

DELEGATED OFFICER REPORT

PROPOSAL	Removal of 1 No. Garden shed, re-location of 1 of the garden outbuilding, and erection of a new garden room
LOCATION:	South Africa Lodge, Stakes Hill Road, Waterloo, PO7 7LA
REFERENCE NO:	APP/25/00877
APPLICANT:	Mr M Knight
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	16/12/2025
APPLICATION EXPIRY DATE:	08/01/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 South Africa Lodge is a 99 bedroom residential nursing home located to the rear of the flatted development at Somerville Court on the north-east side of Stakes Hill Road. The nursing home is spread across several interconnected buildings, as well as a small single storey bungalow within the grounds which has permission for nursing home use. The overall site covers approximately 1.02 ha with parking provision for 26 cars to the west of the site, accessed via a driveway from Stakes Hill Road. The site slopes gradually downwards to the east and steeply to the north in the north-east corner of the site. The southern part of the site is relatively flat and accommodates the main areas of amenity space and garden. There is a Tree Preservation Order which covers 4No. Oak trees to the southern boundary.
- 1.2 The area immediately surrounding the application site is residential, and in addition to the flats at Somerville Court to the west includes Lower Bere Wood to the east, Upper Bere Wood to the south and Warfield Crescent to the north. The site boundaries to the south and east are heavily screened with approximately 3m high hedge planting as well as the TPO Oak trees.

2. Planning History

APP/13/00271

Roof extension and conversion of existing space with insertion of new rooflights.

APP/11/01035

Variation of Condition 3 of Planning Permission 99/56387 to allow persons aged 18 or above to reside at South Africa Lodge.

07/56387/015

Construction of 2/3 storey extension to north. 2 storey extension to east and conservatory to south, providing 37 additional bedrooms, day space, staff room, kitchens and laundry. PERMIT 12/02/08

99/56387/009

Two storey extension to provide 29 bedrooms and ancillary facilities for the care of the elderly mental frail.

3. Proposal

Removal of 1 No. Garden shed, re-location of 1 of the garden outbuilding, and erection of a new garden room.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (DM8 Conservation, Protection and Enhancement of Existing Natural Features)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

The TPP is adequate and the RPA incursion has been addressed within the AMS – as such I raise no objection.

If you are minded to approve then please attached the following condition:

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by CBA Trees*.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Officer Comment

A condition has been included as per the above recommendation.

Ecologist

No objection following submission of a Biodiversity Net Gain Plan that confirms the proposal meets the De Minimis exemption.

Councillor Ryan Brent

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

6. **Publicity and 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: 53

Number of site notices: 1.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site notice display	24/11/2025	16/12/2025	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comments	Officer Comments
(REDACTED) We had been affected by a building project at the South Africa Lodge a few years back. At that time, we were not notified of the work and we had not been given any chance of raising our concerns, i.e. noises and privacy etc. (REDACTED).	The proposal relates to small scale timber structures within the existing garden area. The movement of staff and residents around the site and their activities is not a planning matter, provided those activities remain appropriate to a residential care home setting.

<p>From our experience, their tenants/staff/visitors would gather and chat outside their buildings and this situation will get even worse if there is yet another building right next to us. Sometimes, there are loud conversations and even screaming well after 11 pm. Also, smoke and smell can come over to our garden easily caused by smokers on their side. (REDACTED).</p> <p>There will be more activities which will affect our quality of life which will be out of our or anyone else's control.</p> <p>We will suffer the usual nuisances during the construction, such as noise and dust.</p> <p>(REDACTED)</p>	
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Material planning considerations are addressed in Section 7.

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) Impact on TPO trees
- (v) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 The proposals relate to outbuildings within a garden area to the south of the main Lodge and to the east of The Bungalow. An existing shed would be removed and an existing outbuilding would be relocated approximately 7.5m to the south-west. Where the shed and outbuilding previously stood a new outbuilding is proposed that would house a 'garden room' for use by the residents of the care home.

