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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | 8-10 Lower Road, Havant, PO9 3LH                                                                                                     |               |                 |
| Proposal:       | Demolition of part of the existing building and erection of a single storey extension with hipped roof; rendering to all elevations. |               |                 |
| Application No: | APP/18/01130                                                                                                                         | Expiry Date:  | 28/12/2018      |
| Applicant:      | Mr Pratt<br>The Manor Trust                                                                                                          |               |                 |
| Agent:          | Miss Tsigka<br>P W P Architects Ltd                                                                                                  | Case Officer: | Daphney Haywood |
| Ward:           | Bedhampton                                                                                                                           |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

8-10 Lower Road, The Lodge is a 24hr Residential Care Home for the Elderly located in Old Bedhampton Conservation Area and to the south of The Elms, a Grade II\* Listed

Building located nearby. The area is primarily residential in character with detached dwellings sited to the south and east, and mainly semi-detached dwellings to the west. The land slopes down in a southerly and easterly direction, and the dwellings located immediately to the south of the application site are sited on appreciably lower ground.

Parking to serve the care home is provided by a hardsurfaced area to the front (north of the home) with the remainder of the site providing garden and vegetable area. There is a mix of boundary treatment with wall to the north and south and close boarded fencing to the west on the boundary with 18 Lower Road.

## **2 Planning History**

98/50958/004 - Notification of intention to crown reduce and thin a Sycamore tree and an Ash tree. Both trees on the frontage and are within Old Bedhampton Conservation Area, RNO,16/11/1998

93/50958/003 - Change of Use of No. 10 Lower Road to provide extension to existing residential care home at No. 8 and single storey extensions., PERM,26/02/1993

APP/13/00740 - Removal of 3No. tree stumps; remove north western branch of 1No. Silver Birch overhanging dwelling; and fell 2No. Conifer; all within Conservation Area of Old Bedhampton., RNO,14/10/2013

## **3 Proposal**

Demolition of part of the existing building and erection of a single storey extension with hipped roof. The existing accommodation includes first floor bedrooms which have access concerns. The proposal, which does not increase the number of bedrooms, would allow for the relocation of these within the proposed ground floor extension. The existing first floor, which is relatively modest in size, would be converted to store, manager's office, staff room and visitor's room.

The proposed extension, which would be located on the western part of the site, would be single storey and provide bedroom, storage and ancillary facilities. There would be four new bedrooms with bathrooms housed in the extension along with a laundry room, a sluice room and a dispensary room/medicine store.

Following negotiations the plans have been amended as follows:-

\* The floor of Rooms 1 and 2 and adjacent corridor have been lowered, so that the floor of the extension is on the same level throughout and the rooms still have access to the garden. The proposed floor level (+10.56) is 150mm above the floor level of the existing building to be demolished.

\* The ridge height has been reduced by 600mm by lowering the roof so that the eaves are aligned to the window and door heads. The pitch of the roof has been retained as it is the optimal one for clay tiles and matches the existing roof pitches.

\* A 300mm high privacy screen (trellis) is to be installed on top of the existing boundaries to the south and west of the extension.

#### **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

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| CS9  | (Housing)                                                                         |
| DM13 | (Car and Cycle Parking on Residential Development)                                |
| DM7  | (Elderly and Specialist Housing Provision)                                        |

##### Havant Borough Local Plan (Allocations) July 2014

|      |                                                                  |
|------|------------------------------------------------------------------|
| DM20 | (Historic Assets)                                                |
| AL1  | (Presumption in Favour of Sustainable Development)               |
| AL2  | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

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

#### **5 Statutory and Non Statutory Consultations**

##### **Arboriculturalist**

Following a site visit and reading the submitted arboricultural report from Barrell I observe that the tree to be lost (apple) to facilitate development is not of a TPO quality and the further tree in the garden (magnolia) will be adequately protected during construction.

As long as the AMS and TPP are conditioned then I raise no objection to this application.

**Conservation Officer**

8-10 Lower Road is 24hr residential care home which is located within the Old Bedhampton Conservation Area. The property neighbours The Elms which is a particularly significant Grade II\* listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The location and distance of the extension from the listed building means that the proposed extensions would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set. I therefore have no objection as it appears the impact on the setting of the listed building is negligible. The following conditions should be attached to any permission given.

In terms of the conservation area the building to be demolished is considered to be of little architectural merit and as such I have no objections to the demolition proposed.

The proposed extension would not generally be visible from the public realm as it is set to the rear and well set back from the highway. It would also not appear unduly large and is of an acceptable design. Taking all these considerations into account, the scale and bulk of the proposals are considered to be in keeping with the existing property and surrounding buildings and would not appear overly dominant in the street scene or wider area. The proposal would thus preserve the character and appearance of the Old Bedhampton Conservation Area.

Conditions:

- 1) Material samples to be submitted
- 2) Window, door and roof lantern details

**County Ecologist**

No comments received

**Historic England**

We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

## **Portsmouth Water Company**

### **Drainage**

The proposed surface water strategy is disposal via soakaway, this is acceptable for roof water only, no further details have been provided.

If runoff from highways, roads and/or parking areas are proposed to be discharge via soakaways Portsmouth Water would request further information relating to the number of parking spaces and any pollution prevention/mitigation measures proposed.

The existing foul sewer connection of the building will not change, the extension will be connected to the existing system. For foul drainage in SPZI we require the use of the highest specification pipework and designs for schemes to minimise leakage.

