
Site Address: Two Beeches, 2 Wallis Road, Waterloo, PO7 7RX
Proposal: Extensions and alterations to existing nursing home including:
proposed front dormer windows and roof alterations and tile hanging; east side and
rear single storey extension (including plant room and conservatory); rear two storey
and single storey extensions (including two conservatories); alterations to car park and
landscaping.

Application No:	APP/15/00837	Expiry Date:	08/10/2015
Applicant:	Mrs C Norris	Team:	Team 2
Agent:	Mr D J Boddy	Case Officer:	Rachael McMurray
	The Project Support Practice		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site, which is in use as a care home, is located in Wallis Road, which is situated to the north of Waterloo Town Centre on the western side of London Road. To the east and west of the application site are residential properties, with the remainder of Wallis Road being residential in nature and scale. There is a large amount of amenity space around the majority of the properties, particularly those on the northern side. The properties on the southern side have smaller plots, including a more recent development including No's 1a-1e Wallis Road.

The application site consists of a two storey care home (with additional rooms in the roof) of brick and tile construction with pebble dash render to the external façade and UPVC fenestration. The frontage includes a small grass lawn and area of hard standing to provide on site parking for 2No. vehicles. There is a tarmac driveway which runs along the north west boundary, leading to a large parking area at the rear of the site which currently provides 16No. on site parking spaces. There is a large rear plot, which is laid to lawn and raised slightly from ground level and a pitched roof rear conservatory. There are also 2No. detached outbuildings which are ancillary to the care home. The home currently has 23No. bedrooms within the existing building.

The site shares a boundary with No. 4 Wallis Road to the west, which consists of a 3m (approximately) high hedgerow leading to a 2m wall / fence at the rear and No. 2a Wallis Road to the east, which consists of a 1.8m high fence with a 3m (approximately) high hedgerow within the curtilage of No. 2a. The application site also shares a boundary with No. 197 London Road, to the north east of the site, which is also a nursing home but on a smaller scale. There is also a designated Site of Importance for Nature Conservation (SINC), which comprises an area of woodland, to the north east of the site and the boundary to this is marked by a 1.5m high fence.

2 Planning History

APP/14/00484

Discharge of Condition No's 2, 3, 4,6,7, 8,10,12,13, and 14 of Planning Permission APP/11/00353. Approved.

APP/11/00353

Demolition of existing conservatory and construction of part two storey / part single storey rear extension to existing care home, incorporating landscaping and new bicycle storage area. Approved.

09/51563/009

Demolition of existing conservatory and single storey structures and erection of part two/part single storey extension to existing care home with insertion of dormer windows into existing rear roof slope. Refused on 01/06/2009.

An appeal was made, however this was dismissed 30/11/2009

08/51563/008

Demolition of existing single storey buildings and erection of two/three storey rear extension and conservatory. Providing an additional 15No. bedrooms (22m total) (9787sqm floor space). Refused 05/03/2008

92/51563/007

Rear extension to existing nursing home incorporating dormers in south east elevation only to provide 13No. beds and lounge – total 42No. residents. Refused 05/11/1992.

An Appeal against the Council's decision was dismissed 01/04/1993

3 Proposal

Extensions and alterations to existing nursing home including:

- proposed front dormer windows and roof alterations and tile hanging;
- east side and rear single storey extension (including plant room and conservatory);
- rear two storey and single storey extensions (including two conservatories);
- alterations to car park and landscaping.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:

The following informatives should be attached to any approval:

Hours of work

Bonfires

Dust control

kitchen extraction / ventilation

Arboriculturalist:

No comments received.

No TPOs on the site to be affected.

Development Engineer - Highways:

No adverse comments

Building Control:

No response received

Economic Development:

No objections

Southern Water:

If approval is granted, a condition should be included to submit foul and surface water drainage details

Landscape Team:

No objection in principle. Some concerns over parking layout. Conditions should be included to cover:

- Proposed and existing levels
- Hard landscape details
- Soft Landscape details
- Boundary details

HBIC:

Potential for bat roost on site

County Ecologist:

Thank you for consulting me on this application. I provided comments on this site back in 2014 and stated: 'following a review of the very basic bat survey report (The Whitelands Project, April 2014) I am content that the application site does not support legally-protected species and that no additional ecological survey work is required. I do note however that bird remains (indicative of nesting activity) were encountered within the roof void of the building and so I would suggest that sensible precautions must be applied when development works commence: all birds, their nests, eggs and young are afforded legal protection under the Wildlife & Countryside Act 1981.

I am content that the on-site lighting is not likely to present any ecological issues to the nearby SINC. I cannot as yet see any reference to the proposed wooden bat box – I cannot find this on any of the attached drawings/plans – perhaps the applicant can provide detail here. However, this is a minor matter and overall I do not see that this need present a delay to the application'.

I am content that the bat surveys is still relevant and that its conclusions can be relied upon now.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 the design and layout
- (iii) Impact upon residential amenity
- (iv) Effect on the neighbouring properties
- (v) Parking provision and highway issues
- (vi) Effect on adjacent SINC and nature conservation issues

(i) Principle of development

Policy DM7 (Elderly and Specialist Housing) advises that specialised supported housing provision will only be permitted providing that it is demonstrated that appropriate levels of on-site amenity space are accessible for residents use, a setting is provided which is in-keeping with the surrounding area, sufficient space for servicing is provided and services which emit noise emissions are located and designed to avoid undue disturbance to neighbouring properties. These requirements are considered in the following sections.

