
Site Address: 42 Bedhampton Hill, Havant, PO9 3JW
Proposal: 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).
Application No: APP/14/00168
Applicant: Mr Heather
Dolphin Homes
Agent: Mr Galloway
Peter Galloway Partnership
Ward: Bedhampton
Expiry Date: 25/06/2014
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located adjacent to the junction of the A3M and the A27 at Bedhampton. The site currently accommodates a large residential dwelling which was nationally grade II listed but was de-listed in February 2013. It is in the process of being added to the Local List as it is a building with local historical importance.
- 1.2 There is a good degree of car parking on site and the main garden area is located to the west of the house, adjacent to a Premier Inn Hotel, which has recently been granted permission for a multiple bedroom extension to the rear. The shared boundary is well screened with trees and mature vegetation and some of the trees are the subject of TPOs.
- 1.3 To the east of the site is a detached dwelling house located some 25m from the dwelling house within the application site. The boundary between these two properties is well screened by mature vegetation. To the north of the site the land level drops very steeply to a commercial site and to the south are detached residential dwelling characteristic of the residential provision within the road.

2 Planning History

APP/13/00457

Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18 No. care bedroom facility.
Permitted 20/9/13

APP/13/01206

Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457 - Permitted 14/2/14

APP/13/01258

Discharge of Condition No's 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457
- All discharged and development now commenced

3 Proposal

- 3.1 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).

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Havant Borough Local Plan (Core Strategy) 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)
CS9	(Housing)
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)

Havant Borough Local Plan (Allocations) 2013

DM17 (Contaminated Land)

Havant Borough Design Guide Supplementary Planning Document 2011

Residential Car and Cycle Provision Supplementary Planning Document 2010

Listed Building Grade: This building was Grade II listed but has recently been de-listed nationally and is in the process of being added to the Local List; it is a building with local historical importance and as such is still considered as an historical asset. Therefore, development within and adjacent to this site must be considered in regard to the requirements of Havant Borough Core Strategy policy CS11.4

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist -

There are no arb concerns in regard to this application.

Conservation Officer -

I am satisfied the new brick (detailed in Mr Galloway's email of 6th May) is a reasonable match now and should weather in OK. The section of inappropriate brickwork constructed as the rear wall is to be completely demolished a rebuilt using the new brick. I confirm I am satisfied with the revised brick for use on the extension and new build elements.

Setting back the 100mm will assist. I have no problem with what is now shown including the omission of the windows in the re-build.

Environmental Health Manager -

No additional comment to previous schemes

Development Engineer

No additional comment to previous schemes

Landscape Team -

1 no. Malus 'John Downie' proposed in the Landscape plan 1579-3001 from Terra Firma will need relocating away from the proposed building. Otherwise these additions do not compromise the existing or proposed landscape. Therefore I cannot raise any objections.

Officer comments - Agent advised and revised plan submitted

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: One

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) Effect on character and appearance of the area and historical asset
- (iii) Effect on the neighbouring occupiers
- (iv) Access and highway implications
- (v) Impact on trees
- (vi) CIL Liability

(i) Principle of development

7.2 The site is located within a defined urban area where further development may be acceptable provided it respects the environmental quality of the area and complies with the National Planning Guidance and the policies set out in the Local Plan. The principle of the change of use of the scheme was determined as acceptable by the previous 2013 planning contents. This current proposal further intensifies the built form within this site by increasing the floorspace of the existing building in the form of two small extensions to the rear of the building. To this regard it is considered that the scheme would result in a positive use of the site and as such would accord with the requirements of both policies CS9 and DM7 of the Havant borough Core Strategy.

(ii) Effect on the character and appearance of the area and historical asset

7.3 The external appearance of the new extensions to the retained building are in keeping with the form of this building. To this regard it is considered that the form of

development proposed is appropriate, both in the context of the streetscene and the impact on the existing building, which is an historical asset of importance locally within the Borough. It is important that the reclaimed bricks as approved by the conservation officer are conditioned in order to maintain the quality of the development in terms of visual impact.

- 7.4 It is concluded that the design responds positively to the existing historic feature, in accordance with the Havant Borough Design Guide Supplementary Planning Document and policies CS16 and CS11 of the Havant Borough Core Strategy.

(iii) Effect on the neighbouring occupiers

- 7.5 It is considered that there is sufficient separation distance between the residential occupants of the dwelling to the south and east, so that the proposed further extension to the existing building, albeit representing a very slight further intensification in the overall development within the site of the site will not be overly detrimental to the amenities and quiet enjoyment of the occupiers of the adjacent residential dwellings. This consideration is subject to relevant planning conditions imposed on planning permissions APP/13/00457 and APP/13/01206 being are-imposed on this new development.

