



Havant Planning Department

Our Ref: HAV/233/ID
Your Ref: APP/19/00362
Email: iand@southernplanning.co.uk
Date: 14/05/2019
Status: Email

Dear Sir/Madam

**Change of use of the site from C3 residential dwelling to a C2 Care Home; construction of 3 No. one bedroom single storey pods for independent living skills within grounds of Stanford Lodge.
Stanford Lodge, 18 Fourth Avenue, Havant, PO9 2QX
Ref - APP/19/00362**

I have been instructed by [REDACTED] to object to the above planning application. [REDACTED]
[REDACTED] which shares a common boundary (western) with Stanford Lodge.

The site

Stanford Lodge is a large detached property located at the northern end of a short cul de sac that forms part of Fourth Avenue. The property has residential dwellings to the south, east and north. To the west is a railway Line.

Aerial photographs indicate that there are trees to the north and west side and informal parking within the grounds.

The proposal

The proposal is to: -

- Change of use of the site from C3 residential dwelling to a C2 Care Home;
- Construction of three, one bedroom single storey pods for independent living skills along the north east and northern boundaries.
- There is also the formation of a parking area along the eastern boundary of the site. This has not been included within the description and should form part of the application

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Problems with the application forms and plans

- The application forms have indicated that Mr Bett Young is the owner of the property. However [REDACTED] was under the impression that the property was only being leased by the care home. If this is the case then certificate B should have been submitted with the application not certificate A.
- The description under part 5 of the forms does not match that detailed on the councils web site
- The application indicates that the development is for change of use to C2 Care home. However, part 6 of the forms states that the existing use is Care Home.
- Part 9 of the forms states that vehicle parking is not relevant to this proposal yet the plans show the construction of 6 spaces alongside the boundary with [REDACTED]
- Part 10 states that there are no trees or hedges on the development site when there clearly are. No tree information has been submitted.



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- Part 11 indicates that surface water will be disposed of via an existing water course. However, the plans do not show the location of the water course.
- Part 13 states that foul sewage discharge is unknown however each of the three pods have their own toilets. This needs to be clarified.
- Part 16. The answer is incorrect as the proposal involves the creation of three independent residential living units.

Planning Policy Review

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plans and relevant policies are: -

Havant Borough Local Plan (Core Strategy) March 2011

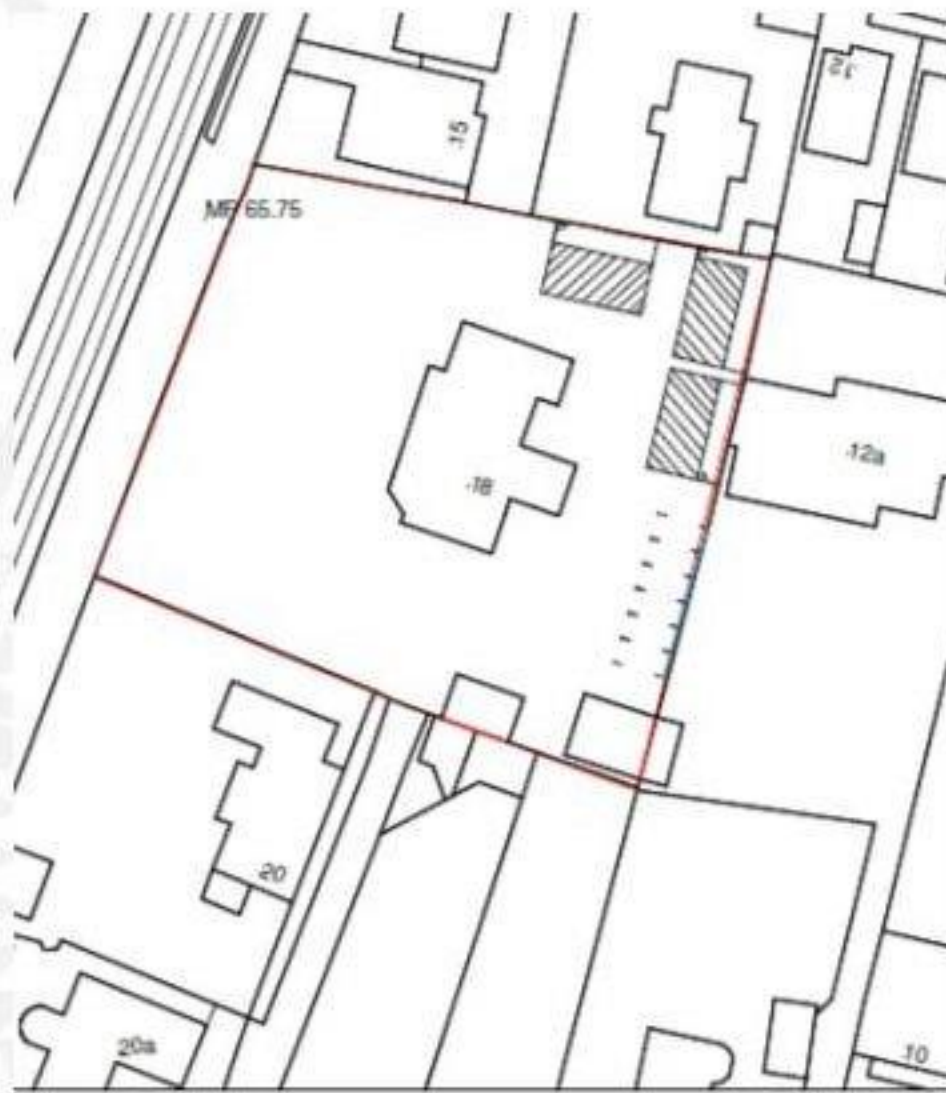
- CS16 (High Quality Design)
- DM7 (Elderly and Specialist Housing Provision)
- DM8 Protection of Trees
- DM13 (Car and Cycle Parking on Residential Development)