- 7.4 The existing outbuilding to be relocated is a timber structure approximately 3.45m long and 4.8m wide with a low-pitched roof that extends forward approximately 1.4m to provide a small covered area. The ridge height is approximately 2.5m. At the time of visiting the site the outbuilding was in use as a store for garden furniture and this use would be retained after relocation. The proposed location is an existing area of hardstanding accessible from a gently sloping walkway. This area is entirely surrounded by hedge planting so that, although it is at a slightly higher ground level than the outbuilding's current location, any views of the structure would be largely obscured.
- 7.5 The proposed garden room would be 8.14m in length and 6.09m wide with a low pitched roof to a maximum height of approximately 3.2m. It would be clad in vertical timber boards with white uPVC fenestration to match the existing buildings and a black shingle roof. The Design and Access Statement indicates that the proposed garden room would be used as a communal space to allow residents to enjoy the gardens throughout the year. As such the intention is that the room would be used only during the day and would not include any overnight accommodation. A condition to ensure this is recommended.
- 7.6 Both the store to be relocated or the proposed garden room would be situated in a rear garden area and as such would not be visible within the street scene. The outbuildings would be comparatively modest in scale in the context of the site and when seen against the main Lodge and The Bungalow, and the materials chosen for the proposed garden would be in keeping with existing outbuildings and the garden setting. The proposals are therefore considered to be acceptable.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 The proposals would be located approximately 16m from the south-east boundary, which is shared with Nos.2-7 Upper Bere Wood. Both the relocated store and garden room would be at single storey only, and it is noted that the slightly taller garden room would be located at a lower ground level and would be extremely well screened by existing mature hedge and tree planting to the shared boundary. The new location of the store would be an area of hardstanding surrounded by screen planting and, whilst it would potentially be visible from the upper floor windows of Nos.2 and 3, would not cause any loss of amenity due to loss of light, outlook, or privacy and is of a sufficient scale and distance not to appear overbearing. The proposed garden room contains no cooking facilities that might result in pollution from odours and a condition is recommended to ensure this outbuilding is not used for additional overnight accommodation that might result in noise levels greater than what would already be expected from use of the existing courtyard and gardens. The impact to Nos.2-7 is therefore considered to be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Impact on TPO trees

- 7.10 The Council's Arboriculturist was consulted and requested further details of potential RPA incursions to assess the potential impact on trees close to the development. The agent subsequently provided, an Arboricultural Development Statement, including an Arboricultural Implications Assessment, Method Statement, and Tree Protection Plan, which has been reviewed and is considered to satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy). It is recommended that a condition be included to ensure the proposed works are carried out in line with the submitted Tree Protection Plan.

(vi) Biodiversity Net Gain

- 7.11 Due to the proposed removal of T10, the Council's Principal Ecologist requested further clarification on potential loss of biodiversity. A Biodiversity Net Gain Plan was subsequently provided indicating that the loss of T10 would still qualify the proposal as meeting De Minimis exemption requirements for Biodiversity Net Gain and a number of 'good practice' measures as well as low level habitat enhancements are recommended within the submitted document.

8 Conclusions

- 8.1 The proposed development is 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 the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/00877 subject to the following conditions -

Conditions:

- 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

All Plans 6093 1000 C

Additional Elevations 6093 1010 A

Design and Access Statement received 23 October 2025

Tree Survey Report CBA11267 v1 by CBA Trees

Arboricultural Development Statement CBA11267 v1 by CBA Trees

Biodiversity Net Gain Plan 5979.2 by Wessex Ecology
Manufacturer's Specification received 02 December 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, Manufacturer's Specification received 02 December 2025, and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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 The development hereby permitted shall only be carried out in accordance with the Arboricultural Development Statement CBA11267 v1 by CBA Trees.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 5 The garden room hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing care home and shall not be used as a separate unit of accommodation.

Reason: The garden room is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and in the interests of the amenity of the local area, having due regard to policies CS11, CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.