclusions: Despite the application being approved in 2007, policies have changed. The garage is now considered to be in a conspicuous position when viewed from the public realm contrary to the policies mentioned above. RECOMMENDATION: OBJECTION
2.	EHDC-25-1154-HSE	42 Glamorgan Road, Catherington PO8 0TR Proposed extension and conversion of detached garage to form a hobbies room and garden store. Ward: Catherington Councillor: D Prosser Report Observations: This property has a detached garage to the side with a flat roof. The plan is to extend the garage to the rear into the garden. It will then re-purposed as a garden store at the rear and a hobby room at the front. Size Layout & density: The garage size is increased by about one third. The roof is also raised slightly but still flat. Street Scene: Only minor change Local Planning Policies: C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD Overall Highway safety: No change Noise and Disturbance from completed development: No change (depends on the hobby) Parking: There is enough space in front of the property for 3 vehicles Overlooking and loss of privacy: There is no impact on the amenity of the neighbour. Traffic generation: No change Ground contamination: None Stated Conclusions: This is a relatively modest increase to the garage outbuilding and there is still room to park three cars without its use as parking. RECOMMENDATION: NO OBJECTION
3.	EHDC-25-1166-FUL	214 Catherington Lane, Horndean, PO8 0TA Retrospective application for a glass extension to existing farmhouse and construction of pool plant and screening

		Observations: It is clear from this application that the remodelling of the barn and farmhouse to create the Sanctuary was not as originally approved. A black coloured glass extension has to be added to the back to the Farmhouse not in the original plans. This structure is actually a conservatory shown full of tables and chairs on the patio. It looks like some sort of tea/coffee lounge?? The second is some screening near the barn conversion to hide the pool plant. Size Layout & density: For the pool plant it is difficult to see what else could be done. With regard to the conservatory/extension, it is true that this looks modern and out of keeping with the Farmhouse. However it has the appearance of a conservatory and there is maybe not structurally permanent in the sense of an extension Street Scene: Cannot be seen from the street Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD Overall Highway safety: No change Noise and Disturbance from completed development: No change Parking: No Change Overlooking and loss of privacy: None Traffic generation: No change Ground contamination: None Stated Conclusions: This extension is a “temporary” structure really. The farmhouse walls have not been altered. Arguably the structure could be easily removed at any time if the Farmhouse changed hands and the building restored to its original appearance. We believe this is an area where afternoon tea is served under cover to guests and is a popular in the area facility in the area. RECOMMENDATION: NO OBJECTION
4.	EHDC-25-1172-TPO	64 Loxwood Road, Horndean, PO8 9TT 1 x Oak - reduce width from 11 metres by 3 metres, leaving a finish of 8 metres. Location shown on submitted sketch plan. Ward: Catherington Councillor: Bob Sowden Report – to be provided verbally at the meeting
5.	EHDC-25-1167-LDCP	57 Highcroft Lane, Horndean, PO8 9PU A garage conversion into a kitchen Ward: Murray Councillor: Teresa Attlee Report Application for Lawful Development Certificate:

		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.
6.	EHDC-25-1156-TCA	214 Catherington Lane, Horndean, PO8 0TA 1 x Cypress Hedge - to fell. Location shown on submitted plan. Ward: Catherington Councillor: Bob Sowden Report – to be provided verbally at the meeting
7.	SDNP/25/038 06/FUL	Plot 2 Land East of New Barn Farm Lane Blendworth Part retrospective Change of use of land for the stationing of caravans to accommodate gypsy and traveller family with construction of utility building and associated landscaping. Ward: SDNP Report – to be provided verbally at the meeting
8.	EHDC-25-1117-HSE	47 Merchistoun Road, Horndean, PO8 9NA Rear/side/front single storey extension Ward: Murray Councillor: T Attlee Report Observations: This is the left hand one of a pair of white bungalows set back from the road with front gardens and open grassy areas before meeting Merchistoun Road. An existing conservatory is attached to the property on the left-hand side with parking alongside that. A new ensuite bedroom will be created plus bathroom and utility room. Size Layout & density: This is a sizeable rear, side and front extension. When viewed from the side, it will increase the depth of the property at the rear by c6m and by c2m beyond the front wall of the main building which could be contrary to the Residential Extensions & Householder Development SPD at paras 2.23. However, the property is set back, and the extension will span across around one third only of the property (around 5m ending just after the front door). Currently there is a flat-roofed conservatory attached to the property on the left-hand side so that the new extension will fill that space with a new roof that blends in with the existing hipped roof. The ridge of the new roof line of the extension will be about 0.5m lower than the existing roof line making it subservient to the main dwelling in conformity with the Residential Extensions & Householder Development SPD at paras 2.3 and 2.5. In most respects the proposals are sympathetic to its setting in terms of appearance, scale, height, massing, and density. The changes at the side and rear should fit in quite well, particularly as a conservatory is already in

