

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

(i) The reserved matters:

- (a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (b) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (ii) **Other matters:**
 - (c) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;
 - (d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
 - (e) The alignment, height and materials of all walls and fences and other means of enclosure;
 - (f) Hardsurfacing proposals including surfacing materials;
 - (g) The provision to be made for the parking, turning, loading and unloading of vehicles.

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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)
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 Design Guide Supplementary Planning Document.

Residential Car and Cycle Provision Supplementary Planning Document

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 -

The tree report submitted is acceptable

Conservation Officer -

The external appearance of Hill Lodge remains largely unchanged with the main alteration being a pitched roof for a parapet roof on an existing single storey extension.

As per the previous outline permission the design and layout of the new lodges ensure that they remain subservient to Hill Lodge. The important open spaces between the buildings also remain. Details of the materials to be used in the construction of the Lodges have been submitted, however, I would still like a condition attached to any permission ensuring that sample materials are submitted. The success of the Lodges will be largely down to the quality of materials used and therefore I feel it is critical that samples are submitted prior to any agreement.

Landscape Team -

The landscape proposals are acceptable and approved. Excellent quality scheme and succinct maintenance plan provided. Pleased to see amendments to surfacing - This will get the best quality finish for this development.

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: One

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 In 2013 outline permission was granted for the conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide an 18 No. care bedroom facility. The matters considered by this application were Access, Scale and Layout with Landscaping and Appearance excluded and subject to this subsequent reserved matters application. As such the principle of development at this site is accepted; the principal matters now under consideration pursuant to Condition 3 of the outline consent are:

- (i) Design and external appearance, including finished levels
- (ii) Landscaping, including hardstanding, fencing and maintenance
- (iii) Provision for the parking and turning, loading and unloading of vehicles.

- (i) Design and external appearance, including finished levels

- 7.2 The design, scale, mass and external appearance of the care lodges subject of this application are very similar to that shown on the indicative drawings under the outline planning permission and the levels are considered to be acceptable in regard to the locally listed building within the site and the streetscene. It is considered that the

development would be acceptable and is in keeping with the existing property. However, having regard to the Conservation Officer's consultation response, material samples were sought and although details have been given in regard to materials, actual samples have not been submitted. Therefore, it should be conditioned that samples are submitted.

(ii) Landscaping, including hardstanding, fencing and maintenance

- 7.3 The landscaping scheme, as shown on Drawing 1579-3001 submitted 28/01/14, includes soft and 12/100/LP01 rev B hard landscaping details. The location, size, types of plant species have been shown on the plan. The Council's Landscape Team have raised no objection to the scheme. The applicant is aware that the surface water should drain into the site and that this is a building control matter, drainage has been submitted and approved under the discharge of condition application in regard to the RPA of protected trees but soakaways will be assessed at BC stage. The height and alignment of the means of enclosure is as existing. The landscape maintenance plans are considered to be suitable.

(iii) Provision for the parking and turning, loading and unloading of vehicles.

- 7.4 The Development Engineer raised no objection to the parking and turning area layout in Drawing 12/100/LP01 rev B and this can therefore be approved and discharged under the related discharge of condition application.

8 Conclusion

- 8.1 The submitted details are considered acceptable and meet the requirements of all of the detailed matters reserved under Condition 3 of Outline Permission APP/13/00457; the only outstanding issue remaining which requires a further condition is the provision of material samples.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/01206 subject to the following conditions:

- 1 Notwithstanding the details shown on the submitted plans, construction of the buildings hereby permitted shall not commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Soft Landscaping Proposals Drwg. No. 1579-3001 received 28/01/2014
Hard and Soft Landscaping proposals 12/100/LP01 rev B received

28/01/2014

Terrafirma Supporting Statement received 28/01/2014

AIA, Method Statement and Tree Protection Plan 13201/BT4 received

28/01/2014

Existing Building Conversion Plans 12/100/RM02 rev B received 18/12/2013

Existing Building Conversion Elevations 12/100/RM03 rev B received

18/12/2013

Lodge 1 Details 12/100/RM04 received 2/12/2013

Lodge 2 Details 12/100/RM05 received 2/12/2013

Lodge 3 Details 12/100/RM06 received 2/12/2013

Site Sections 12/100/RM07 received 2/12/2013

Lodge 1 Details 12/100/RM08 received 2/12/2013

Reason: - To ensure provision of a satisfactory development.