
Site Address:	42 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	Erection of 1No. single storey detached 2 bedroom lodge.		
Application No:	APP/17/00230	Expiry Date:	04/05/2017
Applicant:	Mr Heather Dolphin Homes Southern Ltd.		
Agent:	Mr Galloway Peter Galloway Partnership	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 Bedhampton Hill, Havant, PO9 3JW. The application site comprises a recently developed Class C2 residential care home with associated outbuildings and paraphernalia, located on the north side of a spur accessed from the west side of Bedhampton Hill. The principal building on the site was previously a substantial grade II listed dwelling house. Following statutory de-listing this building is now listed as a Building of Local Interest. Various extensions and alterations have been carried out in order to facilitate its change to a residential care home. These buildings are single storey and sited in an approximate courtyard arrangement.

Boundary treatments are well established, with renewed panel fencing to the road frontage, and there are a number of trees on the site, some of which are subject of Tree Preservation Orders. To the north of the site the land level drops very steeply towards the new residential development on the former Havant Retail Park. A hotel with shared access to a public house is located to the west of the site, but otherwise the locality is predominantly characterised by medium density residential land use.

At the time of the site visit (19/4/17) the south western corner of the overall site, had clearly been recently cleared of any trees and shrubs, although the trees the subject of the TPO's had not been touched. This corner of the site, which is the proposed location, slopes up to the north and there are steps and ramps up to the adjacent lodge. An area of hard standing exists to the west of the existing lodge which currently provides a sitting out/smoking area for staff and a rabbit hutch. The western boundary at this point comprises close boarded fencing. There are some significant trees just outside the site, adjacent the western boundary and a Sycamore tree within, close to the proposed siting.

2 Planning History

90/53229/004 - Kitchen extension rear ground floor., UNK,
90/53229/005 - Single storey rear extension using existing kitchen window (amendment to planning permission No. 89/53229)., REF, 11/07/1990
90/53229/006 - Listed building application for single storey rear extension using existing kitchen windows (amendment to Listed Building Consent 89/53229/1LB), REF, 12/07/1990
03/53229/007 - To reduce the eastern sector of the crown by 2 metres, the whole crown by 15-20% and remove dead wood of a Horse Chestnut, T1 subject of TPO 1799., REF, 04/11/2003

06/53229/008 - Application for crown reduction of eastern sector by 2 metres and crown thin by maximum of 20% a Horse Chestnut (T1) subject to TPO 1799., PERM,16/11/2006

APP/11/01354 - Crown reduce by 5m, crown lift to 6m, reduce sides by 2m 1No. Horse Chestnut tree (T1) subject to TPO 1799. , PERM,07/10/2011

APP/13/00457 - Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18 No. care bedroom facility. Permitted 20/9/13

APP/13/01206 - Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457., PERM,14/02/2014

APP/13/01258 - Discharge of Condition No's 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457. , PERM,05/02/2014

APP/14/00168 - Two storey and single storey rear extensions to existing building (in association with conversion of building to Class C2 care home under Planning Permission APP/13/00457). , PERM,29/05/2014

APP/14/00465 - Discharge of Condition Nos 3, 8, 9, and 10 of Planning Permission APP/13/00266., PERM,24/07/2014

APP/15/00373 - Discharge of Condition No/s 2, 3, 4, 5, 7, 11, 12, 15, 16, 17 and 19 of Planning Permission APP/14/00724., DEL,

APP/15/00476 - Extensions to Lodge 1 to accommodate additional bedroom and social room; extensions and ramp to Hill Lodge (revisions to previously approved plans APP/14/00168); construction of new community building, incorporating therapy pool; and relocated vehicular access., PERM,18/09/2015

APP/16/00144 - New community facility comprising therapy pool, community room and relocated vehicular entrance., PERM,06/04/2016 - *Not yet Implemented*

3 Proposal

Erection of 1No. single storey detached 2 bedroom lodge. This is to provide accommodation for 2 young adults who have both learning and physical disabilities and require bespoke care and facilities. The proposal is designed to meet their ongoing needs. As originally submitted the proposal was for a 'square' 9.6m x 9.6m 'bungalow' having a fully hipped roof located in the south western corner of the site, forward (to the south) of the adjacent 'lodge' and original building. No additional parking was provided to serve this proposal.

In the course of determining the application amended plans have been received redesigning the 2 bedroom lodge to an offset footprint and re siting it further back, to the west of the adjacent lodge and approximately in line with the front of the original main building. This has enabled 2 additional car parking spaces to be achieved in front (to the south) of the proposed unit. Level information has also been provided and a revised Arboricultural Impact Appraisal and Method Statement.

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)
CS21	(Developer Requirements)
CS7	()
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Following our site visit and the examination of the supporting Arb information I would require a new submission from Barrells to specifically discuss the new proposed bungalow – In particular a AMS would be required for me to make an informed decision on the application.

On Amended proposal - My only concerns are that there is an incursion into the RPA of T26, however as there is currently hard standing in this area it is unlikely that the tree will have exploited the ground as a beneficial rooting medium.

Therefore I raise no object to the application

Building Control

Bin storage to be provided

Comment - already provided at frontage of site, to east of entrance gates.

Conservation Officer

This property was removed from the statutory list, but is of acknowledged local importance and would qualify for addition to the Council's local list. The local list is currently under review to bring closer into accord with Historic England's best practice on local designations. It qualifies as a non-designated Heritage Asset.