		situ (albeit at the rear of the property the new extension will project some 4m beyond the rear main wall of the dwelling). The materials and fenestration will be in keeping with existing. Street Scene: As the extension will protrude 2m from the front main wall of the existing building it will be noticeable from the street, and the two properties will no longer match. However, in addition to being set back from the street, it should be noted that the road curves a little at this point and the new extension will in fact line up with the properties to its left (when facing the street) so it will not be visually prominent from the street. Local Planning Policies: CP 29 Design (d) Residential Extensions & Householder Development SPD at paras 2.1-2.25 Overall Highway safety: No change Noise and Disturbance from completed development: Overshadowing is unlikely to be a problem either to the adjoining property or to the neighbouring property to the left (when standing in Merchistoun Rd) as it is two storeys and a little distance away. Noise and disturbance – no change anticipated. The new kitchen will be within the extension that backs into the rear garden and normal safeguards care will be needed to avoid any unpleasant emissions in accordance with CP 29 Pollution. Parking: No change Overlooking and loss of privacy: Not an issue Traffic generation: No change Ground contamination: No impact envisaged Conclusions: On the face of it, the scale of this proposed extension (at the front) could be in breach of the guidance. However, as the property is set back from the road, is unlikely to cause any overshadowing or noise and disturbance (once completed) and it is designed to be in keeping with the existing style, it should go ahead. RECOMMENDATION: NO OBJECTION
9.	EHDC-25-1145-FUL	13 Southdown Road, Horndean, PO8 0ET Replacement self-build dwelling Ward: Downs Councillor: T Attlee Report Observations a) An initial application (59483/001) for two properties on the site was refused on 27 June 2024. b) A second application (59483/002) for one dwelling was refused by the EHDC Planning committee on 23 July 2025. The conclusions were as follows:

“The development by virtue of its siting, scale, height and massing would have an overbearing impact upon the street scene. The proposed siting will also adversely impact upon the outlook and amenities of No. 15 Southdown Road through the loss of light and loss of privacy to its amenity areas. As such, the proposed development is contrary to policies CP27 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy and paragraph 135 of the National Planning Policy Framework”.

- c) This is a third application for a self-build new replacement dwelling at 13 Southdown to create a 4-bed detached dwelling with associated parking, landscaping, cycle Storage, workshop recycling and refuse. Apart from making the proportions of the dwelling smaller (as summarised below), there are no further changes. The proposed size and location of the outbuilding/garage is unchanged.
- d) The plan is to demolish an existing bungalow currently sitting empty on the site.
- e) The history and background are not repeated here as they are comprehensively set out in the papers put before the planning committee in July 2025, as well as on the EHDC portal against application 59483/002 above.
- f) The issue now is whether this smaller dwelling will satisfy the concerns of the neighbours and as endorsed by the Planning Committee (summarised at b) above.

Revised Dimensions

For ease of reference the key changes are noted as follows;

The Dwelling

The revised plans are intended to address concerns relating to siting, scale, height and massing.

Comparing and contrasting the two sets of dimensions, the following is noted;

- Finished Floor Level -has been set within the existing ground by a further 150mm (Proposed FFL now 83.000mm)
- New ridge level is 1.4m lower than the previous scheme.
- The proposed dwelling will now be c8.2m high compared with 9.4m in the previous application.
- The dwelling will now be 0.95m taller than number 15 compared with 2.4m in the previous application.
- The dwelling will now be the same height as the dwelling at number 11, compared with being 1.41 taller than it in the previous application.
- The width of the dwelling has been reduced by 1m on its northern elevation so the gap between the adjacent dwelling at number 15 is now approx. 7.140m, when previously this was noted as 6.148m.
- The width of the dwelling has been reduced by c0.8m on its eastern elevation so the gap between the adjacent dwelling at number 11 is now noted to be 3.5m.

