
Site Address:	White Lodge, 67 Havant Road, Emsworth, PO10 7LD		
Proposal:	Single storey rear extension. Single storey extension to existing lounge. Single storey extension containing new reception, office and plant room to form 31 bed care home.		
Application No:	APP/15/00481	Expiry Date:	02/07/2015
Applicant:	CC Whitelodge Ltd.	Team:	Team 2
Agent:	Mr Turner	Case Officer:	Richard Nash
	Giarti		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a residential care home located on the north side of Havant Road, east of its junction with Park Crescent. The building is finished in render and tile and located in large grounds accessed via a private drive adjacent to 69 Havant Road. The site has a significant landscaped amenity space to the rear. 10 parking spaces are claimed to be currently available within the site but these are disjointed and in some cases difficult to utilise.

The property is bound to the east by Emsworth House, a significantly sized residential care home on a large plot. To the west there is a small residential 'mews' which is accessed from Park Crescent as well as other properties accessed directly from Park Crescent. There are also residential properties to the north and south.

2 Planning History

26345/002: Single storey rear extension as extra accommodation for elderly. Approved.

26345/003: Two storey and single storey extension to rear of existing rest home, construction of dormer windows in existing roof to serve owners flat and erection of conservatory at front. Approved.

98/53092/002: Installation of swimming pool and pump room and summerhouse to rear of property. Approved.

07/53092/003: Extensions and alterations to existing care home. Withdrawn.

08/53092/004: Extensions and alterations to existing care home (Amended Application). Refused. Partially allowed on Appeal.

APP/12/00479: Extension of time limit for implementation of Planning Permission 08/53092/004 for extensions and alterations to existing residential care home. Approved.

3 Proposal

The current application proposes a single storey rear extension, a single storey side

extension to an existing lounge and a single storey extension containing new reception, office and plant room, all to form a 31 bed care home.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS9	(Housing)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Building Control: External paths will have to be moved away from building for Means of Exit provision. Compliance with ADB (Fire) Fire Access not shown given existing provisions unchanged.

Southern Water: Provided plan of sewer records showing the approximate position of public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and 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.

Due to changes in legislation that came in to force on 1 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. To initiate a sewer capacity check to identify the appropriate

connection point for the 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.

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

NB: Informatives recommended.

Environmental Health Manager: Requests that the following condition and informatives be added if consent granted:

Condition 1: No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution.

Informatives:

Regarding Hours of Work: You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.

Regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.

NB: Condition and Informatives recommended.

Development Engineer: The Highway Authority has no adverse comment on this planning application. I would suggest that the Planning Authority may need additional information on the proposed staffing level to ensure that the parking meets HBC parking standards.

Hampshire Fire & Rescue: None received.

Landscape Team: No adverse landscape comments regarding the above application proposal. Suggest that a condition for submission of landscape enhancement proposals would be of benefit to potential residents and existing neighbours

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: 2

Statutory advertisement: Not applicable.

Number of representations received: 22 to originally submitted proposal; Nil to amended drawings.

Summary:

Most of these objections relate to a lack of parking provision on the site and the potential resultant impact on Park Crescent. Other concerns relate to: Principle of a commercial extension in a residential area; Impact on drainage; Disturbance from construction traffic; Impeding of access to adjoining property; Impact on outlook; Additional noise and activity; All conditions which were stipulated in the prior application ref. number APP/12/00479, should still apply; Additional consultation with adjacent neighbours needs to take place to ensure satisfactory solutions have been arranged (regarding discharge of conditions); Further clarity is required on the finished height of the single storey extension; Depending on finished height, applicant to fund and build a wall to boundary; Further clarity required on finished length of extension relative to adjoining properties; Condition required regarding maintenance of sedum roof; extension should not be for purposes which result in generating noise.

Comment:

The submitted drawings provide sufficient detail to assess the scale and impact of the proposals. Conditions and informatives have been recommended, taking into account the detail of the current proposal and various consultation responses. Whilst boundary treatment could be controlled by way of a condition, the Council would have to assess the suitability of what is then submitted for consideration, and could not necessarily insist on a particular form (i.e. a wall). Impact on drainage and disturbance from construction traffic and noise and impeding of access to adjoining property are matters for control under separate legislation and as such are not material planning considerations. Other matters raised are discussed below.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity and parking

(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 provision of extensions to a residential home would provide a home and support for older people in accordance with Policies CS7 and CS9.

(ii) Impact on the application site and locality

The proposed side extensions would be of a relatively minor scale. The proposed rear extension would be fairly extensive but would not be visible in the public domain and would complement the existing building. The rear extension would follow the lines of an existing extension and a good degree of external amenity space would be retained around the building.

(iii) Impact on neighbouring amenity and parking

The principal local concern regarding the proposal has revolved around parking – in particular how this would impact on parking and highway safety in Park Crescent. The Highway Engineer has no objections to the proposal. The initially submitted drawings showed 10 on-site parking spaces. This would have resulted in no net increase, although the layout would have been more practical than is currently the case.

Following discussions with the Applicant regarding staffing levels and patterns, amended drawings were submitted showing 16 on-site spaces, including 3 disabled spaces, which would meet the current Borough standards. It has been alleged that staff have been instructed to park their own vehicles on the public highway. This would be a question of premises management and neighbour relations. Provided the on site parking provision meets the Borough standards, there would be no justification for refusing the planning application on these grounds.

The siting and scale of the proposed side extensions is such that they would be unlikely to have any material impact on neighbouring amenities. The proposed rear extension would be of single storey height and would therefore be unlikely to cause shadowing, or have an overbearing effect on neighbouring properties. The proposed increase in residents would intensify the use of the premises. However, the nature of the use is considered such that a detrimental increase in noise and general disturbance would be unlikely. Amended drawings have been submitted showing windows to the west elevation of the rear extension, in place of the originally proposed patio doors, which should reduce the levels of external noise and activities affecting the closest dwellings.

Residential properties to the west and south of the site currently have an outlook on to landscaped areas, which would be replaced by a parking area to the front and a flat roofed extension to the rear. However, the application provides an opportunity to improve screening along these boundaries. Screening of the proposal would also prevent overlooking of adjoining properties. One property to the west – Drift Cottage – has its sole external amenity area as a first floor balcony. Impact on outlook from this property would be ameliorated by a proposed sedum roof, the landscaping of which could be controlled by way of a condition. The Applicant has confirmed that trees to the southern boundary, which are in their ownership, are to be retained. Given the proximity of the proposed parking spaces to these trees, it is considered reasonable to request their protection by way of a planning condition.

8 Conclusion

The proposed single storey extensions would be acceptable in principle and, subject to conditions, would not have a detrimental impact on the character and appearance of the application site and locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00481, 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:

1192 003 E (Proposed Ground Floor Plan)
1192 004 G (Proposed First and Second Floor and Roof Plan - including Site Layout)
1192 006 C (Proposed Elevations)
1192 007 A (Site Location Plan)
1192 008 A (Block Plan)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 4 The development shall not be brought into use until spaces for the parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details shown on drawing 1192 004 G. Such parking spaces 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.
- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the proposed sedum roof and all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, timing provisions for completion of the implementation of all such landscaping works, and provision for the maintenance of the sedum roof.
The implementation of all such approved landscaping shall be completed in

full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to the southern and western boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of 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 2012.

- 7 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on the southern boundary of the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than extra heavy standard when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.