
Site Address: Bayith Rest Home, 18-20 Bevan Road, Waterloo, PO8 9QH
Proposal: Proposed single storey front extension, partial first floor rear extension and single storey rear extensions. Increase from 12 to 16. (Resubmission).
Application No: APP/17/01193 Expiry Date: 04/01/2018
Applicant: Bayith Rest Home
Agent: Mr D J Boddy Case Officer: Bee Crawford
The Project Support Practice
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern large detached two storey property (formerly two properties) currently operating as a residential rest home. It has a brown tiled pitched roof with flat roof elements and elevations of red multibrick and tile hanging. There is an east/west incline to the site and the road and there is open vehicular access to the front, leading to a tarmac parking area, shingle and shrubs. There is a 1 metre high open fence to the front, a 1 metre high fence to the east and a staggered 1 metre high wall to the west. The rear garden comprises patio areas, shrubs, a raised lawn and several outbuildings. There is a 1.8 metre high fence and hedge to the eastern boundary, the rear wall of a garage block and a 2 metre high fence to the rear boundary and fencing and trellis ranging in height from 1.5 metres to 1.8 metres to the western boundary.
- 1.2 A pair of two storey semi-detached properties lie to the west at a significantly lower level than the application site, a pair of two storey semi-detached properties are to the east on a similar level but set back from the application site, the side aspect of a two storey semi-detached property is opposite and a garage block and the rear garden of a property in Lovedean Lane are to the rear. The area is predominantly residential with modern two storey semi-detached and terraced properties of a similar age, different styles and design.

2 Planning History

APP/17/00759 - Proposed single storey front extension, partial first floor rear extension and single storey rear extensions, withdrawn 24/08/2017.
APP/17/00999 - Proposed front (single storey) and rear (part double storey) extensions & internal alterations. (Resubmission), withdrawn 06/11/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front extension, partial first floor rear extension and single storey rear extensions. (Resubmission).

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. While the site itself does not contain any trees, in the neighbouring garden there is a large, mature Hornbeam tree and multiple Hazel trees close to the eastern boundary down an embankment. The trees will likely be negatively impacted from necessary facilitation pruning and the ground works to shore up the embankment for the proposed extension's foundations. However the trees are lacking in quality to justify protection with a TPO. While there is a common law right to prune overhanging branches back to the boundary, the applicant should take care not to make the tree unsafe as a result of the development.

Building Control, Havant Borough Council

No adverse comments

Care Quality Commission

No comment received.

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer
- No spoil, construction materials, construction plant and equipment is to be stockpiled or stored over Southern Water apparatus, including gravity sewers, rising mains and water mains. There should be a 3-metre stand-off distance maintained. All existing infrastructure should be protected during the course of construction works
- No new soakaways should be located within 5 metres of a public sewer.

The applicant is proposing to divert public sewer. Any sewers diversion proposals have to be agreed and approved by Southern Water under Section 185 of the Water Industry Act.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its

condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The Council’s Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency’s Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

East Hampshire District Council

No comment received.

Economic Development - Commercial and Housing, Economic Development - Commercial and Housing

Support the application and have no comments.

Engineering Services, Havant Council

No drainage observations.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

No objection.

Highways Engineer, Development Engineer

The planning applications state that there will be 6 extra units, 3 extra full time equivalent staff and 2 additional parking spaces.

The parking for the development is below the Planning Authority Parking Standard and I would suggest that a parking survey should be asked for to determine the effect on highway/local residential amenity matters.

Natural England, Natural England Consultation Service

No adverse comment - the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

Portsmouth Water

Thank you for consulting Portsmouth Water on the resubmission application (APP/17/01193), Portsmouth Water have no objections to the proposed development, however would like to inform the developer of the sensitivity of proposed site and due to its location the developer is advised to consider risks to groundwater.

Site Setting

The site lies on Bedrock consisting of the Lambeth Group, beneath which is the Tarrant Chalk Member. The Chalk is classified as a Principal Aquifer and lies in a Source Protection Zone One (SPZ1) for the Havant & Bedhampton Springs. The Springs are a public water supply that abstracts groundwater for public consumption.

