

DELEGATED OFFICER REPORT

Site Address:	Purbeck House Care Home, 135 London Road, Waterlooville, PO7 7SH		
Proposal:	Proposed ground floor rear extension, first floor side extension and loft side extension with internal steel staircase.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00370	Expiry Date:	06/06/2025
Applicant:	Mr Peterpaul		
Agent:	Mr Kalupahana	Case Officer:	Richard Hawkey
	RDK Civil Engineering Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Number 135 London Road, Waterlooville is positioned on the west side of the A3 London Road and is currently used as a care home known as Purbeck Care Home. This location is within the developed area of Waterlooville with the surrounding location being residential in character consisting of both individual residential dwellings as well flat developments.
- 1.2 The property which is the subject of this application consists of a detached two storey building constructed from red brick with a pitched roof of slates. There are three roof lights on the front roof slope facing London Road and a further three on the rear roof slope. The building appears to have been extended in the past both in the form of a single storey extension on the south facing elevation of the building as well as two storey rear extensions. The building is set back from the line of the adjacent London Road by approximately 10 metres with the forecourt area being hard surfaced and currently used for car parking. A 1.6 metre high hedge defines the front boundary of the site which is similar to many of the other properties in the immediate surrounding area which also have front boundaries defined by hedging or mature shrubs / trees.
- 1.3 The adjoining dwelling (Number 133a) located to the south of the application site is a two storey detached dwelling which from its appearance looks to have been constructed as an infill development at some point during the 1980's between two early 20th Century buildings. To the north of the application site is a three storey flat development with the garage for that development being located adjacent to the application site boundary. To the rear of the site (west) are dwellings which front onto Freshfield Gardens although immediately adjacent to the rear boundary of the application site is a small turning area and complex of garages which serve these properties as well as several of the properties fronting onto London Road.

2 Planning History

None relevant.

3 Proposal

- 3.1 The proposal is to involve the construction of a ground floor rear extension together with a first floor side extension and loft side extension with internal steel staircase. The proposed extensions will facilitate a small additional area of floor space for an existing ground floor bedroom to help facilitate the proposed new internal staircase; at first floor level the extension will provide space for the internal staircase as well as a modest increase in the size of an existing en suite bathroom serving a residents bedroom and at third floor level (roof level) the new proposed enclosed staircase will provide an alternative means of escape for existing ancillary facilities located within the existing converted roof space.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
DM7	Elderly and Specialist Housing Provision
DM14	Car & Cycle Parking on Development (Excluding Residential)

Havant Borough Local Plan (Allocations) July 2014

AL1	Presumption in Favour of Sustainable Development
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Peter Wade

No Comment.

Councillor Ryan Brent

No Comment.

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: 23

Number of site notices: Not applicable.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain
- (v) CIL
- (vi) Other matters

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 Part of the proposed additions will introduce a small single storey extension at ground floor level to the rear of the existing building which will result in the length of bedroom 4 being increased by 0.82 metres. This addition will be located no nearer the south (side) boundary of the site than the existing flank wall of the building and the design of its roof will join into the existing pitched roof of the existing side element of the building. The plans submitted indicate that the materials for the external surfaces of the extension will match those of the existing building. As this element of the addition is modest in scale and also located to the rear of the building there would be minimal impact on the appearance of the existing building or the character / appearance of the wider surrounding area.

7.4 It is also proposed to construct a first floor side extension and loft extension the purpose of which is to provide an enclosed staircase as a secondary means of escape from the existing converted loft area of the building. This part of the proposal will be set back from the principal elevation of the existing building by three metres and would be positioned on top of an existing single storey addition of the existing building. It would project to the side of the main part of the building by 3.2 metres, which is the same amount as the existing single storey side extension. The depth of the extension is to be two metres which is sufficient to provide the enclosed stairwell and at first floor level a small extended area to an existing en suite bathroom. The addition is to have a pitched roof and this will have a ridgeline approximately 0.9 metres lower than the main part of the existing roof. Materials for the external surfaces are to match those of the existing building. There are to be four windows on the east (front) facing elevation of the extension and a further three on the west (rear) facing elevation.

