
Site Address:	Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant, PO9 3JY		
Proposal:	Construction of part 3 storey, part 4 storey detached building with additional car parking and cycle store.		
Application No:	APP/14/00462	Expiry Date:	11/09/2014
Applicant:	LRH Homes Ltd	Team:	Team 1
Agent:	Mr Droutsas	Case Officer:	Sally Smith
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Belmont Castle is a Grade 2 Listed Building sited on Portsdown Hill in Bedhampton. The building itself comprises two parts, built at different times. The Original building dates back to the nineteenth century and was built in a mock castle style. With castellations and a tower, as well as brick and stone details, it has a Gothic appearance.

In the late 1980s, the building was extended in a way which continued the original architecture using similar materials and simulated castellations.

The property is occupied as a nursing home for 40 residents and stands in spacious grounds with mature landscaping and trees. Parking is located to the front and side. The site lies on the edge of the urban area but has countryside to the north.

Although in spacious grounds, with open countryside beyond, there are neighbours to the east and west, both of which are residential properties. There is good screening to either boundary and also on the northern side.

2 Planning History

52710/000 Two and three storey extension to rest home (14 bedrooms) Permit 30.3.89

52710/001 Listed building application for 1000. Permit 30.3.89

90/52710/005 Revision to previously approved extension to remove glazing bars to 12 upper ground floor windows. Refused.

90/52710/006 LBC for /005. Refused

01/52710/007 LBC for internal alts to comprise sub division of bedroom and new entrance lobby. Permission.

06/52710/008 Construction of a detached 3/4 storey building providing a linked annex of 1526 sq. m to existing nursing home with additional parking and cycle store. Permit 24.9.07

06/52710/009 LB app to accompany /008. Approval 24.9.07

APP/10/00621 Discharge of conditions on /008. WD
APP/10/00622 Discharge of conditions on /009. WD
APP/11/01209 Discharge of conditions on /008 WD. negotiations complete on all submissions but time limit on /008 expired so development could not proceed.
APP/11/01263 discharge of conditions on /009. WD

3 Proposal

3.1 The proposal includes the extension of the existing nursing home to add an additional 36 beds. The extension will be separate from the main building. It will comprise 3 and 4 stories and a roof terrace. The building

is faced in brick on the southern elevation and sides and oak cladding to the north. A top floor is proposed with a Rheinzink standing seam roof with timber framed windows. Additional parking is also proposed.

3.2 The proposal differs from the previous scheme in the following areas:

- slight increase in floorspace to 1585 sq m
- link not proposed (so LB application not required)
- 36 beds proposed rather than 31
- 3 additional staff to previous proposal
- fenestration on south side amended and a second, modern tower feature introduced
- a fuller basement proposed including windows on south side
- ground levels amended in close proximity to building to grade down towards building but allow for basement fenestration and half landing door between basement and ground floor.
- alteration to roof element to provide a Rheinzink standing seam material for walls with timber framed windows (previously a glass clad structure)

The application also includes details negotiated at the earlier discharge of conditions stage in 2012 - namely materials, tree protection, ground levels, soft landscaping, hardsurfacing, enclosure, parking, drainage, phasing, parking from construction, materials store and wheel washing.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| 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) |
| DM12 | (Mitigating the Impacts of Travel) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM7 | (Elderly and Specialist Housing Provision) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) Adopted Version July 2014

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

DM20 Historic Assets

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - The application has not changed since the comments by D. Harris on previous proposals so no further comments.

Environmental Health Manager, Community Group - No response

Development Engineer - The additional Transport statement is robust and conclusion agreed with.

Crime Prevention -Minor Apps - There should be an appropriate level of lighting for connecting footpaths and the car park; advice on access for security.

Portsmouth Water Company - No response

Landscape Team - Previous comments on earlier discharge applications - requirement for section through car park; tree species agreed; advice re hedging. Note: Additional plan shows required section.

Hampshire County Council, Strategic Environmental Delivery Group - archaeological conditions proposed due to the archaeological interest to the west of the site. Recording of deposits that might be present should be secured. (Note - not on earlier permission)

Building Control, (Fire Access Consultation) - Advice re fire access to building; 3.7m wide access required to suitable standard; access should be to 15% of the building

Hampshire Biodiversity Information Centre - Brent Geese Strategy relevant within 100m.

Conservation Officer - on receipt of additional details and comparison with previous scheme no overriding concerns with what is proposed. It does not fundamentally alter the context and arrangement which was considered acceptable under the original permission.

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: 12

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 27/06/2014

Number of representations received: None

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) The effect on the character of the area
- (iii) The design of the proposed building and the impact on the setting of the Listed Building.
- (iv) The effect on neighbouring properties
- (v) Highway and parking issues
- (vi) Other matters

(i) Principle of development

7.2 The site is located on the edge of the built up area abutting the boundary of the urban area subject to policy AL2 of the Adopted Allocations Plan. This policy seeks to protect the undeveloped gaps . Development will be allowed that meets an overriding public need but it will need to demonstrate that it will not undermine the separate identities of mainland settlements. This site has an earlier permission, at which time the site was within the designated countryside. It was considered at that time that the development would bring benefits in maintaining the use of the site as a home and that the design would be such so as to minimise the impact on the Havant Gap. It is considered that the policies for the non urban gap areas are fundamentally the same as previously and that against the background of a previous permission the principle of allowing further nursing home accommodation is acceptable subject to addressing the other issues satisfactorily.