Drainage

The application form states surface water disposal will be via soakaway, due to the sensitivity of the site Portsmouth Water have a presumption against the use of deep borehole soakaways for surface water disposal.

We will only agree to the use of soakaway systems (including boreholes or other structures that bypass the soil layers) for surface water if the developer can show that all of the following apply:

- ☐ there are no other feasible disposal options and that they can be operated in accordance with current British Standards;
- ☐ the system is no deeper than is required to obtain sufficient soakage;
- ☐ pollution control measures are in place;
- ☐ risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- ☐ there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Foul water drainage is to be directed to existing mains sewers, for foul drainage in SPZ1 we require the use of the highest specification pipework and designs for schemes to minimise leakage. We would advise the applicant to contact Southern Water to seek advice and approval regarding pipework to minimise leakage and if any consensual agreement is required for disposal.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Thus, if piling is required it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Portsmouth Water require further 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.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, piling has the potential to impact on the underlying groundwater and the

Havant and Bedhampton Springs public water supply.

NB: Informative and condition recommended

Traffic Management, HBC

The parking for the development is below standard and I would request that a parking survey is carried to determine the effect on the public highway. A parking assessment was subsequently submitted and following further consultation it was confirmed this was satisfactory and no further action was required.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
There is a considerable difference in ground levels between this property and the gardens on the Western side (10ft - 15ft). This has necessitated the introduction of temporary props to prevent the collapse of the retaining wall into the property at the foot of our garden (No ?). I am concerned that the proposed extension will extend this problem into our garden, and require that appropriate engineering oversight be exercised to prevent such a collapse. I would like to see an engineer's report on the stability of this boundary, particularly as a mature and lofty tree already overhangs the area of the proposed rear extension.	This is not a planning issue and would be addressed during the process of building regulation consent.
I don't believe the extra parking spaces are enough to cover the increase in staff and clients visitors. The parking spaces currently available are not all used and staff park on the road. I am also very concerned out what they will do with the clients during this work as Bayith now own the residential property next door and believe there is an intention to use this property.	See section 7. This is not a planning issue. No information has been provided regarding the arrangements for current residents during the implementation of the works.

I am concerned about the increased level of road parking that this development will cause. Even now vehicles are regularly parked in Bevan Road which belong to either staff or visitors to the rest home. If the current car park at the front of the building is developed then the situation would be made worse. Bevan Road is a quiet residential area with some young families and is not able to sustain such development.	See section 7.
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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) Appropriateness of design and impact upon the street scene
- (iii) Impact upon residential amenity
- (iv) Parking provision
- (v) Developer contributions

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The Bayeth Rest Home has been in operation in excess of 30 years and currently provides care for elderly persons. Policy DM7 of the Local Plan, advises that there should be sufficient amenity space for residents, space for servicing and car parking and limit impacts such as noise disturbance on neighbours.

7.3 The proposal would result in an additional six bedrooms at the property and also alter the existing bedrooms so they are all single occupancy, therefore increasing the number of residents from 12 to 16. An increase in the number of residents results in a more intensive use of the site overall and this will be considered in the section below. However, the population forecasts for Havant Borough show an expected rise in the proportion of elderly up until 2026. The ageing population together with in-migration of retirees results in a specific need that must be addressed and therefore in principle, an increase in this type of accommodation is encouraged.

(ii) Appropriateness of design and impact upon the street scene

7.4 The proposed single storey front extension is a modest infill and whilst it would be visible from the street scene, it does not project beyond the existing front elevation of the property and would update the facade. The majority of the scheme is to the rear of the property at both ground and first floor and would not be visible from the public realm.

7.5 As a result of previous extensions and additions, the rear of the building already appears slightly fragmented in its design with a large flat roofed extension and conservatory with a shallow mono-pitched roof. The proposal would consolidate the existing extensions and provide additional bedrooms at first floor and an increase in

the functional ground floor communal area. It is considered the scheme would result in a cohesive form of development, modernising the appearance of the property. The rear extension would incorporate areas of the rear garden which are not currently used and it is considered the remaining rear amenity area would be sufficient.

