

Mrs A Wright
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Enquiries to: M James

Our ref: P09705

Tel: 01962 846567 (Fax - 846575)

Your ref: APP/12/00545

Date: 3 July 2012

Email: matthew.james@hants.gov.uk

Dear Mrs Wright

MARY ROSE HOUSE, WOOLSTON ROAD, HAVANT APP/12/00545

Further to receipt of your letter of notification of planning application APP/12/00545 outlining the development proposals for Mary Rose House, Woolston Road in Havant, this response is on behalf of the County Council as the owner and service provider of the adjacent property, Malmesbury Lawn, a nursing home managed by Adult Services.

The County Council has no 'in principle' objection to the redevelopment of Mary Rose House but has the following objections in respect of the detailed layout and design:

1. From an operational perspective, the County Council has concerns for the privacy of the existing residents at Malmesbury Lawn. The three-storey block of flats contains habitable room windows (living areas and kitchens) overlooking Malmesbury Lawn at first and second floor level within 2 metres of the site boundary, resulting in a significant loss of privacy, contrary to Policy CS16 of the adopted Havant Borough Core Strategy. To overcome the objection, the flank wall living area windows should be removed from the plans / elevations, as these rooms have an alternative window on the front and rear elevations. Additionally, the kitchen windows should be obscure glazed and with high level openings, secured by way of an appropriate planning condition; and
2. There are also concerns over the loss of existing mature on-site trees which will result in a loss of outlook for the existing residents at Malmesbury Lawn (also contrary to Policy CS16) and would ask that the landscaping proposals for the site be reconsidered to provide an improved landscape treatment on the southern

boundary to help mitigate the impact of the development on the Malmesbury Lawn residents.

The issue of privacy and the general outlook from resident's rooms is of particular importance to the continued operation of Malmesbury Lawn, as many of the residents are either bedbound, in their rooms or in the communal gardens for significant periods of time.

Please do not hesitate to contact me if you have any queries or require any further information.

Kind regards

Matthew James

Planner & Urban Designer MRTPI BA (Hons) MA
Hampshire County Council

cc.	T Davison	-	Hampshire County Council Property Services
	P Rush	-	Hampshire County Council Adult Services