

P/13/0898/VC

TITCHFIELD

MEDICX

AGENT: AKA PLANNING

ERECTION OF A 50-BED RESIDENTIAL CARE HOME AND 32 DWELLINGS FOLLOWING DEMOLITION OF THE HINTON HOTEL & ANCILLARY BUILDINGS AND THE LIMES PUBLIC HOUSE - AMENDMENTS TO CARE HOME INCLUDING ERECTION OF SUB-STATION ALTERNATIVE TO P/12/0644/FP

HINTON HOTEL & THE LIMES 34 CATISFIELD LANE FAREHAM HAMPSHIRE PO15 5NN

Report By

Kim Hayler (Ext. 2367)

Site Description

The site lies north of Catisfield Lane, just east of the junction with Fishers Hill. The site has planning permission (P/12/0644/FP refers) for the erection of a 50-bed residential care home and 32 dwellings following the demolition of the Hinton Hotel and ancillary buildings and the Limes Public House.

The current planning application relates only to the residential care home and associated areas situated in the north eastern corner of the site.

Description of Proposal

The application seeks to amend the approved residential care home. The most significant changes to the building involve:

- an additional forward single storey extension to the eastern part of the building comprising approximately 56 sq.m. of additional floorspace;
- an additional glazed entrance lobby area;
- revised fenestration and exterior details;
- revised internal use allocations and spaces;
- provision of first floor balcony area to north elevation.

The revised plans also include:

- alterations to the car park to provide 19 car parking spaces (two additional spaces to that permitted);
- alterations to the servicing and manoeuvring area;
- the provision of an electricity substation.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

C18 - Protected Species
CS17 - High Quality Design
CS18 - Provision of Affordable Housing
CS20 - Infrastructure and Development Contributions
CS21 - Protection and Provision of Open Space
CS22 - Development in Strategic Gaps

Fareham Borough Local Plan Review

H1 - Housing Allocations
DG4 - Site Characteristics
C18 - Protected Species

Relevant Planning History

The following planning history is relevant:

P/13/0893/CU **CHANGE OF USE OF PART OF Paddock TO A WOODLAND WALK
- EXTEND PERMITTED WOODLAND WALK BY 5 METRES
(ALTERNATIVE TO P/12/0641/CU)**

P/12/0644/MA/A **ERECTION OF A 50-BED RESIDENTIAL CARE HOME AND 32
DWELLINGS FOLLOWING DEMOLITION OF THE HINTON HOTEL &
ANCILLARY BUILDINGS AND THE LIMES PUBLIC HOUSE: NON-
MATERIAL AMENDMENT - REALIGNMENT OF PLOTS 1-4**
APPROVE 14/11/2013

P/12/0645/CA **DEMOLITION OF THE LIMES PUBLIC HOUSE SITUATED WITHIN
CATISFIELD CONSERVATION AREA**
APPROVE 26/04/2013

P/12/0644/FP **ERECTION OF A 50-BED RESIDENTIAL CARE HOME AND 32
DWELLINGS FOLLOWING DEMOLITION OF THE HINTON HOTEL &
ANCILLARY BUILDINGS AND THE LIMES PUBLIC HOUSE**
APPROVE 26/04/2013

P/12/0641/CU **CHANGE OF USE OF PART OF Paddock TO A WOODLAND WALK**
APPROVE 26/04/2013

Representations

Two comments have been received from the occupiers of 16 and 18 Catisfield Lane raising the following issues:

The proposed changes to the care home will have a greater impact on neighbouring property;

The proposal has not been publicised appropriately;

Loss of privacy from proposed terraces;

Kitchen extension will result in smells, noise and loss of privacy;

Strongly against the home being used for nursing, care and dementia.

Consultations

Director of Planning and Environment (Highways) - No objection

Director of Regulatory and Democratic Services (Environmental Health) - Representations have been made by local residents indicating concerns over smells and noise from the kitchen at the care home. The design statement submitted in support of the variation states the following: "Together with resident facilities, the ancillary facility requirements have been considered and now include appropriate plant, kitchen, laundry and staff rest change areas. No flues were indicated on the approved scheme for the kitchen, plant or laundry. Bespoke "Chimneys" have therefore been added for this purpose which avoids the need for unsightly/ inappropriate proprietary cowls." The flue for the kitchen is shown on plans discharging above ridge height. Subject to a planning condition securing the flue is installed and maintained as per manufacturers' recommendations then odour nuisance from the kitchen would be prevented.

