

P/14/0458/FP

LARCH NURSING HOME LTD

PORTCHESTER WEST

AGENT: WARD ASSOCIATES
CONSULTING LTD

CHANGES TO EXISTING CARE HOME TO INCREASE CAPACITY FROM 46 TO 51 BEDROOMS INCLUDING SINGLE & TWO STOREY EXTENSIONS, INTRODUCTION OF ANGLED WINDOW TO EXISTING BUILDING AT FIRST FLOOR LEVEL IN WESTERN ELEVATION, CHANGES TO EXTERNAL GROUND LEVELS ON SOUTHERN SIDE OF ENLARGED BUILDING TO PROVIDE RAISED TERRACE AND PATHWAY, RECONFIGURATION AND ENLARGEMENT OF EXISTING CAR PARKING AREAS AND ERECTION OF THREE STORAGE SHEDS

CAMS RIDGE NURSING HOME 7 CHARLEMONT DRIVE FAREHAM HAMPSHIRE PO16 8RT

Report By

Richard Wright

Site Description

Cams Ridge Care Home is a two storey building located within the urban area providing residential accommodation and care facilities for elderly people.

The building in its original form is believed to have been constructed in the late Victorian period and has since been extended in various ways most noticeably in the form of two storey extensions within the north-west and southern parts of the site. The building is surrounded by car parking areas to its immediate north and east with 'grass-crete' surfacing providing overspill parking on its southern side. A garden area lies in the western and south-western parts of the site and there is a central 'courtyard' area for residents to use.

Access to the property is via Charlemont Drive, a private road leading northwards from Cams Hill. Charlemont Drive has a steep incline from its junction with Cams Hill and the care home is on significantly higher ground than the houses to the south. Three houses are accessed further along Charlemont Drive to the west (nos. 3, 4 & 5). A further dwelling, 8 Charlemont Drive, is accessed through the car park of the care home and lies to the immediate north-east of the site.

Numerous mature trees line the site's southern boundary with Charlemont Drive.

Description of Proposal

The application originally proposed extensions to increase the capacity of the care home from 46 to 58 bedrooms.

The application has been subsequently amended and now proposes an increase to 51 bedrooms involving the following works:

- An infill extension to the eastern side of the building
- A two storey extension to the south-western corner of the building
- The introduction of an angled window to the existing building on its western elevation at first floor level
- Changes to the external ground levels on the southern side of the building to provide a raised terrace and pathway

- Reconfiguration of the existing car parking areas including an enlargement of the car parking area to the south of the building
- Three storage sheds located on the northern side of the building

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

- CS5 - Transport Strategy and Infrastructure
- CS6 - The Development Strategy
- CS15 - Sustainable Development and Climate Change
- CS16 - Natural Resources and Renewable Energy
- CS17 - High Quality Design

Development Sites and Policies

- DSP2 - Design
- DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

- DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/02/1383/VC</u>	Relief From Condition 6c of P/99/0972/FP (Provision of a 1.8 Metre Fence on the Western Boundary)
	PERMISSION 12/12/2002
<u>P/99/0972/FP</u>	Erection of Two Storey Extension
	PERMISSION 10/02/2000
<u>P/92/0679/FP</u>	TWO STOREY EXTENSION AND SUN LOUNGE WITH THE RETENTION OF 8 BEDSIT ROOMS TO THE FIRST FLOOR NORTH WING
	PERMISSION 19/10/1992

Representations

Two letters have been received in objection to the application with the following comments:

- There are current parking problems
- Builders and delivery vehicles will add to the parking problems
- There appears to be no provision of additional car parking spaces within the site
- I have concerns related to the increase in staff and visitor vehicular activity and parking overspill from the site
- Has there been any consideration of commercial vehicular activity in the site, such as HGVs, ambulances, hospital transport vehicles?
- HGVs have previously caused damage to trees and fences
- The method of supplying electricity to the street furniture along Charlemont Drive is dangerous
- The boundary is incorrectly drawn

A further letter has been received from the neighbour living at 5 Charlemont Drive with the following comments:

- I would expect a condition to ensure no windows could be formed in the west elevation of the existing building
- The transport assessment / parking survey appears to ignore the fact that cars from the care home often park in Charlemont Drive causing an obstruction

Consultations

Director of Planning & Development (Highways) -

Following changes to the scale of the proposed extension and to the layout and number of car parking spaces and the provision of staff travel data, it is considered that the on-site proposals are now satisfactory.

Director of Community (Environmental Health) -

Due to the close proximity of the care home to the railway, bedrooms with new windows in the western elevation should have a high specification of glazing to reduce the level of external noise sufficiently and those rooms should be equipped with mechanical ventilation so that it is not necessary to open the windows to ventilate the room. A planning condition could be used to require the applicant to provide details of those measures and to ensure that they are put in place before the rooms are occupied.

