
Site Address: Emsworth House, Emsworth House Close, Emsworth,
PO10 7JR

Proposal: Hampshire County Council consultation for proposed extension to areas of
hard surfacing and the installation of a new footpath.

Application Type: Hampshire County Council Application

Application No: APP/24/00369 Expiry Date: 09/07/2024

Applicant: Sam Dumbrell
Hampshire County Council

Agent: Case Officer: David Eaves

Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Emsworth House is a Hampshire County Council Care Home located in Emsworth House Close and to the north of the A259 Havant Road. There are two main blocks at the site both providing 2 storey accommodation and with shared facilities.

2 Planning History

02/62485/000 - Non-illuminated direction sign affixed to tree on junction of Emsworth House Close and Havant Road., REF,26/11/2002

04/62485/001 - Consultation by Hampshire County Council for new nursing care building and associated external works., PERM,18/08/2004

10/74384/000 - Crown reduce by 20% 2No. Silver Birch trees (T1 and T2) subject to TPO 1214., PERM,02/06/2010

3 Proposal

Hampshire County Council consultation for proposed extension to areas of hard surfacing and the installation of a new footpath. The elements set out in the Planning Statement are:

The proposals are to Improve the external areas will have the following benefits.

- *Patio extension- The current patio is too small for the residents to use and therefor is unusable and potentially unsafe for vulnerable residents. Extending the patio allows for general use for the residents and allows the staff to use this area safely during events already held in this area.*

• *Concrete slab- The concrete slab is to provide a base for a smoking shelter. This smoking shelter is small in design and is just for the staff to be able to smoke in a safe, contained area, away from residents and the public. The concrete base is a small reinforced concrete pad just for the shelter to be secured into.*

• *Footpaths- The extension of the footpath is to allow access around the back area of the building. There is already a footpath partially around the side of the building but falls short of where it needs to be. This extension allows full access to the back of the building and the patio. Preventing vulnerable persons being forced to walk across the grass or through the entire building to get access to this area.*

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in favour of sustainable development

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None - Consultations carried out by HCC.

6 Community Involvement

Publicity for this application has been carried out by the determining County Authority, Hampshire County Council.

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 character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impacts on trees
- (v) Ecology
- (vi) Construction process 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. In addition the proposals are anticipated to improve amenities for residents and staff improving footpaths and external patio areas. There is also a smoking shelter base proposed for staff use.

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

The proposals are for works of a minor nature located to the northern side of the northern building. Given the modest nature the proposals it is considered that the works would have an acceptable appearance in the area.

(iii) Impact upon residential amenity

Whilst the addition hardstandings will increase the patio area and allow for better access for pedestrians to the area given the set off to the boundary and the depth of the rear gardens of properties to the north in park crescent it is not anticipated that these works would result in any unacceptable increase in external activity such that would harmfully impact the residential amenities of adjacent residents.

The hardstanding for the smoking shelter would allow for the shelter to the north of the existing building and the County Council would need to be satisfied that the shelter would not lead to pollution to residential premises on site and to the north of the site. It is assumed that the shelter itself represents permitted development as it is not included in the description.

(iv) Impacts on trees

In relation to the impact on trees it is noted that the application form states in relation to the question:

Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? - No

From aerial photos there appear to be significant trees to the northern part of the site close to the proposed path and smoking shelter base. Given the nature of the works it is important to ensure that the works do not impact trees such as to harm their retention.

(v) Ecology

In relation to Biodiversity Net Gain it is noted that the application form claims exemption based on the following:

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

Small sites (i.e. non-major developments) will be temporarily exempt until 2 April 2024.

It is however noted that the application appears to have been received on the 5th May 2024 and valid from the 14th May 2024 - therefore this exemption is not considered to apply in this case and the County will need to be satisfied that the scheme is exempt or ensure 10% biodiversity net gain.

(vi) Construction process issues

Given the parking issues within Emsworth House Close it is important that the construction works are managed appropriately within the site. A construction management plan is recommended to be conditioned.

8 Conclusion

In conclusion, the proposal is considered acceptable in principle and would improve resident and staff facilities at the Care Home. It is important to ensure that the location of the smoking shelter does not negatively impact residents on site or in residential properties to the north. Any significant trees need to be retained and protected if required. Finally, the County Council will need to assess Biodiversity Net Gain.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00369 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Location Plan

Site Plan Drawing No. P13815-HCC-ZZ-XX-DR-B-7003 T1 Version 01

Site Plan Drawing No. P13815-HCC-ZZ-XX-DR-B-7004 T1 Version 01

Smoking shelter and slab Drawing No. P13815-HCC-ZZ-XX-DR-B-7002 T1 Version 01

Footpath extension Drawing No. P13815-HCC-ZZ-XX-DR-B-7001 T1 Version 01

Proposed patio extension including build up detail Drawing No.

P13815-HCC-ZZ-XX-DR-B-7000 T1 Version 01

Access Strategy HCC Property Services

Planning Statement HCC Property Services

Reason: To ensure provision of a satisfactory development.

3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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