I do not foresee noise being a significant concern nor any other aspects of this submission as regards pollution and suitability of use matters.

Planning Considerations - Key Issues

This application is submitted on behalf of the prospective care home operator, and the changes for the most part reflect their specific requirements for the operation of the care home. The amendment to the car parking layout has been due to the need to make provision for an electricity substation.

The key issues are;

- the impact on the design of the approved building;
- the impact of the revised car parking layout upon the appearance and functioning of the site;
- the impact upon the amenities of the neighbouring properties.

Impact upon the design of the approved building

The proposed single storey extension is located on the eastern side of the care home and is screened from the remainder of the development by a larger wing of the building. The gabled design of the extension matches other examples on the building. On the north elevation part of the internal day room is proposed as a paved external terrace with consequential changes to the external appearance. Fenestration changes are numerous including the position of some of the dormer windows, but these do not compromise the overall character and appearance of the building as already approved. Other alterations include the introduction of two chimneys which add interest to the elevational profile of the building.

Car park layout

The amendments to the car park layout has resulted from:

- the extension of the proposed building into the approved service area;
- the need to provide for an electricity substation; and
- the desire of the prospective operators to provide some additional parking specifically for the care home.

The above aims are achieved by moving the demarcation between the proposed public

highway and the private areas associated with the care home to the west. This has resulted in the loss of some landscape planting but not such as to affect the future character of the development layout. Further space has been created by setting the parking and the service yard at an angle to the main building. The result is that the electricity substation can be accommodated on the southern boundary of the care home and 19 car parking spaces are provided in place of the 17 spaces as approved. The Director of Planning and Environment (Highways) has been consulted and has raised no objection in relation to the proposed changes to the car parking and servicing area.

Impact upon the amenities of neighbouring properties

The current application has been publicised in accordance with the Council's neighbour notification policy. Immediate neighbours were notified by letter, site notices were posted and the application was also publicised in the press. The publicity undertaken also reflected the publicity undertaken under the previous application (P/12/0644/FP).

The distance between the proposed kitchen extension and the nearest residential property (as extended) 20 Catisfield Lane to the south east would measure approximately 38 metres.

The distance between the proposed kitchen extension and the garden boundary of 20 Catisfield Lane would measure approximately 28 metres. The originally approved layout showed the kitchen to the rear of the building. As amended the kitchen would be located to the front of the building with staff accommodation above. One first floor window is proposed to serve this staff room facing south. This window would be sited approximately 28 metres from the garden boundary of 20 Catisfield Lane, exceeding the 11 metres normally sought between windows and residential gardens. Furthermore the proposed amendment is an improvement on the previously approved scheme which showed two first floor dormer windows serving a day room facing south. These windows have been removed to facilitate the single storey front kitchen extension.

The representations received seem to indicate that new terraces would be added to the eastern elevation. This is not the case. A first floor and second floor terrace would be added to the north elevation only, looking over the paddocks and woodland walk to the north.

Notwithstanding the concerns raised by local residents officers are of the opinion that the amended proposal would not materially harm the amenities of the occupiers of nearby residential properties.

Officers are satisfied in all respects that the amended proposal is acceptable and complies with the relevant Policies of the Adopted Core Strategy and Fareham Borough Local Plan Review.

Recommend:

Subject to:

(i) the comments of the Director of Regulatory and Democratic Services (Environmental Health);

(ii) the applicant/owner entering into a Deed of Variation on terms drafted by the Solicitor to the Council to amend the planning application reference in the previous legal agreement to refer to the current application number, P/13/0898/VC.