The Outbuilding

		The outbuilding has not been altered in the new application. It will facilitate a garage, cycle store, bin store and domestic storage area. The planning committee noted that the 4.2m outbuilding was smaller than the existing triple garage at the front of the plot at 11 Southdown Road and said they did not have an issue with its position at the front of the plot. HPC therefore has no further comments to add. Conclusion It is clear that the applicant has taken on board the comments from the public and statutory consultees relating to the previous application, but it remains to be seen if the proposals still give rise to the concerns listed in the conclusions of the Planning Committee quoted under Observations at b) above. It was noted in the EHDC Planning Committee report "Members discussed how the characteristics and topography of the plot could make it difficult to design something different to the existing dwelling that would not impact the neighbours, especially 15 Southdown Road". This appears to be a crucial technical point that Horndean Parish Council feels unable to comment upon any further. In the circumstances, Horndean Parish Council is of the view that this case will need to be determined by the case officer and/or the EHDC Planning committee, who will be in a better position to determine whether the reduced dimensions are sufficient to overturn the reasons for its Refusal.
10.	EHDC-25-1157-FUL	Plumb Centre, Unit K1 Lakesmere Road, Horndean, PO8 9JU Increase roof height by 200mm. Installation of new Filon GRP double skin rooflights to existing roof covering. Overclad of existing asbestos cement roof with a new Filon over-clad system with clear sheets positioned over the rooflights. Installation of new treated intermediate purlins. Installation of nominal glass fibre quilt. Installation of new GRP eaves, verge, ridge and abutment flashings. Ward: Kings & Blendworth Councillor: J Lay Report Observations: This is a proposal to update and enhance the roof of an existing building. Size Layout & density: No impact envisaged. Street Scene: New eaves, verge, ridge and abutment flashings may enhance the buildings appearance. Local Planning Policies: In improving an employment building, this application aligns with local strategies and policies. Overall Highway safety: No change envisaged. Noise and Disturbance from completed development: No change envisaged. Parking: No change envisaged.

		Overlooking and loss of privacy: No new windows or doors are proposed, so overlooking and privacy are not changed. Traffic generation: No change envisaged. Ground contamination: No impact envisaged. Conclusions: This proposal should improve the existing building by enhancing insulation and appearance. The presence of asbestos in the existing roofing must be noted. RECOMMENDATION: NO OBJECTION - SUBJECT TO THE PLANNING OFFICER BEING SATISFIED THAT ASBESTOS HANDLING REGULATIONS ARE SATISFIED.
11.	EHDC-25-1164-HSE	29 Five Heads Road, Horndean, PO8 9NU 2 storey rear extension to create 1 additional bedroom with internal layout alterations to improve internal space. Ward: Murray Councillor: T Attlee Report Observations: When facing the property from the street, this is the left-hand dwelling of a semi-detached property. To view the property from the rear one has to walk down a small side road and into a small parking area for a few of the houses parallel with Five Heads Road. Nevertheless, due to foliage and the height of the fence it was not possible to see very much. Size Layout & density: This will be a sizeable full two storey rear extension (i.e. including extending the roof) projecting some 4m from the rear main wall of the existing dwelling and spanning the entire width of the dwelling. Materials will match existing including the pitch of the roof. Compared with the adjoining property at number 31, this extension will have an impact on the scale and character of the original building. However, from Google Earth the property at number 23 appears to have a similar two storey rear extension so perhaps this would not be an issue. Viewed from Google Earth, the neighbours at either side (31 and 27) each have some form of one storey structure attached to their properties at the rear. The concern with this extension would be that it could dominate those neighbouring properties contrary to CP 29 Design (d) and the Residential Extensions & Householder Development SPD at paras 2.11. Street Scene: The street scene from Five Heads Road is unaffected. Local Planning Policies: CP 27 Pollution 29 Design (d) and Residential Extensions & Householder Development SPD at paras 2.1-2.25 Overall Highway safety: No change Noise and Disturbance from completed development: No change Parking: No change Overlooking and loss of privacy: The extension may have an unacceptable impact on the amenity of the neighbours at numbers 27 and 31, contrary to CP 27 Pollution Residential Extensions & Householder Development SPD at paras 2.9 and 2.11-2.16 through overlooking,