The application is supported by good contextual information which allows its scale and form to be judged. The setting of Hill Lodge has been transformed with the development already permitted. However, I had concerns that the new building would sit forward of the existing building line. Amended plans have been subsequently submitted showing the building set back to the building line of the existing building. I am therefore content the new building will be subordinate to Hill Lodge and will satisfactorily complete the development of this site. The same palette of materials as used elsewhere is proposed. No objection.

Crime Prevention -Minor Apps

None received

Development Engineer - Highways

Proposal should meet HBC planning parking standards. However if it does not the extra parking on the Highway may cause safety problems but there are no yellow lines on the carriageway outside which is used for a car sharing point. It is unlikely that this additional development on the site would cause any highway safety concerns.

Landscape Team

None received

Portsmouth Water Company

no further comments or concerns as there is no seen risk to groundwater quality/aquifer protection in our area of supply

Public Spaces

None received

Waste Services Manager

No Concerns

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: 15

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Effect on application site and locality (including historic asset)
- (iii) Effect on neighbouring amenity
- (iv) Other Matters

- (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. The current proposal would increase the positive reuse of the site for care purposes and as such would accord with the requirements of both policies CS9 and DM7 of the Havant Borough Core Strategy.

The community therapy room and pool approved for the north east corner of the site has not yet been implemented. This proposal utilises land the subject of an approved extension to Lodge 1 under APP/15/00476 which would mean only one of these options could be implemented. This current proposal further intensifies the built form within this site by increasing the footprint coverage and numbers of residents and associated staffing. Together with the therapy room and pool permission

(APP/16/00144) this proposal is considered to maximise the use of the site and is likely to represent the final development before the site is considered over-developed.

(ii) Effect on application site and locality (including historic asset)

As noted by the Conservation Officer, Hill Lodge is a non-designated heritage asset of local interest and its setting has already been transformed through the recent developments at the site. The amended layout sets the proposed building back to the building line of the original building making it subordinate to Hill Lodge. Level details have been provided showing that the finished ridge level would be no higher than the adjacent Lodge 1.

The scale, siting and use of same palette of materials as used in previous extensions is considered appropriate to complete development of the site. Whilst the current amenity space providing a staff sitting out area would be lost, the overall site has sufficient space for this to be provided elsewhere. Overall, as an alternative development to APP/15/00476, this proposal is equally acceptable and not considered harmful to the historic asset.

The approval granted under APP/14/00168 included a condition relating back to that granted under APP/13/01258 and relating to potential soil contamination concerns. In the interest of protecting future occupiers of the care home, it is considered appropriate to continue this approach in the current case.

(iii) Effect on neighbouring amenity

The proposed development would be quite close to the western boundary where there is a close boarded fence, and then a steep treed embankment down to the access road serving the adjacent Motel. Whilst the first floor rooms of the hotel have an outlook across to the application site, due to the tree screening and the fact that the proposal is single storey only, there is unlikely to be any detrimental impact on the amenities of users of the hotel. The other dwellings to the south of the site in Bedhampton Hill are some distance away and screened by trees and boundary fencing, so although there would be a further intensification in the overall development of the site, the proposals would not result in any detriment to the amenities of occupiers of nearby properties.

(iv) Other Matters

The Highway Engineer has not objected to the proposal noting that there are no yellow lines outside the site should there be an overflow of parking. However the amended plans have provided an additional 2 spaces on site to serve this development. This is considered an appropriate level of parking to serve the need generated by this development ie for the carer's of the intended occupiers.

The proximity of the development to trees has been considered in the revised Arboricultural Assessment and Method Statement - this report makes recommendations to protect the trees to be retained by using barriers and special precautions relating to below ground works. Provided the works specified in the Methods Statement are adhered to, which is conditionable, then there should be no adverse impact on the trees. The Council's Arboricultural Officer raises no objection to the amended plans.

The proposal is subject to the Community Infrastructure Levy and appropriate forms

have been completed indicating that the net additional gross internal floor space is 88 sqm. Therefore the chargeable development requires a CIL payment of £8,957.14 and the Draft Liability Notice has been sent to the agent. Consultation responses are noted above and conditions are recommended where appropriate.

8 **Conclusion**

The proposed additional 2 bedroom lodge is considered acceptable in principle and, subject to conditions, would not have a detrimental impact on the character, appearance and setting of the application site and locality, including the historic asset, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00230

(A) 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Drawing No 17/301/L01
Block Plan Drawing No 17/301/B01Rev B
General Arrangement Drawing No 17/301/P02 Rev A
Site Section Drawing No 17/301/P03 Rev A
Tree Protection Plan by Barrell Plan Ref 13201-BT6
Arboricultural Assessment & Method Statement by Barrell dated 2 May 2017
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing development on site so far as practicable.
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.
- 4 The proposed works shall be carried out in accordance with the Tree Protection Plan by Barrell Plan Ref 13201-BT6 and Arboricultural Assessment & Method Statement by Barrell dated 2 May 2017.
Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 5 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report prepared by Soil and Environmental Services (SES) Ltd ref SES/JNPDIL/HL/1#1 received 17 December 2013 in association with discharge of condition application APP/13/01258 shall be adhered to.
Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.
- 6 The development shall not be brought into use until the 2 additional spaces for the parking of cars, as shown on the hereby approved block plan have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development hereby approved shall be used solely for the purposes of C2 (residential Institutions) of The Town and Country Planning (Use Classes) Order 1987 (as amended).
Reason: In the interests of local amenity and highway safety and having due regard to policies CS16, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.