



Portsmouth
CITY COUNCIL

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Our Ref: 08/00801/FUL

08 October 2008

Dear Sir

Outline application for construction of 7 two storey dwelling houses, Former Petrol Filling Station, 112 Copnor Road, Portsmouth

I have been forwarded your letter dated the 7th September addressed to Councillor Darren Phillips. Councillor Phillips has suggested that some of the comments you have made maybe better answered by a planning officer. I am therefore responding to this letter on Councillor Phillips behalf.

As you are aware you were contacted by the Planning Service to arrange a meeting with Councillor Phillips and myself to discuss your concerns and observations on the application for the construction of 7 two storey terraced houses at 112 Copnor Road. It is disappointing that you did not wish to meet with us to discuss the application.

I attached to this letter a copy of the officers Committee report, as in your letter dated the 25th September 2008, you state that you have not had sight of this document.

Your original letter suggests that the plans that were submitted in support of the application were inaccurate. In dealing with planning applications officers need to satisfy themselves that all submitted plans are accurate. In this application the case officer was satisfied that the submitted plans were accurate. Had there been any doubt they would have sought further plans or clarification on measurements.

The officer's report to Committee addresses the issue of density and states the following:

'Although the density of the development at 88dph would be higher than that of the properties in Coniston Avenue which have a density of 66dph, it is similar to that of other terraces within Copnor Road (121-133) at 118dph and the terraces within Tivoli

Court opposite, which have a density of 166dph and is therefore in keeping with the wider character of the area. '

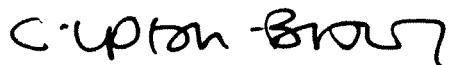
As you are aware there was an earlier application relating to this site, whilst the application was withdrawn it was not due to concerns about the density of the proposed development.

The officer recommended approval and the application was approved by the Development Control Committee as the development was considered to be an acceptable form of development for the site. The fact that local residents objected to the application would not be reason, in itself, to refuse the application. The role of the Development Control Committee in the decision making process is to determine planning applications in accordance with adopted planning policies, government guidance and other relevant material planning considerations. It is not the role of the Development Control Committee to simply weight up the level of local opposition to an application and refuse permission.

I appreciate that you are not happy about the decision to grant planning permission. However the Development Control Committee fully considered your objections to the application and concluded, on its planning merits, the proposal was acceptable.

I trust that this letter helps clarify the position.

Yours sincerely



Claire Upton-Brown
Development Control Manager

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cc Councillor Darren Phillips
cc Councillor Hugh Mason
cc Councillor Luke Stubbs