- 7.5 The appearance of the proposed first floor and loft extension would appear subordinate to the main building in terms of size, height and massing particularly given that it is recessed three metres from the front of the building. The windows on the front elevation are to be smaller than those in the existing building, however given the subordinate appearance of the extension it is not considered that this would result in any significant detriment to the appearance of the building. The extension as a whole would also not appear visually obtrusive in the general street scene or be of detriment to the appearance of the existing building or the character of the surrounding area.
- 7.6 The design and appearance of the proposal is therefore deemed appropriate in the context of the main building and is considered acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.7 In relation to neighbouring properties the nearest dwellings are 133a London Road (which adjoins the southern boundary of the application site) as well as numbers 1 and 5 Freshfield Gardens which are located to the rear of the application site.
- 7.8 The building platform for the application building is level, however it was noted from the officer site visit that to the rear of the site that ground levels fall away in an east / west direction such that the dwellings on Freshfield Gardens are set at a lower level than the application site. However, given that the proposed single storey addition is modest in scale and that the proposed first floor / loft extension proposed is set back 5.4 metres from the rear elevation of the existing building (and therefore well away from the dwellings on Freshfield Gardens) it is not considered that the proposed development would appear either overbearing or cause any significant loss of light to those properties. Three new windows are proposed on the rear elevation of the first floor and loft extension which would face towards those adjoining properties. None of the windows serve habitable rooms and the submitted drawings show that they are to be obscurely glazed and fixed closed. It is recommended that a condition be imposed to require this to ensure that privacy is maintained for those properties.
- 7.9 Number 133a is located adjacent to the south boundary of the application site. That property is an infill property and has a significantly different appearance to the two dwellings adjoining either side of it both of which were constructed during the early 20th Century. Most notably it has a lower ridge line that either number 135 or number 133. The proposed single storey extension will have no significant impact on the amenities of number 133a through either overdominance or loss of light given that that aspect of the works is very minor in nature. The proposed first floor and loft extension would be inset from the boundary with number 133a by approximately one metre and would have a depth of two metres. From the officer site visit it was noted that there are no windows or other openings on the elevation of number 133a which faces the proposed extension and given the spatial relationship between the extension and the adjoining dwelling it would not appear overdominant or cause any significant loss of light to that property. There are to be no windows on the elevation of the extension which look towards number 133a and obscure glazing on the proposed windows on the rear elevation of the extension will mean that no loss of privacy would result.

7.10 At ground floor level in the elevation facing number 133a there are currently two access doors which provide external access to two residents bedrooms and a window which serves a bathroom. On this elevation the proposed works will involve changing the external door that currently serves a residents' bedroom into the door that will serve the new enclosed staircase. A further new external door will be inserted in this side elevation to replace that one lost through the introduction of the staircase. There is a 2 metre high fence along the side boundary between the application site and number 133a and so no privacy issues would arise.

(iv) Biodiversity Net Gain (BNG)

7.11 The proposal would not impact a priority habitat nor would it result in any loss of on site habitat or impact on any linear habitat such as a hedgerow. This proposal is therefore exempt from BNG requirements.

(v) CIL

7.12 The proposal would not result in a floor space increase of more than 100sqm and therefore it would not be CIL liable.

(vi) Other matters

7.13 The proposal will not involve the creation of any additional bedrooms for residents but will primarily create a new staircase to serve the existing loft space of the care home which is currently used for storage / training room and kitchen area. These facilities will remain unchanged as a result of this proposal and so no issues are raised with regards to car parking provision. It is recommended that a condition be imposed to require that the loft area uses remain ancillary to the use of the care home and that additional residents bedrooms are not created.

7.13 The application site is located within Flood Zone 1 and no flood related matters arise as a result of this proposal.

8 Conclusion

8.1 The proposed development is considered acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on adjoining properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00370

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location Plan received 7th May 2025

Proposed Ground Floor Plans Drw.No. RDK/SS/24100/DWG-05 Rev: R4 received 7th May 2025

Proposed First Floor Plans Drw.No. RDK/SS/24100/DWG-06 Rev: R4 received 7th May 2025

Proposed Loft Floor Plans Drw.No. RDK/SS/24100/DWG-07 Rev: R4 received 7th May 2025

Proposed Roof Plans Drw.No. RDK/SS/24100/DWG-08 Rev: R4 received 7th May 2025

Proposed Front & Rear Elevations Drw.No. RDK/SS/24100/DWG-11 Rev: R5 received 17th June 2025

Proposed Left & Right Side Elevations Drw.No. RDK/SS/24100/DWG-12 Rev: R4 received 7th May 2025

Existing & Proposed Sections Drw.No. RDK/SS/24100/DWG-13 Rev: R4 received 14th May 2025

Existing & Proposed Block Plan Drw.No. RDK/SS/24100/DWG-14 Rev: R4 received 14th May 2025

Site Location Plan Drw.No. RDK/SS/24100/DWG-15 received 14th May 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All windows at or above 1st floor level in the west elevation of the extension hereby approved shall be:-

(i) fixed closed and maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The existing storage / training and other ancillary facilities located in the loft area of Purbeck Care Home as shown on approved drawing: RDK/SS/24100/DWG-07 received by the Local Planning Authority on 7th May 2025 shall remain as such and shall not be converted to additional residential bedrooms, without the prior written approval of the Local Planning Authority.

Reason: The care home has limited available on-site parking and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.