Objections to the planning application

Impact upon residential amenity

The key question, having regard to the size of the plot is why locate the three pods in such close proximity to the north east boundary.



The siting of the three pods in the north east corner will result in development along the side boundary of [REDACTED] and the rear of a property in Swallow Close both of which are single family dwellings.

Policy CS16 of the HBLP (Core Strategy). Relates to quality design and part e) states that all development should demonstrate that its design:

... does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

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The proposal is clearly contrary to the policy CS16 in that the height of the pods at 2.7 mts high will project above the boundary fencing by at least 70cms, consequently, the pods will be overbearing on the garden area of [REDACTED] the windows to the living room (see photograph below), the dining room and the orangery on the south elevation.



Looking at the block plan there appear to a gate and a small garden to the rear of each unit. Could this be clarified? Sufficient space must be left between the rear of the pods to allow scaffolding to be erected to maintain the western gable end and chimney of [REDACTED]

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Noise and disturbance

There is no information as to how the pods will be heated or cooled or constructed. Without this information it is not clear whether the pods will require air conditioning units or heaters and whether having regard to the proximity to the boundary the pods will dampen any noise transference. On this basis the location of the pods on the boundary with [REDACTED] will have a significant impact in terms of noise and disturbance on the occupiers of [REDACTED]

The very close proximity of the pod to the boundary will result in increased noise and disturbance including smells from the toilet and kitchen extractor fans.

Car Parking

Neither the plan nor the application forms indicate the existing level of car parking or where car parking takes place at present. No details of the surface are provided in the documentation submitted with the application.

The block plan does however indicate 6 spaces on the common boundary with number [REDACTED] [REDACTED] It is not clear whether these are for staff or visitors.

Notwithstanding the numbers of spaces it is the location against the boundary that will result in noise and disturbance. In particular due to the nature of the uses in that care profession may be visiting the site at all hours.

The proposal is therefore contrary to the policy CS16 in that the location of car parking along the boundary will result in *unacceptable harm to the occupiers of [REDACTED] through noise and disturbance.*

The character of the area

The properties to the north of Fourth Avenue characterised by large dwellings within large plots and in the main development set away from the boundaries and gardens. The combined footprint of the three pods is nearly 150 sq mts which is a significant size and clearly at odds with the prevailing character of development

This siting in very close proximity to adjoining boundaries and is therefore contrary to policy DM7 (part 2) the development in that of the development would not result in: -

A setting for the building is provided which is in keeping with the surrounding area.



Trees

There is no tree information submitted with the application it is not clear therefore whether the development would have a detrimental impact on trees with in the site. the proposal is therefore contrary to policy DM8 of the Havant Core Strategy.

Drainage and utilities

There are no drainage details supplied with the application. All three of the pods have toilets so how will foul sewage be disposed of?

In terms of surface water, the application forms indicate that this will be disposed of via a water course. However, there is no water course. So how will surface water be disposed of?

How will the pods be powered in terms of electricity for cooking and heating? Would each pod require its own generator? if so, where would this be located?

This information should be submitted before any decision is made and [REDACTED] given the opportunity to comment.

Other issues raised by [REDACTED]

Structural Issues

The plans indicate that the pods will be sited on four piles/pads. It should be noted that the foundations of [REDACTED] are very shallow and any piling or excavation in close proximity could affect the structural integrity of [REDACTED]. The applicant will be required to serve a party wall notice [REDACTED].

Fire alarms

Will the pods be fitted with fire alarms which sound in Stanford Lodge? If the materials cladding/external materials are not fire resistant there is a real risk of a fire in a pod spreading very quickly to the eaves and roof of [REDACTED]. Especially with the proximity to the boundary and the prevailing south westerly wind.



Conclusion

The planning application would be contrary to policies CS16, DM7 and DM8 of the Havant Core Strategy in that: -

- The siting of the pods in close proximity to the boundary of [REDACTED] is an unneighbourly development and would have an overbearing effect and a detrimental impact in terms of noise and disturbance.
- The provision of car parking alongside the boundary with [REDACTED] would have a detrimental impact in terms of noise and disturbance.
- The siting of the pods in the proposed location would be detrimental to the character of the area.
- Without any information in relation to trees it is not clear whether the development would result in the loss of or damage to trees.

As such the application should be refused

Yours sincerely

[REDACTED]
[REDACTED]

Director

Attachment – Access report

[REDACTED]