
Site Address:	42 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	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.		
Application No:	APP/15/00476	Expiry Date:	12/08/2015
Applicant:	Mr Heather	Team:	Team 1
	Dolphin Homes Southern Ltd.		
Agent:	Mr Galloway	Case Officer:	Richard Nash
	Peter Galloway Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

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.

Boundary treatments are well established, with somewhat unattractive 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 former Havant Retail Park, which is currently undergoing residential redevelopment. 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.

2 Planning History

APP/13/00457

Outline Application for conversion of existing dwelling to Class C2 Care Home with development of additional care lodges to provide 18 No. care bedroom facility. Approved.

APP/13/01206

Reserved Matters application relating to appearance, landscaping and other matters pursuant to Outline Planning Permission APP/13/00457. Approved.

APP/13/01258

Discharge of Conditions 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457. Approved.

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). Approved.

3 Proposal

The current application proposes extensions to Lodge 1 to accommodate an additional bedroom and social room, extensions and ramp to the main Hill Lodge (comprising revisions to plans previously approved under APP/14/00168), the construction of a new community building, incorporating a therapy pool, and a relocated vehicular access.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS7	()
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
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

DM17	(Contaminated Land)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Guidance

Borough Design Guide (2011)
Residential Car and Cycle Provision (2010)

Listed Building Grade: Locally Listed
Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Portsmouth Water Company: None received.

Arboriculturalist: The supporting arboricultural evidence is comprehensive and outlined in the following points: Minimal tree removal is required to facilitate development (some trees are no longer in place since the report was written); Tree planting as well

as other landscape features must be added to enhance this site and these should adequately mitigate the loss of any current trees from this site (a tree planting scheme should be agreed with the Council). Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. Therefore I have no objections to this scheme in arboricultural terms.

Conservation Officer: Hill Lodge (the original property) is a non-designated heritage asset of local interest. There are four components to the current scheme: 1. Revisions to APP/14/00168 for the conversion and adaptation of Hill House [i.e. Hill Lodge]. This comprises modest changes to the arrangement of the fenestration, addition of a ramp at the front etc. The work has been implemented and is satisfactory. The conversion and reuse of this building has come together quite well. 2. Extension to Lodge 1. The extension is on the western side of this new building which faces the Premier Inn. The change will not materially affect the setting provided for Hill Lodge. The design follows the established pattern and materials. No objection. 3. Community building and Pool. 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. I am 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. 4. The revision to the new access is primarily a tree/landscape issue. The large stretch of (existing) close boarding fencing is unfortunate and will be extended with the blocking up of the present drive. As you have consulted the respective officers I defer to their views on this matter.

Landscape Team: No objection to the principle of development. The supporting statement and associated landscape proposals are comprehensive in detail and deemed to be appropriate.

Development Engineer - Highways: No adverse comments.

Environmental Health Manager: Initially expressed concerns regarding potential noise from plant room. However, following submission of information, happy that noise should not be an issue.

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable

Number of representations received: 1

Summary:

Commenting on traffic issues: Use of spur road by residents, staff of care home and

customers of the Rusty Cutter/Premier Inn site. Others use spur to turn around causing congestion and safety hazards. Vehicles dropping off and collecting care home staff at shift changeover times are adding to problem. Since care home premises became operational there is insufficient parking on the site for staff, who continue to park in already constrained road. Part of application relates to community facility so developers must ensure there is adequate parking for any increase in users or traffic. Proposal includes relocated entrance to east of existing. Dropped kerb of existing entrance must be removed to deter road users from using it as a turning area with resulting safety hazard and congestion. During initial building work construction and delivery vehicles caused significant mess and wear and tear to road and pavement surfaces on both sides of the road. Developers should be made responsible for regular cleaning of access areas and make good road and pavement surfaces at end of construction.

Comment:

Parking and Highway matters 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) 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 new Day Care Centre and Therapy Pool is intended for use by residents of the site, but also as a facility for the wider community. The pool facility would be for use by people with disabilities, accommodating a maximum of four swimmers at any one time and the building would also accommodate physiotherapy and sensory activities for local clients, brought to the site via minibus as and when required. It is considered that, subject to an appropriate planning condition, this additional use of the site would be acceptable in principle.