(ii) The effect on the character of the area

7.3 The proposed building is to be located entirely to the rear of the existing building, partly on lower ground. As such, it will not be at all visible from Portsdown Hill Road. the main impact will be when viewed from the north, an area of open countryside. Minimising the impact in this direction was identified as a significant consideration when the original proposal was considered. this proposal has essentially the same footprint and design, particularly on the north side. the materials and design for the north are as before for the main part of the building utilising oak cladding. It is anticipated that when viewed through the trees that it will blend into the landscape With respect to the top element this has been changed from glass to a Rheinzinc grey metal cladding with timber framed windows. this should make the building even more recessive than before. On this basis the design for its edge of countryside setting is considered acceptable - as previously. It is therefore considered to accord with both policy AL2 of the Allocations Plan and CS16 of the core Strategy. Detailed planting plans include appropriate trees; important existing trees are retained and protection methods proposed. This will all assist in ensuring the development blends both into its site and the landscape.

(iii) The design of the proposed building and impact on the setting of the Listed Building

7.4 The original building was built in the nineteenth century and is of brick and stone in a mock Gothic style. The extension of the 1980s continued this style. the proposed

extension is designed, especially with reference to the southern side using the precedent of the existing building but in a more modern style. the approach was assessed under the 2006 application when there was input from the council's conservation Officer, Urban designer and the Portsmouth and Gosport Architects Panel. The relationship to the Listed building was considered acceptable and permission was granted. The modifications for this scheme provides more order for the fenestration and provides a more recessive roof building. The exposure of the basement level is limited on the south side and the grading of the slope towards the building results in little change in terms of scale of building. Its overall height has not changed and so the relationship with the main building is little changed. the Conservation Officer is happy with the changes and, in fact, prefers the scheme without the link that was approved previously.

- 7.5 The proposed building will sit lower than the existing building which will allow the original building to still be seen as the main building. The materials proposed are those agreed at the earlier discharge of conditions considerations. they are considered acceptable.

(iv) The effect on neighbouring properties

- 7.6 There are residential properties to either side. There is good screening to both boundaries but particularly to the eastern boundary. Whilst the new building will clearly be visible it will be on lower ground and the distances from boundaries and the curve of the building will avoid overlooking. In addition the windows in the side elevations have been minimised and the roof element now results in a lesser area of terrace at the eastern end than before - which was previously considered acceptable. Whilst a condition was proposed previously that eastern windows should be obscure glazed this is not considered necessary in view of the good screening.

(v) Highway and parking issues

- 7.7 The car parking proposed is as on the earlier application with an additional car park of 6 spaces proposed. In view of the increase in residents and staff proposed on the earlier permission there is a shortfall of 4 spaces. Consequently an additional transport paper has been produced with surveying detail of the use of the existing spaces on site. That survey shows there to be sufficient spare capacity that the scheme does not need to be amended to include a further 4 spaces. That has been accepted by the Development Engineer. On the basis of this additional piece of work a Travel Plan for this type of use is not considered necessary. Details of cycle parking has not been provided so this is conditioned.

(vii) Other matters

- 7.8 Archaeology: The County Archaeologist was consulted and has requested conditions. In view of the important sites to the west this is considered justified even though no conditions were previously proposed on the earlier permission.

Lighting: A condition is proposed to require lighting details so that there is control in view of the impact on the listed building and potentially the neighbours and the wider area.

Ecology: The development is proposed within the confines of the 'garden' for the existing home and so does not have implications for Brent Geese.

8 Conclusion

- 8.1 The development is very similar to that permitted in 2007 and is thought an improvement with respect to the omission of the link, the rationalisation of the fenestration on the southern side, the inclusion of the more modern 'tower' feature on the southern side and the alteration to the roof accommodation. More details have been submitted than previously, and such details were assessed at discharge of conditions stage. consequently fewer conditions are proposed. However, additional conditions with respect to archaeology and lighting have been included.
- 8.2 The nature of the development has been considered and is not liable to CIL.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00462 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 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
Note: In the first instance a trenched assessment of the area of impact should be undertaken the results of which will inform whether any further mitigation is required and the nature of this mitigation.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 4 Following completion of archaeological fieldwork a report shall be produced in

accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 5 The proposed works shall be carried out in accordance with the Arboricultural Development Statement of June 2014 CBA6436 v1 and Site Logistics Plan 4055 1312 Rev C.

Reason: To ensure that 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 the National Planning Policy Framework 2012.

- 6 The hard and soft landscaping shall be completed in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 7 The building shall not be occupied until space for the loading, unloading and parking of 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 policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The building hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the grounds 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 and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The building shall not be occupied until provision for cycles has been provided within the site in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2012.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning statement Rev A; 26 August 2014 Job 4055
Arboricultural Development Statement June 2014 CBA6436 v1
Transport Assessment - April 2014 Motion
Technical note: Parking Assessment 18/9/2014 Motion
Location Plan & Block Plan 4055 1200 B
Site Plan 4055 1300 C
Ground Floor Plan 4055 1301 D
Basement and first floor Plans 4055 1302 C
Second Floor Plan & Roof Plan 4055 1303 B
North & South Elevations 4055 1304 D
East & West Elevations 4055 1305 C
Materials Details 4055 1306 C
Proposed Details 4055 1307 C
Drainage Plan 4055 1308 C
Phasing Plan 4055 1309 C
Levels Plan 4055 1310 C
Trees, Hard Landscaping, Fences & Hedges Plan 4055 1311 C
Site Logistics Plan 4055 1312 C
Section A 4055 1313 C
Car park section 4055 1314 D
Section B-B 4055 1315 A
Section C-C 4055 1316 A
Section D-D 4055 1317 A
Application Form

Reason: - To ensure provision of a satisfactory development.