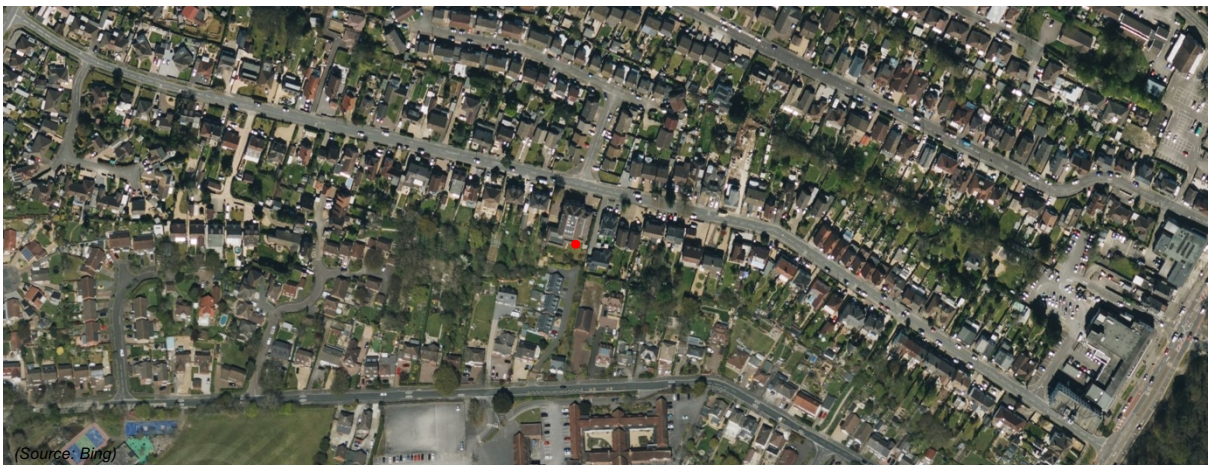


Planning, Design & Access Statement

'Nightingale Court Care Home', 63-67 Silvester Road, Cowplain, Waterlooville, Havant, PO8 8TR.

Proposed erection of rear (southwest) ground-floor extension; insertion of third-floor front (northeast) and rear (southwest) dormers and replacement first-floor side (northwest) bay-window; and provision of five bedrooms.



Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Nightingale Court Care Home Ltd.

1. Introduction

This statement supports the full planning application for the proposed erection of a ground-floor extension to the rear (southwest) elevation of 'Nightingale Court Care Home', together with a replacement first-floor bay-window in its side (northwest) elevation; third-floor dormers to the northeast and southwest elevations roof planes; and the provision of five bedrooms.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to care home premises and design and should be read in conjunction with the other supporting documents.



The approach to the application site from the northwest, on Silvester Road.

2. Context



The approach to the application site from the southeast, on Silvester Road.

This irregular-shaped previously-developed 'brownfield' site of **0.166 hectare** lies on the south side of Silvester Road in Cowplain, within Havant Borough Council's administrative area.

Regardless of whether one approaches the site from the southeast or northwest along Silvester Road, public views of the existing care home are constrained by frontage vegetation and the properties that face north towards the road. Views into the rear of the site are blocked from the north on Silvester Road by the care home premises. The site is contained on its southeast, southwest and

northwest boundaries by close-board fences two metres in height, together with tall vegetation along the southwest boundary.

Vehicular and pedestrian access to the site is afforded via ungated driveways near its east and north corners. Clear views to the northwest and southeast along Silvester Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. Dropped kerbs and the large surfaced forecourt area afford access and parking for **ten** vehicles on this site.

Residents and patrons of this locality enjoy safe and convenient access to services and



The application site viewed from the northeast, on Silvester Road.

facilities in Cowplain district centre (just 5 minute's walk to the southeast), where a wide range of services and facilities is offered. London Road (also 5 minutes walk to southeast) forms part of the route followed by the no.8 'First' bus service that take passengers northeast to Clanfield or southwest to Portsmouth. It is evident that this site enjoys good access to a range of services and facilities without the need to use a private car (ie. this is an accessible sustainable location).

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the 'National Planning Policy Framework' 2021 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 119 of the NPPF re. 'Making effective use of land' states that *'Planning...decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* Paragraph 130 ('Achieving well-designed places') provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Cowplain comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. The Policies Map of the development plan shows this site within the 'Urban Area' with no special designations; it does *not* fall within a Flood Zone.

