
Site Address: 46 New Brighton Road, Emsworth, PO10 7QR
Proposal: Variation of Condition 12 of Planning Permission APP/13/00765 to be based upon the 2019 access and parking assessment and variation of Condition 13 of Planning Permission APP/13/00765 to be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points; Variation of Condition 2 of Planning Permission APP/18/01124 to be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points and variation of Condition 3 of Planning Permission APP/18/01124 to be based upon the 2019 access and parking assessment.

Application No: APP/19/00330

Expiry Date: 17/05/2019

Applicant: Mr Caldwell

Agent: Mr Jonathan Spivey
PWP Architects Ltd

Case Officer: Daphney Haywood

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

46 New Brighton Road, comprises an established Care Home, originally constructed as a large detached single dwelling house in the early 1900s. The property has subsequently been converted to a Residential Home and extended to provide 30 bedrooms.

The site lies within a primarily residential areas and to the south is a substantial detached dwelling at 44 New Brighton Road. To the north lies the cul-de-sac of Silvertrees which was constructed on the house and grounds of No46 in the early 1980's. Three of those houses closely adjoin the northern boundary of the application site. To the rear the application site is adjoined by other houses of post war construction situated in the cul-de-sac of Danbury Court. Further detached houses lie on the opposite side of New Brighton Road.

2 Planning History

95/53834/003 - Single storey rear extension and conservatory to provide four additional rest home bed spaces, conservatory addition to north (dining room) and associated parking revisions

, REF, 14/12/1995

91/53834/001 - New window at ground floor level on the north elevation, 8ft high fence on part of northern boundary, & internal alts to permit an increase from 22 to 23 residents., PERM, 14/08/1991

APP/13/00275 - Refurbishment scheme to existing care home to include replacement three storey extension to south elevation; part single storey, part three storey extension to north elevation; part single storey, part two storey extension to east elevation, and associated works. Closure of one existing vehicular access and provision of additional parking., WD, 09/05/2013

APP/13/00765 - 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). Request to Discharge Condition 4 (04.05.2016).
Request to Discharge Condition 6 (12.07.2016). PERM,18/09/2013
APP/14/01303 - Erection of 2No. outbuildings to rear, for office and storage purposes ancillary to the care home., REF,04/03/2015
APP/15/00110 - Discharge of Conditions No's 3, 8 and 11 of Planning Permission APP/13/00765., PERM,19/03/2015
APP/15/00406 - Discharge of Condition 6 of Planning Permission APP/13/00765, REF,05/08/2015
APP/18/01124 - Variation of condition 2 of Planning Permission APP/13/00765 relating to amended fenestration on east elevation., PERM,19/12/2018

3 Proposal

Variation of Condition 12 of Planning Permission APP/13/00765 to be based upon the 2019 access and parking assessment and variation of Condition 13 of Planning Permission APP/13/00765 to be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points; Variation of Condition 2 of Planning Permission APP/18/01124 to be based upon drawing 4963/2000 showing the continued opening of both existing vehicular access points and variation of Condition 3 of Planning Permission APP/18/01124 to be based upon the 2019 access and parking assessment.

APP/13/00765 (approved on appeal 12.03.2014) granted consent for 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 subject to conditions including:

12) The Travel Plan Statement dated July 2013 shall be permanently implemented in accordance with the approved details.

13) The development hereby approved shall not be occupied until the north access has been blocked up and space for loading, unloading and parking of vehicles has been provided within the site in accordance with the approved plans. Such areas shall be permanently retained and shall not be used for any other purpose.

APP/18/01124 granted consent for variation of condition 2 of Planning Permission APP/13/00765 relating to amended fenestration on east elevation subject to conditions including:

2) Within 4 months of the date of this permission, the north access shall be blocked up and space for the loading, unloading and parking of vehicles shall be provided within the site in accordance with the details approved under Planning Permission APP/13/00765. Such areas shall thereafter be retained and used solely for those purposes.

3) The Travel Plan Statement dated July 2013 shall be implemented in accordance with the details approved under Planning Permission APP/13/00765 unless agreed otherwise in writing by the Local Planning Authority.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)
CS7 (
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

I note the difference of opinion between the car park surveyor and a previous inspector on the number of car parking spaces on the site. As this matter is a Borough Council function I will leave that to yourselves. If 10 car parking spaces are required any over and above the row immediately in front of the building could be provided by reducing the amount of landscaping between the parking/manoeuvring area and the highway boundary.

There is a balance to be struck between closing the northern access and keeping it open. In view of the good personal injury accident record for this street and the additional convenience for servicing this site I recommend no objection to the proposal to retain the northern vehicular access from the highway point of view.

Landscape Architect

From a landscape perspective we have no adverse comments in the relation to the variation of condition 12.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 11

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 3
The objections come from a single household.