PERMISSION: Implementation of landscaping scheme; remove permitted development rights, no buildings or other structures without consent - specific plots; details of fencing; lighting in accordance with bat report; details of material, hardsurfacing, soffits, eaves, roof verges, windows, window reveals and arches (including lintel design), chimneys, rainwater goods, boundary walls, materials for chimneys; no removal of boundary walls; timetable for construction of boundary fences and walls; retention of car ports; tree protection measures; plot 32 - high

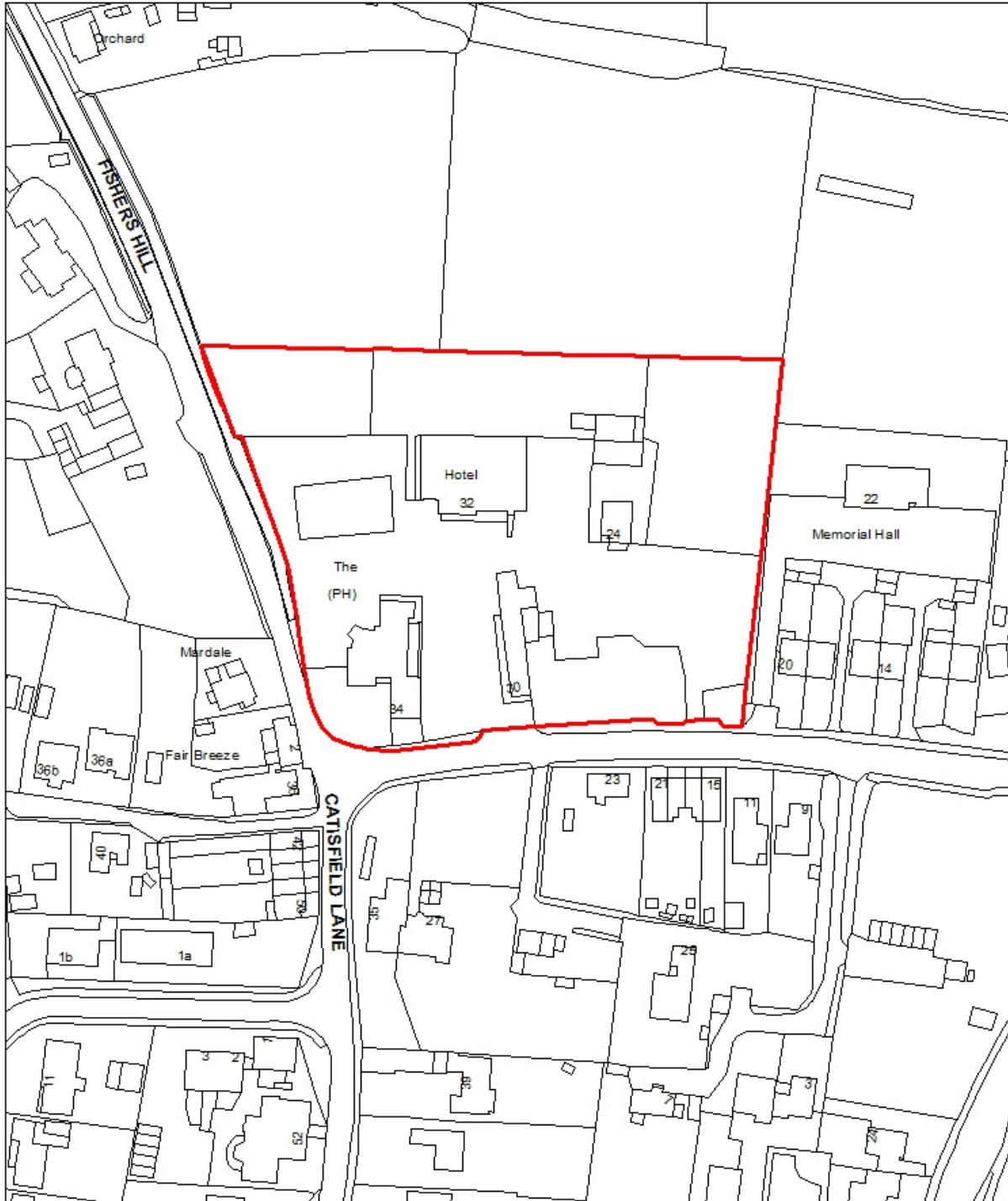
level rooflights in rear roofplane; remove permitted development rights no further windows in rear elevation; boundary treatment; details of management and future maintenance of buffer areas; affordable housing; levels; no burning; no mud on roads; hours of work; construction management; car parking; provision in accordance with agreed timetable; details of surface water and foul water; development phasing plan; care home class C2; salvage materials; flue to be installed in accordance with approved details.

Background Papers

P/12/0644/FP; P/13/0898/VC

FAREHAM

BOROUGH COUNCIL



Hinton Hotel &
The Limes
Scale 1:1250

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