### **Piling & Foundations**

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement.

Portsmouth Water require information on foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

### **Construction Environmental Management Plan (CEMP)**

Portsmouth Water request a Construction Environmental Management Plan (CEMP) is provided for comment outlining all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

**Officer note:** *There is no change to the existing parking arrangements. Conditions recommended re piling and CEMP.*

## **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: 21

Number of site notices: One  
Statutory advertisement: Yes

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                  | Officer Comment      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| The proposed building is too close to the west boundary fence and will impose on privacy and outlook. The design and appearance of the building will be imposing on our property and significantly affect the outlook from our property and invade upon the our privacy. | please see section 7 |
| There will also be loss of natural habitat for hedgehogs that use the land within the proposed footprint.                                                                                                                                                                | please see section 7 |

Neighbours have been consulted following the receipt of amended plans and no further comments have been received.

## **7 Planning Considerations**

7.1 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) Impact upon the adjacent Listed Building
- (iii) Impact upon the character and appearance of the Conservation Area.
- (iv) Impact upon residential amenity
- (v) Ecology
- (vi) Highway issues

### **(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.

Since the application site is located in proximity to a Listed Building and within a Conservation Area the proposal must be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **(ii) Impact upon the adjacent Listed Building**

The application site lies in proximity to a Grade II listed building and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to have special regard to the desirability of preserving the setting of the building. The location and distance of the extension from the listed building means that the proposed extensions would not have an adverse impact on the setting of the listed building. Its construction would also not over develop the plot or the setting in which the listed building is set. Subject to conditions requiring further details in respect of openings and materials the setting of the listed building is considered to be preserved by the development.

### **(iii) Impact upon the character and appearance of the Conservation Area.**

The application site is situated within the Old Bedhampton Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The structure to be demolished is considered to be of little architectural merit and as such there is no objections to the demolition proposed. The proposed extension would not generally be visible from the public realm as it is set to the rear and well set back from the highway. It would also not appear unduly large and is of an acceptable design. Taking all these considerations into account, the scale and bulk of the proposals are considered to be in keeping with the existing property and surrounding buildings and would not appear overly dominant in the street scene or wider area. The proposal would thus preserve the character and appearance of the Old Bedhampton Conservation Area.

(iv) Impact upon residential amenity

The main impact relates to the properties to the south and west at Nos. 16 and 18 Lower Road, which are located on lower ground. Separation distances between proposed windows and the existing properties at 14m - 18m is below the 20m guide in the Borough Design (albeit that this covers ground-to-first floor arrangements) and owing to the difference in levels the development as originally proposed would have resulted in loss of privacy and appeared over dominant. To address this the application has been amended to (a) lower the floor levels; (b) the ridge height has been reduced by 600mm by lowering the roof so that the eaves are aligned to the window and door heads; and (c) a 300mm high privacy screen (trellis) is proposed to be installed on top of the existing boundaries to the south and west of the extension. The proposed extension is single storey and the proposed measures would reduce the impact of the development and provide additional screening to maintain privacy levels such that the proposed works as amended are considered to have a limited and acceptable impact on the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Ecology

The application is supported by a Preliminary Ecology Assessment which identifies the key ecological features on the site in relation to the works proposed as the presence of mature trees and the suitability of habitats on site to support protected and notable species, including nesting birds and roosting bats. Invasive plant species were also noted on site during the field survey. The report sets out a number of recommendations and subject to compliance with these the impact on ecology is considered to be limited and acceptable.

(vi) Highway issues

As set out at section 3 above, the extension would not increase the number of bedrooms at the care home, and thus the requirements associated with parking and servicing are not expected to alter.

## **8 Conclusion**

The proposal would not adversely impact the setting of the adjacent Listed Building or the character of the Conservation Area. Following the receipt of amended plans, the impact on the amenities of the neighbouring properties is considered to be limited and acceptable. There would be no significant impacts on ecology or highway issues. Consequently, approval is recommended.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01130 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site Location Plan Dwg 1100  
Proposed site plan Dwg 1103 Rev C  
Existing ground floor plan Dwg 1200 Rev A  
Existing first floor plan Dwg 1201 Rev A  
Proposed ground floor plan Dwg 1203 Rev G  
Proposed first floor plan Dwg 1204 Rev G  
Existing elevations dwg 1300 Rev B  
Proposed elevations Dwg 1301 Rev F  
Proposed elevations Dwg 1302 Rev F  
Existing site sections Dwg 1400  
Proposed site sections Dwg 1401 Rev C

PRELIMINARY ECOLOGICAL APPRAISAL - RT-MME-128692-01  
ARBORICULTURAL ASSESSMENT AND METHOD STATEMENT-  
18243-AA-AN  
TREE PROTECTION PLAN - 18243-BT1

**Reason:** - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the Local Planning Authority. Only the approved materials shall be used in carrying out the development.

**Reason:** To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details shall comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail - the details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

**Reason:** In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

**Reason:** To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 6 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site together with:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out);
- d) details of materials to be removed or imported to site;

and including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement which has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with approved details.

**Reason:** The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 7 No development shall commence until a Construction Environmental Management Plan (CEMP) outlining all pollution mitigation measures to be adopted during the construction phase - which should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages - has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with approved details.

**Reason:** The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used for the 300mm high privacy screen for the western and southern boundaries, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

**Reason:** To safeguard the amenities of the 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.