Comment	Officer Comment
As local residents my family and I are regular pedestrians and cyclists passing 46 New Brighton Road, removing one access point and forcing the numerous delivery vehicles and ambulances to reverse off site would pose a significant safety risk.	Noted
I cannot see any advantage to closing one of the two vehicle access points, the benefit of 1-2 addition of on-site parking places is heavily outweighed by the disadvantage of reversing vehicles onto a busy road.	Noted
Previous plans had mature screenage in the drawings and the current planting is neither mature nor will it ever be screenage - this needs to be upheld as soon as possible.	see section 7
The closure of the in out drive will not enhance the area nor is it required therefore I object to the specifics of this application.	The application seeks to retain the in-out arrangement.
The current positioning of the industrial bins are very unsightly, not in keeping with the special character of the area. They either need to be moved so that they are not visible or have a store built to hide them.	Not the subject to the current planning application.
In summary, our area is known as an area of character (I may have the incorrect words but we were very restricted in our building application when constructing a wall). The work undertaken by 46 New Brighton Rd has significantly damaged this special character particularly the failure to provide screening and a store for industrial bins and I am hoping the council will demand the owners rectify the failings.	see section 7
I recently applied and received planning permission to replace a hedge with a wall on New Brighton Rd but was given some very restrictive planting requirements due to the special nature of the area. I complied	see section 7

with this restriction.	
I have also seen the previous plans and most recent plans for 46 Merok House which describe mature screening of the drive area (see attached). The owners have failed to provide this and the result is a frontage that is totally out of keeping with the area.	see section 7
Can you inform me how you are going to uphold the requirement to maintain the special nature of the area in the case of number 46(Merok House). At the very least there needs to be high and mature screening at the front.	see section 7

Summary:

Comment:

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Highway matters
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Highway matters

The closure of one of the accesses allows for an additional 2 car parking spaces to be provided on site to provide a total of 10 on site spaces. The current application, which seeks to retain the opening of both existing vehicular access points allowing for an in out access arrangement, is supported by a parking survey which demonstrates that within 200m of the application site, even at the period of peak parking demands at the care home, the local highway could accommodate up to 77 additional vehicles if needed. Local on-street parking areas were calculated by the survey company as having a maximum parking capacity of 81 cars. The results of the on-street parking survey showed that the maximum level of on-street parking amounted to just 17 cars.

Additionally as set out in the Access and Parking Statement the access arrangements currently allow for delivery vehicles, ambulances and taxis etc. to loop

through the site with no reversing manoeuvres required; either within the site or to / from the local highway network. By contrast, the closure of the northern access would then require vehicles to undertake reversing manoeuvres within the site.

The Highways officer has been consulted and advises 'that there is a balance to be struck between closing the northern access and keeping it open. In view of the good personal injury accident record for this street and the additional convenience for servicing this site I recommend no objection to the proposal to retain the northern vehicular access from the highway point of view.'

The submission demonstrates that the reduction in parking would not be detrimental to amenity and the Highways officer has raised no objection in respect to highway safety.

(ii) Impact upon the character and appearance of the area

The approved plans for the new access indicated that the mature planting on the frontage would be retained, however, this has been removed and the current low level planting does not provide adequate planting to soften the visual impact of the existing extensive hardsurfacing and development at the front of the site. In order to address this the current extent of the planting area should be retained and further details in respect to landscaping provided. A condition in respect to landscaping is recommended.

(iv) Impact upon residential amenity

The retention of the in out arrangement would not increase the extent of manoeuvring on the site in proximity to the boundaries with the adjacent properties, and it is considered that the reduction in on site parking should not place undue pressure on street parking to the detriment of residential amenity.

8 **Conclusion**

The retention of the current access arrangements is acceptable and it is recommended that permission be granted for the variation of the conditions in respect to the continued opening of both existing vehicular access points, and associated travel plan details, subject to a landscaping condition.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00330

subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan for parking Drg No. 200Rev A
Technical Note, access and Parking Statement prepared by rgp dated March 2019.

Reason: - To ensure provision of a satisfactory development.

- 2 Within 2 months of the date of this planning permission a detailed soft landscaping scheme for the front of the site to provide screening to the parking area shall be submitted and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 3 The Travel Plan Statement dated July 2013 shall be implemented in accordance with the details approved under Planning Permission APP/13/00765 as amended by the Technical Note, access and Parking Statement prepared by rgp dated March 2019, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The windows identified as obscure glazing on the plans approved under Planning Permission APP/13/00765 shall be permanently retained as such.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Noise resulting from the use of any/all plant, machinery or equipment on the site shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area and to avoid "creeping" background noise levels in the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework .

- 6 Notwithstanding any information contained in the current application, no floodlighting or other form of external lighting scheme shall be installed on the

site unless it has been approved by the Local Planning Authority. Details shall include, intensity and contours of illumination at various locations but including illumination levels at the nearest residential properties. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework .

- 7 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.