

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	46
Suffix	
Property name	The Oaks Care Home
Address line 1	New Brighton Road
Address line 2	
Address line 3	
Town/city	Emsworth
Postcode	PO10 7QR

Description of site location must be completed if postcode is not known:

Easting (x)	474952
Northing (y)	106821

Description

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2. Applicant Details

Title	Mr
First name	Ian
Surname	Caldwell
Company name	
Address line 1	46, New Brighton Road
Address line 2	
Address line 3	
Town/city	Emsworth

2. Applicant Details

Country	
Postcode	PO10 7QR
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Jonathan
Surname	Spivey
Company name	PWP Architects
Address line 1	PWP Architects Ltd
Address line 2	61 South Street
Address line 3	
Town/city	Havant
Country	United Kingdom
Postcode	PO9 1BZ
Primary number	02392482494
Secondary number	
Fax number	
Email	j.spivey@pwp-architects.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30No. bed care home. Closure of one existing vehicular access and provision of additional parking (approved on appeal 12.03.2014).

Reference number

APP/13/00765 and APP/18/01124

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

12 & 13 on APP/13/00765 and 2 & 3 on APP/18/01124

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

26/05/2015

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

12/04/2018

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Application to vary conditions 2 & 3 on planning application APP/18/01124

Application No. APP/13/01124 states that the north access shall be blocked up to create 2 more parking spaces in conjunction with the access and parking assessment dated July 2013.

A new 2019 access and parking assessment has been conducted by RGP, now including a real time parking study.

The 2013 access and parking assessment was based upon a predicted use of the larger care home. The new 2019 access and parking assessment benefits from a study of the completed, fully used care home and therefore represents the actual daily use of the care home rather than an assumed use.

The 2019 access and parking assessment summaries that the 'parking demands associated with the expanded 30-bed care home are easily accommodated on-site, or locally on-street at all times'. Moreover the study found that if access were to follow the 2013 access and parking assessment, Vans and Ambulances would be reversing over the public footpath to access the site. See RGP Drawing No.s 2019/4662/001 and 2019/4662/002.

RGP concluded its study in section 4.5;

On the basis of the above, it is clear that the overall benefits of retaining the longstanding dual access arrangements significantly outweigh the benefits of providing 2 additional parking spaces.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

APP/13/00765

Condition 12: To be based upon the 2019 access and parking assessment

Condition 13: To be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points

APP/18/01124

Condition 2: To be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points

Condition 3: To be based upon the 2019 access and parking assessment

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

8. Ownership Certificates and Agricultural Land Declaration

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	Jonathan
Surname	Spivey
Declaration date (DD/MM/YYYY)	21/03/2019

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	21/03/2019
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