(ii) Appropriateness of the design and layout

The scheme has altered since the previous approval (APP/11/00353). It has been reduced in scale and appears overall more 'domestic'. The two-storey rear extension would extend out by 4m from the existing rear elevation and the roof would be pitched and would tie into the existing roof. The single storey extension would extend out from the centre of the rear elevation by 12.6m. This would also feature a pitched roof. There would be a conservatory at the end of the extension with views into the garden. Two further conservatories would be placed either side of the two-storey section. The dormer windows on the front roof elevation would be pitched and centrally positioned. Overall the design is well balanced and would not be harmful to the character of visual

appearance of the building within the streetscene.

(iii) Impact upon residential amenity

The application is not proposing an increase in the number of residents and therefore the operational pressures on the business would not increase. As such, there should not be an additional impact on the surrounding residential amenity to that which currently exists. A planning condition can be used to control the number of residents.

Although the built form of the building would be larger than at present, it still considered to be of domestic scale. Also the majority of extension would not be visible from the streetscene and therefore the site would not appear significantly more developed from the public realm than it is at present.

It is considered that the living amenity of the existing residents, and any potential residents on the site, would be improved by the proposed development. Another requirement of Policy DM7 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, is to provide a setting for the building which is in keeping with the surrounding area. The site already has a large rear garden area which looks onto the adjacent SINC at the rear and this would be enhanced with new walkways and garden features. Any new external lighting would be controlled via a planning condition so that it does not emit excessive lighting levels which could disturb the adjacent SINC.

(iv) Effect on the neighbouring properties

In comparison to scheme allowed under PP APP/11/00353), the single storey extension has moved further away from the boundary with No. 2a and would also include the removal of the existing group of outbuildings. Therefore the impact would be lessened. The two-storey extension would be set in by 5.5m and is not considered to have any further impact than that previously approved. No. 2a has a good line of hedgerow screening along the boundary.

The two-storey and single storey extensions would be set in from the shared boundary with No. 4 Wallis Road by approx. 12m separated by the access driveway. Overall it is not considered that these would have anymore of an impact than the extensions allowed by the previous planning permission. In the previous approval, an entrance door was to be located on the side elevation fronting onto No. 4. However, this has now been removed on the current scheme.

No objections have been received against the application however, the plans include a proposal to erect an acoustic fence along some boundaries with No. 4 so as to improve privacy levels and for the existing planting areas to be retained.

(v) Parking provision and highway issues

As there would be no increase in residents or staff, no further parking spaces would be required and the 16No. spaces available on site at present, would be retained. The proposal does include the provision of 14No. cycle spaces which would be situated to the rear of the garden area. However, the Development Engineer has advised that the number of parking spaces should be conditioned so none of them can be removed without prior consent. The planning condition described at para 7.7 would ensure that parking remains adequate.

(vi) Effect on adjacent SINCE and nature conservation issues .

The County Ecologist has been consulted and has advised that the previous bat survey is still relevant and its findings can be relied on. However, a condition could be included for further details of number and location of bat boxes to be included.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00837 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)
- 2 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 4 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of boundaries, acoustic fences, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and 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.

- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for 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, and timing provisions for completion of the implementation of all such landscaping works.

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 CS11 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 a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of 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.

- 8 The extensions hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality including nature conservation interests and having due regard to policy CS16 of the Havant Borough (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 9 The accommodation to be provided by the care home following the implementation of the extensions hereby permitted shall be limited to only 26 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.

- 10 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site Plan - DN: P1

Block Plan - DN: P2

Proposed Site Plan - DN: 09/15/WR - 04 - dated 23/9/15

Proposed GF plan - DN: 07/15/WR-03

Proposed FF and SF plan - DN: 04/15/WR-03

Proposed front elevation - DN: 07/15/WR-09

Proposed rear elevation - DN: 07/15/WR-11

Proposed side elevation - DN: 07/15/WR-12

Proposed side elevation - DN: 07/15/WR-10

Reason: - To ensure provision of a satisfactory development.

- 11 Prior to the occupation of the extensions hereby approved, a scheme showing details of the means of extraction and filtration of cooking odours including details of the finish of any external flue(s), manufacturers operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to occupation and shall remain operational thereafter.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.

- 12 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 The car parking layout and number of spaces shall be retained as shown on the Proposed Site Plan - DN: 09/15/WR - 04 - dated 23/9/15.

Reason: To ensure the retention of adequate car parking and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development hereby permitted shall be occupied until details of the location of all bat boxes to be erected on site have been submitted to and agreed in writing by the Local Planning Authority. The approved bat boxes shall be installed prior to the occupation of the development hereby approved. At all times thereafter, the bat boxes shall be retained in the agreed location in

a wholly sound and effective condition.

Reason: To enhance bat roosting habitat in the Borough and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The provision of the bin store and cycle storage shed (timber garden shed) as shown on the proposed site plan (DN: 09/15/WR - 04 - dated 23/9/15), shall be provided prior to the occupation of the extension hereby approved and retained for those purposes thereafter.

Reason: in the interests of the amenity of the site and having due regard to Policy CS16 DM10 and DM13 of the Havant Borough Local Plan (2011), and the National Planning Policy Framework 2012.