(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 there are four components to the current scheme. The proposed revisions to the approval granted under APP/14/00168 (for the conversion and adaptation of Hill House (now Hill Lodge) comprise modest changes to the arrangement of the fenestration and addition of a ramp. This work has already been carried out in a satisfactory manner.

The proposed Extension to Lodge 1 is on the western side of the site, facing towards

the Premier Inn, and would not materially impact on the setting of the heritage asset. The proposed design would follow the established pattern existing on the site. The proposed community building would appear as a subordinate addition to the setting of the heritage asset and satisfactorily complete the redevelopment of the site. The same palette of materials as used in previous extensions is proposed and a good degree of external space would be retained around the buildings once work has been completed.

The relocation of the access would involve the construction of new brick piers, which would potentially result in an improvement to the site frontage and street scene, provided that suitable materials are used. The other components of the proposal would be set back from the highway and would not have a material impact in the public domain.

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

There would be a good degree of distance and screening between the proposal and the residential dwellings to the south and east, and those under construction to the north. It is therefore considered that, 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. The approval granted under APP/14/00168 included a condition relating back to that granted under APP/13/00457, relating to a Travel Plan for the ongoing use of the site. Although the intensification of the use of the site has superseded this in some respects, most of its principles remain relevant. It is therefore considered appropriate to continue this approach in the current case.

The current proposal would provide parking spaces for 20 cars (including 2 disability spaces), 15 cycles and 1 minibus. This would represent an increase of 7 spaces for cars, 2 for cycles and 1 for a minibus, over and above that required by the relevant condition of the approval granted under APP/14/00168.

The current proposal would provide accommodation for 3 additional residents on the site, requiring 0.75 of a parking space. Borough standards are not as clear cut for the proposed 'community facility' – as an example a Day Centre would normally require 1 space per 2 members of staff and 1 space per 2 clients. Given the residential requirement, the proposal allows for 6.25 spaces new spaces for this use, plus a minibus space. The Applicant advises that the proposed therapy pool would accommodate a maximum of four swimmers at any one time and visiting users of the day centre would be brought to the site via minibus. Given these factors it is considered that the proposed degree of on-site parking would be sufficient in this case.

The proposal is subject to the Community Infrastructure Levy and appropriate forms have been completed. Consultation responses are noted above and conditions are

recommended where appropriate.

8 Conclusion

The proposed extensions and relocated vehicular access would be 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00476, 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:

Design and Access Statement (PGP April 2015)
Aqua Platinum Projects Plant Room Sound Emission Document (Received by the Council on 10 August 2015)
Supporting Statement for Landscaping (Terra Firma 06.11.2014)
14/200/L01 (Location Plan)
14/200/B01 (Proposed Block Plan)
1579-3001 04 (Proposed Soft Landscaping)
14/200/S01 (Proposed Sections)
14/200/W01 (Proposed Boundary Wall and Fencing)
14/200/P01 (Site Layout Proposals)
14/200/P03 (Proposed Site Layout and Roof Plan)
14/200/P04 (Proposed Lodge 1 Plans)
14/200/P05 (Proposed Lodge 1 Roof Plan)
14/200/P06 (Proposed Community Facility Floor Plan and Materials)
14/200/P07 (Proposed Community Facility Roof Plan)
14/200/P08 (Proposed Community Facility Elevations)
14/200/P09 (Proposed Lodge 1 Elevations and Materials)
14/200/10 (Proposed Hill Lodge Floor Plans)
14/200/11 (Proposed Hill Lodge Elevations)
14/200/P13 (Proposed Site Sections)
14/200/P14 (Proposed Site Sections)

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the boundary wall and gates hereby permitted shall not commence until samples and details of all facing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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 proposed works shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement 13201-AIA5-PB and Tree Protection Plan 13201-BT5 prepared by Barrell Tree Care and dated 15 June 2015.
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 space for the parking and storage of cars, cycles and a minibus vehicles has 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 policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The measures set out within the submitted Travel Plan received 3 June 2013 in association with outline application APP/13/00457 shall be carried out in accordance with the approved implementation programme and shall continue for the future operation of the site as approved.
Reason: In the interests of highway safety and having due regard to Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Other than by residents of the care home on site, the community facility hereby approved shall be used solely as specified in the Design and Access Statement.
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.

