
Site Address: Edenvale Lodge, 63 Silvester Road, Waterloooville, PO8
8TR

Proposal: Forming of new roof space to allow new staff training room and
changing facilities.

Application No: APP/13/00203 Expiry Date: 03/07/2013

Applicant: Brookvale Healthcare Ltd Team: Team 2

Agent: Mr Chivers Case Officer: Rachael McMurray
Chivers Architecture &
Planning Ltd

Ward: Hart Plain DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in Silvester Road which forms a route between London Road and Milton Road, opposite the entrance to Glenwood Gardens. The neighbouring property to the north west, No. 67 Silvester Road, is a semi detached, two storey property and the neighbouring property to the south east, No. 61 Silvester Road, is a detached bungalow.
- 1.2 The site comprises a full height, three storey, detached care home of brick and tile construction. To the front of the building there is a parking area with 10 spaces with an entrance and exit point onto Silvester Road. To the rear of the building there is a garden area which is enclosed by a 2m high fence.

2 Planning History

APP/13/00365

Replacement of existing casement window in the west elevation by new bay window with partial obscured glazing. Pending.

09/57881/018

Erection of a 3-storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. Permitted -

08/57881/012

Erection of a 3-storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. Permitted - 08/01/2009.

07/57881/009

Erection of a 3 storey care home providing 35No. bedrooms, associated parking and altered access to Silvester Road. This application was withdrawn on 24/01/2008, due to issues regarding an unacceptable parking layout, lack of bin storage provision and access to and from the site. Withdrawn 24/01/2008

05/57881/008

Outline application for 6No. dwellings with access in part to Silvester Road or Hart Plain Avenue. This application was permitted with a S106 agreement on 19/06/2006.

02/57881/005

Outline application (siting and means of access only to be considered) for development of 10No. dwellings on former Glenwood School site with new vehicular accesses for 4No dwellings onto Silvester Road and 6No. dwellings onto Hart Plain Avenue. Permitted 29/07/2002.

3 Proposal

- 3.1 The proposal is to convert the existing loft space within the building which is currently used for storage, into facilities for the staff of the care home. The existing two staircases would be extended up into the roof space to provide access. The facilities would include; staff changing room and WC, an office and a training room. To provide light into the roof space, 10 dome lights would be inserted across the flat section of the roof.
- 3.2 The design and access statement submitted with the application states that none of the proposed accommodation would be used for additional bedrooms at the care home as they would not meet current care home standards. It states that the proposed accommodation would be for the sole use of staff development.
- 3.3 It states that the inclusion of a staff changing and training area would not lead to increased staffing levels or an increase for parking requirements.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:
No comments.

Building Control:
Awaiting final comments. Members will be updated prior to the committee meeting.

Development Engineer:
Awaiting final comments. Members will be updated prior to the committee meeting.

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Three objections have been received against the application from three separate addresses. A summary of the points raised is given below:

- i. The opening up of the roof space for training will increase staff and visitors to the care home.
- ii. The previous planning application included a condition for a Travel Plan and stated that this should be reviewed annually. Has this been assessed?
- iii. 50% of the staff park on the road, 50% of visitors parking on the road as its too difficult to get in and out of the car park.
- iv. Only one person cycles to work but the travel plan stated that this would be 7 of the 18 staff cycling to work.
- v. The previous approval stated that proposed noise making equipment shall be agreed and approved prior to installation. it is unclear whether any of this equipment would be installed and where it would be located?
- vi. Does the proposed layout in the roof space meet fire regulations?
- vii. The smoking shelter (shown as the bike shed on the original plans) adjacent to the boundary with No. 61 is already used by existing and visiting members of staff and further visiting staff will increase the use of this shelter and as a result, disturbance.
- viii. The proposed changing facilities may develop into staff staying overnight.
- ix. The site is already used for events and staff from other homes attend and live music occurs and cause disturbance. The increase in the commercialisation of the business could exacerbate this situation.
- x. The business already runs regular training sessions from the room which should be used as the Chapel.

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) Effect of the increased commercialisation of the use on the residential amenity

- 7.2 The proposed additional staff facilities would be incorporated within the roof space of the existing building. It would not require any external physical changes to the building other than the insertion of 10, low level dome lights on the upper part of the main roof. It is considered that these would have minimal visual impact. The proposed floor plans do not indicate that any noise making equipment would be installed.
- 7.3 The care home did not originally have any specific training or changing facilities provided within the building. It may be that other rooms are currently used for this

purpose however, this is not in itself a breach of the original planning permission. The design and access statement states that the facilities would be for the use of the staff at the care home only. Therefore it is anticipated that there would not be any additional staff at the care home and no further parking provision for any additional staff would be required.

- 7.4 Concerns have been raised that the proposed staff facilities would be used by staff from other care homes in the local area and that there is not sufficient parking on site to provide for this increase in activity at the site. There is also concern that the use of other facilities such as the smoking shelter would also increase and cause further disturbance. However, as explained above in section 7.3, the facilities are proposed to be for the use of the existing staff at the care home.
- 7.5 A number of concerns have also been raised with the ongoing operation of the care home including the parking of visitor / staff cars on Silvester Road as the car park provided is difficult to access. The Highways Officer was consulted as part of the planning permission for the care home (09/57881/018) and was of the view that the parking area and the spaces provided were sufficient for the business. If staff / visitors are parking on the highway, then it is the responsibility of the management of the care home to control this. Whilst this cannot be directly enforced against, the applicant will be advised of the concerns raised. It is also the responsibility of the applicant to annually review the Travel Plan as per Condition 20 of Planning Permission 09/57781/018.
- 7.6 As stated in the application that the facilities would only be used by existing staff. In theory therefore, there would be no need for additional staff visitors to the business and therefore no need for additional parking provision at the site. As it would be too difficult to monitor and therefore unreasonable to enforce a condition which restricted the use of the facilities to the Edenvale Lodge staff only, it is considered that temporary approval for the use of the training facilities should be granted to monitor the impact that it may or may not have. It is considered that period of 18 months would be reasonable to give opportunity for the facilities to be installed and impacts to be assessed.

8 Conclusion

In order to establish if the proposed use of the loft space as staff facilities would have any impact, it is considered that a temporary planning permission should be granted for a period of 18 months.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00203 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 - received on 17/4/13

Existing roof and floor plans DN: 1301/TP.03
Floor plans, site and location plans - DN: 1301/TP01B
Proposed elevations - DN: 1301/TP02D

Reason: - To ensure provision of a satisfactory development.

- 3 The use of the roof space (third floor) hereby approved for staff facilities (staff changing, WC and office) and training room, shall be in accordance with drawing number 1301/TP01B and used only by staff who work at the site and not by staff who work elsewhere.

Reason: to enable the Local Planning Authority to assess the impact of the proposed use for the staff facilities and training.

Appendices:...