		overshadowing or loss of privacy. It has not been possible to determine this from the available information. Traffic generation: No change Ground contamination: No impact envisaged Conclusions: There are potential issues arising from this proposed extension on the amenity of the neighbours in terms of overshadowing, its possible dominance over neighbouring properties and that its scale will impact on the character of the building. RECOMMENDATION: OBJECTION
12.	EHDC-25-1138-LDCP	5 Highcroft Lane, Horndean, PO8 9NX Single storey rear extension Ward: Murray Councillor: T Attlee Report Application for Lawful Development Certificate: 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.
13.	EHDC-25-1201-TPO	Crookley Park House Blendworth Lane, Horndean, PO8 0AD Reduce limbs of trees encroaching onto adjoining property, The Old Brewery. T1 - sycamore - reduce limbs by 1m leaving 2m T2 - sycamore - reduce limbs by 2m leaving 3m T3 - lime - reduce limbs by 1m leaving 2m T4 - lime - reduce limbs by 3m leaving 3m T5 - lime - reduce limbs by 2m leaving 2m T6 - lime - reduce limbs by 4m leaving 3m T7 - horse chestnut - reduce limbs by 3m leaving 3m T8 - horse chestnut - reduce limbs by 2m leaving 2m - reduce overhanging stem by 5m leaving 10m Ward: K&B Councillor: Bob Sowden Report – to be provided verbally at the meeting
14.	EHDC-25-0761-FUL	Land North Of 233 Catherington Lane, Catherington, PO8 0TB 25-04-002-RevA-Block Plan - Elevations-006-A - Elevations-007-A (reduction in ridge height change of red line) Ward: Catherington Councillor: D Prosser Report – to be provided verbally at the meeting

EHDC Decisions

Item 6

Application	Location Details	Proposal	Ward	Decision	Report presented at HPC Planning Meeting/Councillor/Recommendation
EHDC-25-0634-FUL	Unit C1 Lakesmere Road, Horndean, Waterlooville, Hampshire, PO8 9JU	Change of use of Units C1 and C2, to secure a flexible range of uses within Classes E(g)(ii), E(g)(iii), B2 and / or B8	Horndean Kings & Blendworth	Permission	11 Aug 25/P Beck/No Objection
EHDC-25-0609-FUL	Ludmore Barns, Broadway Lane, Lovedean, PO8 0SG	Associated operational development pursuant to EHDC/25/0010/PA3R (change of use of agricultural building to a flexible commercial use, specifically Class C1 (guest house/hotel))	Horndean Catherington	Permission	14 July 25/D Prosser/Objection
EHDC-25-0405-ADV	Morrisons Petrol Filling Station, Lakesmere Road, Horndean, PO8 9FB	Installation of a new proposed internally illuminated 5 metre totem sign	Horndean Kings & Blendworth	CONSENT	
EHDC-25-0201-FUL	Hampshire County Council, Horndean Library, 12 Five Heads Road, Horndean, PO8 9NW	Change of use of library (formerly use Class D1) to use Class E to be used as a Dental Surgery (further highways information received 2/7/25 and 21/8/25).	Horndean Murray	Permission	16 June 25/D Prosser/No Objection
EHDC-25-0895-TPO	Homewood Bridle Path, Horndean, Waterlooville, Hampshire, PO8 9PA	T1 Ash - 4 metres crown reduction. Current height 12 to 14 metres, finished height 8 to 10 metres. Current spread 10 metres, finished spread 8 metres. T2 Oak - Remove major Deadwood. As specified in submitted sketch plan.	Horndean Catherington	CONSENT	29 Sept 25/D Prosser/No Objection
EHDC-25-1015-LDCP	3 Stagshorn Road, Horndean, Waterlooville, Hampshire, PO8 9NS	Application for a Certificate of Lawfulness, Proposed for demolition of existing conservatory and construction of a single-storey rear extension, together with the conversion of the existing garage to a playroom and storage room incidental to...	Horndean Murray	LAWFULNESS CERTIF - PROPOSED - PERMITTED	29 Sept 25/Not applicable
EHDC-25-1085-TPO	7 Peacock Gardens, Horndean, Waterlooville, Hampshire, PO8 9WG	1 x Oak - to fell and replace with agreed species (location shown as T1 on submitted plan). 1 x Oak - reduce height by 3 metres from 18 metres leaving a finished height of 15 metres. Reduce width of the tree from 16 metres by 3 metres, leaving a...	Horndean Kings & Blendworth	CONSENT	29 Sept 25/B Sowden/No Objection
EHDC-25-1104-CMA	Horndean Technology College, Barton Cross, Horndean, PO8 9PQ	Reroofing of blocks 002X and 002A at Horndean Technology College, Barton Cross, Horndean	Horndean Murray	NO OBJECTION	29 Sept 25/T Attlee/No Objection
EHDC-25-0559-TPO	118 Catherington Lane, Horndean, Waterlooville, Hampshire, PO8 9PB	T001- Common Beech - Crown reduction by 2-3m. The final height should not exceed an estimated 17m and crown spread should not exceed an estimated 7m radius.	Horndean Murray	CONSENT	11 Aug 25/B Sowden/No Objection
EHDC-25-0860-CONVR	21 Rowlands Castle Road, Horndean, Waterlooville, Hampshire, PO8 0DF	Variation of conditions 4 & 5 of 28375/034 to allow substitution of Arboricultural Method Statement	Horndean Kings & Blendworth	APPROVAL	

