
Site Address:	Merok House Rest and Convalescent Home, 46 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Erection of 2No. outbuildings to rear, for office and storage purposes ancillary to the care home.		
Application No:	APP/14/01303	Expiry Date:	04/03/2015
Applicant:	Mr Caldwell	Team:	Team 2
	Caldwell Group Ltd		
Agent:	Mr Barratt	Case Officer:	Daphney Haywood
	PWP Architects		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

Merok House Rest Home comprises an established Care Home, originally constructed as a large detached single dwelling house in the early 1900s. The property has subsequently been converted to a Residential Home and extended to provide care for 22 residents in 18 rooms. There is an extent permission for further extensions to increase the number of beds to 30.

The site lies within a primarily residential areas and to the south is a substantial detached dwelling at 44 New Brighton Road. To the north lies the cul-de-sac of Silvertrees which was constructed on the house and grounds of No48 in the early 1980's. Three of those houses closely adjoin the northern boundary of the application site. To the rear the application site is adjoined by other houses of post war construction situated in the cul-de-sac of Danbury Court.

Since the use as a Care Home was approved in 1970, various planning application have been granted for alterations and extensions, including a substantial single storey rear extension comprising kitchen and laundry and a large 2 storey side extension on the southern side adjacent the boundary with No44 New Brighton Road.

2 Planning History

APP/15/00110 Discharge of Conditions No's 3, 8 and 11 of Planning Permission APP/13/00765. Not yet determined

APP/13/00765 Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30No. bed care home. Closure of one existing vehicular access and provision of additional parking. Allowed on appeal.

APP/13/00275 Refurbishment scheme to existing care home to include replacement three storey extension to south elevation; part single storey, part three storey extension to north elevation; part single storey, part two storey extension to east elevation, and associated works. Closure of one existing vehicular access and provision of additional parking. Withdrawn 09/05/2013

95/53835/003 Single storey rear extension and conservatory to provide four

additional rest home bed spaces, conservatory addition to north (dining room) and associated parking revisions Refused 16/05/1996 dismissed on appeal.

20809/6 – Single storey rear extension to provide bedroom accommodation, dining room, kitchen and sitting room for patients, permitted 17/05/1983.

20809/5 – Single and two storey side extensions and alterations to provide additional bedroom accommodation and self contained flat, permitted 24/09/1979.

20809/3 – Two storey extension, permitted 19/06/1973.

20809/2 – Extension, permitted 19/12/1972.

20809/1 – Alterations, permitted 16/02/1971.

20809 – Change of use from dwelling house to private nursing home, permitted 30/09/1970.

3 Proposal

Erection of 2No. outbuildings to rear, for office and storage purposes ancillary to the care home.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS7 ()

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist The arb report appears to be for a previous scheme and does not address the new proposals/application. It appears that there may be some impact on trees and as such the use would require supporting Arboricultural evidence.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

Summary:

- Overdevelopment. This is a significant increase in building size on an already overdeveloped business site located in a residential area with housing close to its boundaries. The plan as originally submitted shows this new development portrayed on the current site as it now stands. The construction of a substantial development of Merok House, approved last year on appeal, is due to start shortly and so there will be much more building on this site. The garden area has already been significantly reduced and extending this commercial business into the garden area by building office accommodation is disruptive. All office and business management should be contained within the new building. Gardens should be kept for gardening purposes and the peaceful enjoyment.
- Increased light pollution, noise and disturbance. The new office will be located 1m from our boundary and close to windows serving living and bedrooms. Since Merok House is a 24/7 business it is reasonable to assume that the business office will be used 24/7. The building of a permanent office, controlling a commercial complex, so close to our house will cause a significant increase in the air and light pollution, noise and vibration affecting our house and garden.
- Loss of privacy. Due to the low boundary wall those using the office would be able to overlook the adjoining properties resulting in loss of privacy. The proposed permanent office building would have people coming and going, all able to look directly into our home and garden. It would impair the privacy of our home.
- The new position of the garden shed would be only 4 metres from our outdoor patio which we use for relaxation on a daily basis during the summer months.
- Increased urbanisation of the natural environment adjacent to the properties in Silvertrees with the removal of even more of the garden of Merok House. This will impact on existing shrubs and mature trees, destroying the environmental quality of the area, and posing a risk to adjoining properties from a reduction in natural drainage, increasing run-off or seepage and potential structural issues.
- The existing storage shed is to be moved from the NE corner of the property to a position directly in front of our principal living rooms. The new building, a permanent office, will be much larger, almost twice the size of the existing shed.

Comment:

see section 7

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Impact on trees

(i) Principle of development

The site lies within the built up area, and comprises an established care home. The proposal would accord with the provisions of Policy CS7, Community Support and Inclusion, of the Havant Borough Core Strategy (Local Development Framework 2011) which identifies a need for new services for older people. The proposed developments is considered acceptable in principle, subject to the usual development control criteria.

(ii) Impact upon the streetscene

The development would not be readily visible from the street and is not considered to result in an adverse impact.

(iii) Impact upon residential amenity

The proposal contains 2 elements, the proposed storage shed and the office. The storage shed is proposed to be located near the boundary with No 44 New Brighton Road, and would be located some distance from the dwelling on this site. Whilst the shed is relatively large measuring approx 6m by 4m, providing that it is only used for long term storage and not for items such as bins and fridge/freezers and not as a workshop then this aspect of the proposal is considered acceptable in terms of its impact

In respect to the proposed office building, this would be sited 1m from the boundary with 8 Silvertrees and 2m from the boundary with 3 and 4 Danbury Close. It would measure 4m by 6m and between 2.2m and 2.5m in height. Given this close proximity the proposed activities associated with the office use which, could accommodate 2 plus people, would result in nuisance from noise and light which would adversely impact the neighbouring properties, and in particular 8 Silvertrees which has a number of windows to habitable rooms facing and in proximity to this boundary, and has its main garden adjoining this boundary.

The applicant has been advised of the issues and requires the applicant to be determined as submitted.

(iv) Impact on trees

The site supports a number of trees and mature trees are located on the adjoining site of No 44 New Brighton Road. The Arboriculturalist has identified that the arboricultural report appears to be for a previous scheme and does not address the new proposals/application. It appears that there may be some impact on trees and as such the use would require supporting Arboricultural evidence.

If approved it is considered that this matter could be addressed by condition and

therefore does not support a refusal reason.

8 **Conclusion**

The proposed office building is considered to adversely impact the amenities of the neighbouring properties contrary to the provisions of policy CS16 of the adopted Local Plan.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/01303 for the following reason

- 1 The proposed development would result in a detached commercial office building in proximity to existing residential properties, resulting in an un-neighbourly and overbearing impact and potential nuisance from activities associated with that use, to the detriment of the outlook and amenities of the occupiers of those properties. As such the proposal is considered to be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.