Core Strategy Policy CS9 ('Housing') provides for the grant of planning permission *'...for housing proposals that will...Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care'*. Core Strategy Policy CS17 ('Concentration and Distribution of Development within the Urban Areas') states that *'Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: 1. Concentrates...development within the...urban areas of...Waterlooville...(and)...2. Prioritises development on previously-developed land, including...underused land and buildings within the urban area.'* Local Plan Policy AL1 ('Presumption in Favour of Sustainable Development') asserts that *'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)...It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area... Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise'*. Core Strategy Policy DM7 ('Elderly and Specialist Housing Provision') generates a presumption in favour of development in the urban areas to meet the specific requirements of elderly, people with disabilities or need other forms of specialised supported housing provision, provided five criteria are satisfied.

The locality is characterised by the application premises and family dwellings in a wide variety of formats, styles and plot sizes (see aerial photograph on cover page). The application site (0.166 ha) is a large detached 3.5-storey care home (use Class C2) with **35** single bedrooms; it is finished in red/brown and buff brick, with a hipped/half-hipped roof of plain brown tiles and

dormers to the front- and side-planes. A large 1/2-storey element stands at its southeast elevation, with a substantial single-storey element (finished in red/brown and buff brick with a hipped-roof) at its rear (southwest) elevation. The care home has a gross internal area ('GIA') of **1337.91m²** and is staffed by **28** people. A large amenity area (ie **603.35m²**) lies to the rear. A bay window in the northwest elevation at first-floor serves Bedroom 210.



The side (southeast) elevation of the subject building.



The side (northwest) elevation of the subject building.



The rear (southwest) elevation of the subject building.

It is submitted that the erection of an extension to the rear of these premises, which stand on under-used sustainable urban land, would accord with the character of its surroundings and not compromise *any* of the key sustainable development principles that are set down in national and local planning policies.

3. Consultation

No consultations have been undertaken with Officers of Havant Borough Council or neighbours.

4. Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan, it is proposed that: a single-storey extension be erected in the rear (south) corner of the care home; a bay window be inserted at first-floor level in the side (northwest) elevation to replace the existing window in Bedroom 211; dormer windows be introduced at third-floor level in the front (northeast) and

rear (southwest) roof planes; and provision be made **five** new bedrooms (to make a total of 40). The GIA of the proposals would equate to **64.42m²**.

Respect for the privacy of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage; the northwest element of the replacement bay-window would be obscured-glazed; the northeast and southwest element would be clear-glazed. The rear of the application site is already screened from Silvester Road, so special landscaping measures are not deemed to be necessary.

In this configuration and finished in buff brick and with a hipped roof of brown brick with a hipped/crown-roof of plain brown tiles, the proposed addition would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in a detrimental impact on the the amenities of neighbours.

5. Access

The site would continue to be served by the existing access, parking and refuse arrangements. Provision is afforded for **one** new parking space to the side (northwest) of the care home premises.

As unhindered access is enjoyed to Silvester Road, no difficulties are anticipated with emergency services reaching the site. Since the driveway already serves a large care home, the view is taken that vehicular and pedestrian movement generated by the proposal would not cause danger or inconvenience to users of the public highway or be materially harmful to the amenities of neighbouring residents.

In his 'Highway Technical Note' of November 2022, Nick Culhane (highway consultant) records that: *'The site is located within a highly sustainable area which is adequately served by public transport throughout the whole of the week, including Sundays.'*; *'Although the number of bed spaces is to increase, there will be no additional staff employed, therefore just 1 additional car parking space is required, which can be accommodated on site.'*; and *'The application is therefore considered to be acceptable from a highway point of view.'*

6. Noise

The view is held that there would be no significant loss of amenity derived from noise.

7. Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

8. Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Where possible brick, block and concrete will be crushed and retained on-site for reuse as hardcore and timber will be salvaged. Inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

9. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no

working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site.

10. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

11. Contributions

The applicant recognises that it is Havant Borough Council's customary practice to seek a contribution towards the 'Solent Recreation Mitigation Project' (SRMP) whenever new residential development is proposed.

12. Nitrate Neutrality

As recorded in the enclosed 'Nutrient Assessment & Budget' prepared by Aqua Callidus Consulting, the proposed development would result in a total nitrogen output of **1.82 kg TN/year**. With reference to the completed 'European Site avoidance and mitigation checklist', the applicant company elects to use Havant Borough Council's strategic mitigation package in this regard.

13. Community Infrastructure Levy

It is understood from Havant Borough Council's website relating to its Community Infrastructure Levy ('CIL') charging schedule, that *'The residential rate excludes extra care housing'* for the net increase in internal floor area brought about by this development.

14. Conclusion

It is submitted that the requirements of the development plan are satisfied by this proposal since it: would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians and vehicular traffic; provides satisfactory car parking; and respects the privacy, outlook and sunlight of neighbours.

Development of this site in the manner proposed would achieve more efficient use of this suburban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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30 November 2022