(iv) Access and Highway implications

- 7.6 The Council's Development Engineer has raised no objection to the previously approved proposal and submitted car parking scheme and Travel Plan. However, the car parking and cycle spaces as approved within the outline and reserved matters applications should, for consistency, again be conditioned along with the implementation of the submitted Travel Plan to a planning consent for the scheme the subject of this report.

(v) Impact on trees

- 7.7 It is not considered that the proposals will have an undue impact on the off site and on site trees so long as compliance with the revised submitted Arboricultural Impact Assessment, Method Statement and Tree Protection Plan is attached as a condition to any consent.
- 7.8 It is considered that the trees are set at a sufficient distance from the proposed new building so as not to cause a detrimental impact to available light or outlook. Further, the trees on site would prove to be of benefit to the visual amenities and future enjoyment of the site by any future occupant.

(vi) CIL Liability

- 7.9 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floorspace (measured as gross internal area).
- 7.10 The agent has completed the CIL planning form and confirmed that the net additional

gross internal floor space will be 45m and as such this will require a CIL payment of £3,600. The applicant has been advised of this sum and a liability notice must be sent out with any planning consent. The demand notice should be sent out immediately if the application is permitted as works have commenced on site.

8 Conclusion

- 8.1 It is concluded that the plans are acceptable in terms of the trees within the site and the impact on the historical asset. It is concluded that the scheme supports the use already permitted and as such is a good use of the site located within the urban area and will provide a care facility to the benefit of the local and possibly wider community. As such, it is considered that the application should be granted planning consent subject to the conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00168 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 approved material compound as detailed on previously approved plan submitted on 29 January 2014, Drwg. No 12/100/LP02 in association with discharge of condition application APP/13/01258 shall be made available prior to the commencement of any building works and throughout the contract period, and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The materials to be used in the construction of the extensions hereby permitted shall accord with the details submitted:
(a) Bricks to be All About Bricks - Buff stocks, as confirmed in the email from Peter Galloway dated 6th May 2014;
(b) Roof, cladding and lintel details to accord with those shown on approved drawing 12/100/M01.
Only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 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 turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear, in accordance with the details submitted on amended plan 12/100/P01 Rev E

received in association with outline application APP/13/00457. This turning space shall thereafter always be kept available for such use.

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.

- 5 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and historic asset and to prevent causing a nuisance to people living and working in the vicinity of the site and having due regard to policy CS16, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 6 The development shall not be brought into use until a minimum of 13No. car parking spaces and 13No. cycle spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to saved Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision as detailed on the plan submitted on 29 January 2014, Drwg. No 12/100/DR01B submitted in association with discharge of condition application APP/13/01258, or such other scheme as may be agreed in writing with the local planning 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 saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

NB - This plan meets the requirements of the condition insofar as protecting the on and off site trees. However, if it is found at building control stage that the proposed scheme is not adequate to provide effective on site drainage, a further submission will be necessary to re-discharge this condition. This is required so that a new scheme can be assessed in regard to any impact on trees.

- 8 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: To ensure that the transport impact of the development hereby permitted is reduced and does not materially exceed that forecast at the time permission was granted. 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.

- 9 The proposed works shall be carried out in accordance with the Arboricultural

Impact Assessment, Method Statement and Tree Protection Plan 13201/BT4 prepared by Barrell Tree Care, dated 7 January 2014 and additional supporting email from Phil Brophy of Barrell Tree Care received 6 September 2013, submitted in association with reserved matters application APP/13/01206.

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.

- 10 The development shall not be brought into use until the implementation of all works forming part of the 24 Hour Acoustic Testing Report prepared by Michael Vine submitted on 17 December 2013 in association with discharge of condition application APP/13/01258 has been completed in full accordance with all detailed components of the scheme.

N.B. Maximum noise level (predicted 15 years from completion of development) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime: 35 dB LAeq,16h
Night time: 30 dB LAeq,8h

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 11 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of residential amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 There shall be no external lighting on the site other than as approved on the Lighting Scheme plan submitted 5 February 2014, Drwg. No 12/100/LP01B in association with discharge of condition application APP/13/01258.

Reason: To safeguard the amenities of the locality 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.

- 13 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 policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Havant Borough Local Plan

(Allocations) 2013.

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

Arboricultural Impact Assessment and Method Statement received 19 February 2014

Location Plan 12/100/L01 received 17 February 2014

Existing Site Layout 12/100/EX01 received 17 February 2014

Existing and Proposed Elevations 12/100/02 rev B received 21 March 2014

Existing and Proposed Floorplans 12/100/01 rev B received 21 March 2014

Landscape Proposals 1579/3001 01 received 17 March 2014

Proposed Site Layout 12/100/03 received 17 February 2014

Materials details 12/100/M01 received 17 February 2014, as amended by email from Peter Galloway dated 6 May 2014

Reason: - To ensure provision of a satisfactory development.