Application	Location Details	Proposal	Ward	Decision	Report presented at HPC Planning Meeting/Councillor//Recommendation
EHDC-25-0881-LDCP	16 Lovage Way, Horndean, Waterlooville, Hampshire, PO8 0JG	Certificate of Lawfulness for the proposed development of a new single storey rear extension in place of the existing conservatory.	Horndean Downs	WITHDRAWN	Not applicable
EHDC-25-0969-TPO	31 Bulls Copse Lane, Horndean, Waterlooville, Hampshire, PO8 9QX	T1 - Oak - Crown reduction, reduce crown spread by 2m and reduce height by 3m. T2 - Oak - Crown reduction, reduce crown spread by 2m and reduce height by 3m.	Horndean Kings & Blendworth	CONSENT	29 Sept 25/D Prosser/No Objection
28358/008	362 Catherington Lane, Horndean, Waterlooville, Hampshire, PO8 0TU	Car port and extended veranda to front (amended plans 10.09.25)	Horndean Catherington	Permission	29 Sept 25/D Prosser/No Objection
EHDC-25-0747-DCON	Hook Cottage Patersons Lane, Blendworth, Waterlooville, Hampshire, PO8 0AH	Discharge Conditions 3 (Archaeology) 4 (energy Strategy) 5 (External Materials & Samples) 6 (Boundary Treatments) 7 (Surface Water & Sewerage Details) 8 (Arb method Statement & TPP) on Appeal Ref: APP/M1710/W/23/3330542 of application...	Horndean Kings & Blendworth	Condition Determined	
EHDC-25-0880-LBC	The Orangery, Cadlington House Estate Blendworth Lane, Horndean, Waterlooville, Hampshire, PO8 0AA	Replace the glass panels of the existing fully glazed roof, on the south facing aspect of the house, with a mix of 60% glass panels and 40% 'Eco-Panels'.	Horndean Kings & Blendworth	CONSENT	
EHDC-25-0879-HSE	The Orangery, Cadlington House Estate Blendworth Lane, Horndean, Waterlooville, Hampshire, PO8 0AA	Replace the glass panels of the existing fully glazed roof, on the south facing aspect of the house, with a mix of 60% glass panels and 40% 'Eco-Panels'.	Horndean Kings & Blendworth	Permission	8 Sept 25/D Prosser/No Objection
EHDC-25-0998-HSE	76 North Road, Horndean, Waterlooville, Hampshire, PO8 0EB	Detached two-car car port in the front garden.	Horndean Downs	REFUSAL	29 Sept 25/D Prosser/Objection
EHDC-25-0996-TCA	War Memorial Site Havant Road, Horndean, Waterlooville, Hampshire,	1 x Cedar (near war memorial) - formative crown reduction of 1 meter to create a balanced crown. (Location as shown on submitted sketch plan).	Horndean Kings & Blendworth	NO OBJECTION	