

P/14/1020/LB

MS LINDA SCOTT

WARSASH

AGENT: STUDIO FOUR
ARCHITECTS

PROPOSED GROUND AND FIRST FLOOR EXTENSION TO EXISTING LINK BETWEEN THE ORIGINAL BUILDING AND MODERN EXTENSION WITH A NORTH FACING DORMER WINDOW TO ACCOMMODATE NEW PLATFORM LIFT BETWEEN FLOORS

101 BROOK LANE WARSASH SOUTHAMPTON SO31 9FE

Report By

Arleta Miszewska direct dial 01329 824666

Introduction

This application is reported in conjunction with the previous application, P/14/1019/FP.

Site Description

The application site lies on the western side of Brook Lane, which is a primarily residential street in Warsash comprising a mix of housing. The site is defined on the Fareham Proposals Map as countryside.

The property boundary consists of other residential properties to both sides and Brook Avenue to the rear of the site.

The site slopes down gradually from Brook Lane to the Little Brook stream by about 3m, it then slopes up steeply from the stream to Brook Avenue by some 4m.

The site currently consists of a detached building designated as a Grade II Listed Building, which is used as a residential care home accessed from Brook Lane.

Description of Proposal

Listed Building Consent is sought for a ground and first floor extension to an existing link between the original structure and a modern rear extension, including a blind dormer window to accommodate a new platform lift and a staff room within the first floor space.

The need for the proposed lift:

Hampshire Fire & Rescue Service issued a 'Notification of Fire Safety Deficiencies' in 2012 regarding the existing circulation and escape routes throughout the Home. This has been followed up in a recent letter from the Service in January 2014 requesting that relevant action is taken as soon as possible as the Home does not comply with Building Regulations and other acts requesting lift access to the first floor.

A further key issue is staff circulation. At present a member of staff moving from a first floor bedroom in the North Wing to one in the Central wing would have to go down to the ground floor and then climb back up again. This is not only inefficient and time-consuming, but also puts undue strain on staff, limits the recruitment of ambulant disabled staff and reduces response times in case of emergencies or evacuation.

Finally there is also the issue of the long-term wellbeing of the elderly residents themselves. No proper wheelchair access to the first floor prevents residents from continuing to access

their first floor bedrooms if they become wheelchair-bound, meaning they are forced to move, which may not be their preference and would not be feasible anyway if all ground floor rooms are occupied.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS6 - The Development Strategy

Development Sites and Policies

DSP6 - Protecting and Enhancing the Historic Environment

Relevant Planning History

The following planning history is relevant:

<u>P/14/1019/FP</u>	PROPOSED GROUND AND FIRST FLOOR EXTENSION TO EXISTING LINK BETWEEN THE ORIGINAL BUILDING AND MODERN EXTENSION WITH A NORTH FACING DORMER WINDOW TO ACCOMMODATE NEW PLATFORM LIFT BETWEEN FLOORS
<u>P/12/0325/FP</u>	SINGLE STOREY EXTENSION TO EXISTING RESIDENTIAL CARE HOME AND ERECTION OF A DOUBLE GARAGE TO THE REAR APPROVE 16/07/2012
<u>P/12/0326/LB</u>	SINGLE STOREY EXTENSION TO EXISTING RESIDENTIAL CARE HOME AND ERECTION OF A DOUBLE GARAGE TO THE REAR APPROVE 16/07/2012
<u>P/05/0313/FP</u>	Erection of Single Storey Detached Outbuilding PERMISSION 22/04/2005
<u>P/95/0032/LB</u>	ERECTION OF REAR CONSERVATORY CONSENT 26/04/1995
<u>P/95/0031/FP</u>	ERECTION OF REAR CONSERVATORY PERMISSION 26/04/1995
<u>P/93/1376/LB</u>	TWO STOREY REAR EXTENSION TO REPLACE EXISTING SINGLE STOREY EXTENSION L BLDING REFUSE 03/02/1994
<u>P/93/1342/FP</u>	ERECTION OF TWO STOREY REAR EXTENSION REFUSE 13/01/1994
<u>P/93/0859/LB</u>	ERECTION OF TWO STOREY REAR EXTENSION L BLDING REFUSE 23/09/1993
<u>P/93/0810/FP</u>	ERECTION OF TWO STOREY REAR EXTENSION REFUSE 02/09/1993
<u>P/91/0803/LB</u>	ALTERATIONS TO REAR EXTENSION

CONSENT 21/11/1991

P/91/0752/FP **ALTERATIONS TO REAR EXTENSION**
PERMISSION 21/11/1991

Representations

One letter of objection has been received from the adjacent neighbours at 103 Brook Lane raising the following concerns:

- The property has been altered and extended considerably over the years, to the extent that the listed part is now the minor part of the property.

Consultations

Director of Planning and Development (Conservation) - Several amendments have been received as a result of negotiations with the applicant. No objection is raised to the final agreed scheme.

Planning Considerations - Key Issues

This building is grade II listed. The principle listed building has existing additions to the north and south. This application proposes a ground and first floor side extension to an existing link between the original listed building and a modern extension, including a blind dormer window to accommodate new platform lift and a staff room within the first floor space.

Concerns have been raised over the proportion of modern additions being made in relation to the original listed building. The principle of these additions to the building have been discussed with the Council's Conservation Officer and are considered to be acceptable in relation to maintaining the historic integrity and the setting of the listed building.

Recommendation

LISTED BUILDING CONSENT: Subject to conditions:

1. The development shall begin before 26th March 2018.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed ground and first floor plans, dwg. no. 03 rev B;
 - b) Existing and proposed external views: North East and North West, dwg. no. 04 rev B;
 - c) Existing & proposed elevations & proposed sections through extension, dwg. no. 05 rev B;
 - d) Existing & proposed South & West elevations, dwg. no. 06 rev B;
 - e) Existing & proposed roof layouts, dwg. no. 07 rev B;
 - f) Existing and proposed external views: North and North East, dwg. no. 09 rev A;
 - g) Existing and proposed South West view, dwg. no. 10 rev A;
- REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- a. samples of all external materials to be used in the development hereby permitted, and
- b. the detailed design of the new lead roof including how it is to adjoin the historic fabric of

the building.

The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

4. No development shall take place until details of the proposed windows, including sections of the timber to be used in their construction have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

5. Prior to work commencing in relation to the opening of the new link through into the historic roof structure a method statement shall be submitted to the local planning authority specifying in detail;

a. the proposed alterations to the historic roof structure, including elements to be removed or altered;

b. the materials and techniques to be used in any works of alteration;

c. details of techniques and finishes to be used for any re-instatement works.

The development shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural and historic interests of this Grade II listed building.

FAREHAM

BOROUGH COUNCIL



101 Brook Lane
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2015