- 7.6 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.7 Regarding the ground floor rear extension, it would be a continuation of the western-most elevation of the property and attached to the existing store with a gap of 1 metre to the western boundary. Whilst the resulting western elevation would be quite deep, it is of a modest height and although there are two high level rooflights, there are no new windows in the side elevation of the addition. The property to the west is at a significantly lower level than the application site, however the building is set back from this neighbouring property and the majority of the ground floor extension would be screened by the existing trees.
- 7.8 The eastern elevation of the single storey extension is roughly 1.8 metres from the eastern boundary, with the western elevation of the property at number 22 a further 1 metre away. This property is at a higher level than the application site and there is only one small obscure glazed ground floor window in this elevation. Whilst there are new windows in the eastern elevation of the extension, it is judged they would not result in any harmful degree of overlooking. It is considered the single storey rear extension would not adversely affect the properties to the rear of the site.
- 7.9 There are no windows in the side elevations of the first floor rear addition, which is set in from the ground floor extension by approximately 3.6 metres to the west and 8.3 metres to the east.
The roof pitches away from the property boundaries which would minimise any perception of mass. There are two new windows in the rear elevation of the first floor extension and the property to the east is set back from number 18-20 Bevan Road. Consequently it is considered the new windows would not result in any additional harmful degree of overlooking to this property. The property to the west is set forward to the application site, is at a much lower level and the rear elevation of the first floor addition extends beyond the rear boundary of this property. It is also understood the property at number 16 falls within the ownership of the applicants. A garage block is adjacent to the rear boundary of the site and the rear elevations of the properties to the south which lie to the east and west are in excess of 25 metres away.
- 7.10 The single storey front element of the proposal is a small infill extension and would only be visible from the front of the property.
- 7.11 In terms of the proposed parking, concern has been raised that the increase in residents and staff will result in a more intensive use of the site and on road parking in the immediate vicinity. The application does propose a further two spaces which will be located at the front of the site, together with a covered cycle store in the rear garden for four bicycles. In addition, a parking assessment was submitted and following further consultation with the Council's Traffic Management Section, deemed acceptable for the purposes of the proposed development. Furthermore, it is unlikely that the small increase in residents and staff would require further deliveries or result in

a significant rise in the number of visitors.

(iv) Parking provision

- 7.12 There is currently a total of 3 parking spaces on site. It is proposed to provide another 2 spaces bringing the total to 5 spaces. The Council's Highways Engineer and Traffic Management Section have been consulted and confirmed the parking for the development is below the Planning Authority Parking Standard. Consequently, a parking assessment was requested in order to determine the effect on highway/local residential amenity matters. The results of this show that the surrounding highway network has limited parking restrictions and therefore could accommodate any shortfall of parking on the site in line with the number of increased residents. Any further increase in residents would be subject to a further planning application. Following the submission of this and further consultation it was confirmed the parking assessment was satisfactory and no further action was required.

(v) Developer contributions

- 7.13 Care homes are exempt from CIL requirements as set out in HBC Developer Contributions Guide. With regard to SRMP obligations, given the nature of accommodation provided, in this instance it is considered that a contribution towards the SRMP is not required.
- 7.14 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01193 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 external materials used shall be as stated under Section 9 (Materials) of the application form, together with those stated on the bin and cycle store details.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The accommodation to be provided by the care home following the implementation of the extensions hereby permitted shall be limited to only 16 single occupancy bedrooms unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

- 4 No development shall commence on the site until further information on foundation design has been submitted to and approved in writing by the Local Planning Authority. 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.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against potential impact from piling on the underlying groundwater and the Havant and Bedhampton Springs public water supply, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Drg no. 17/4/BRH-1A Existing ground and first floor plans

Drg no. 17/4/BRH-2A Existing front and rear elevations plan

Drg no. 17/4/BRH-3A Existing side elevations plan

Drg no. 17/4/BRH-4A Proposed ground floor plan

Drg no. 17/4/BRH-5A Proposed first floor plan

Drg no. 17/4/BRH-6A Proposed front and rear elevations plan

Drg no. 17/4/BRH-7A Proposed side elevations plan

Drg no. 17/4/BRH-8A Existing site plan

Drg no. 17/4/BRH-9A Proposed site plan

Parking assessment dated 11/01/2018

Proposed floor and elevations plan of bin and cycle store

Design and access statement

Parking statement and plan

Reason: - To ensure provision of a satisfactory development.