Planning Considerations - Key Issues

This application seeks to upgrade the accommodation and facilities of this residential care home and increase the capacity from 46 to 51 bedrooms. The main planning issues relate to the design and appearance of the building, how the proposals may affect the living conditions of neighbours and future residents of the care home and the level of parking provision within the site.

i) Design and appearance

The existing care home building consists of the original late-Victorian two-storey house and later extensions at a similar scale but more modern in appearance.

The proposed two storey addition to the building forms the main piece of development in this application which would extend the care home into the south-western part of the site. It would create a central courtyard area as well as enabling the internal layout of the building to be based around a circular corridor. Officers understand from the applicant that both of these are design features important to improving the operation of the building as a care home.

The applicant's agent has worked with Officers to improve the standard of the originally proposed design. The result is a revised proposal which has reduced the amount of floor space proposed to be added to the care home and which has incorporated high quality design features such as a two-storey glazed link section and traditional style bay windows. Officers consider that the proposal will improve the appearance of the care home building and will have no harmful effect on the character of the surrounding area.

The proposal meets the design related criteria of Policy CS17 of the adopted Fareham Borough Core Strategy.

ii) Living conditions of neighbours

The revised application proposes that some of the windows in the western elevation of the existing building and the two storey extension will be angled in order to prevent any overlooking of the nearest neighbouring property to the west, 5 Charlemont Drive. A tall hedgerow runs along the party boundary however the use of the angled windows ensures that, should the hedgerow be reduced in height in the future, the privacy of those neighbours would not be materially reduced. Other first floor windows in the western facing elevation would look out onto the frontage of the neighbouring property.

The dwelling at 8 Charlemont Drive is accessed through the car park of the care home and lies close by to the north-east of the building. The proposed changes will facilitate an increase in the care home's capacity however this is unlikely to have any material effect on the living conditions of those neighbours.

There would be no materially harmful effect on the living conditions of neighbours arising from the proposed development.

iii) Living conditions of future occupants

Officers have worked with the applicant's agent to reduce the footprint of the proposed extensions to the building and ensure that a good size of outside space is retained for use by the residents. The proposal will create a courtyard area within the centre of the building which will offer the care home an area of practical outdoor amenity space which can be easily managed. The proposed glazed link section of the two storey extension will not only connect two ends of the building but also provide a direct through route from the courtyard to the new raised terrace and the garden around the edge of the site.

A railway line runs to the immediate north of the site. The advice received from Environmental Health Officers is that suitable sound attenuation measures should be incorporated in those bedrooms on the western side of the extension.

The application is acceptable in that it satisfactorily takes account of the living conditions for future occupants.

iv) Car parking and highway safety

The submitted survey drawings indicate that the site currently provides parking space for 21 cars. Several of these spaces however are impractical for everyday normal use and are difficult to access. The proposed reconfiguration of the car park improves the layout of the car park to the north of the building which staff members ordinarily use whilst extending and formalising the overspill car park to the south. The plans show a net increase of two parking spaces making 23 spaces. Unlike the current parking arrangement all of the spaces would be accessible so that they could be used by staff and visitors to the care home.

The application is accompanied by a transport assessment which offers a breakdown of parking requirements for the care home. The care home currently has a maximum of 27 staff on duty at any one time. The transport assessment provides details of a survey carried out with existing staff members which shows that just under half of the staff travel to work by car (48%). If on average 13 members of staff travel to the site then 8 spaces remain for visitors to park in.

The proposal would increase capacity at the home so that, based on a pro-rata increase in employees, there would be a maximum of 30 staff members on site at any one time with 14 - 15 of those travelling by car. The newly revised and enlarged car park would then provide 8 - 9 spaces for visitor parking. This level of proposed parking is considered sufficient for the likely demand created by the care home once extended. Officers are therefore satisfied that the proposal meets the expectations of Policy CS17 of the adopted Fareham Borough Core Strategy in regards to providing an appropriate level of parking.

v) Other matters

Various large mature trees lie within the site close to the southern boundary adjacent to Charlemont Drive itself. It is proposed to fell two trees, a cedar tree which was badly damaged in storms at the start of the year and a poor quality eucalyptus tree. Other trees would not be adversely affected by the development.

vi) Conclusion

The proposed development will enhance the appearance of the building whilst increasing the capacity and improving the facilities available at the care home. Appropriate outdoor amenity space will be provided for future residents to use and sound attenuation measures will ensure noise from the nearby railway would not affect the living conditions in certain bedrooms. There would be no material harm to the living conditions of neighbours and the level and arrangement of car parking provision within the site is sufficient to meet the demands of the extended care home.

The proposal accords with Policies CS5, CS6 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP4 of the emerging Fareham Borough Local Plan Part 2: Development Sites and Policies.

Recommendation

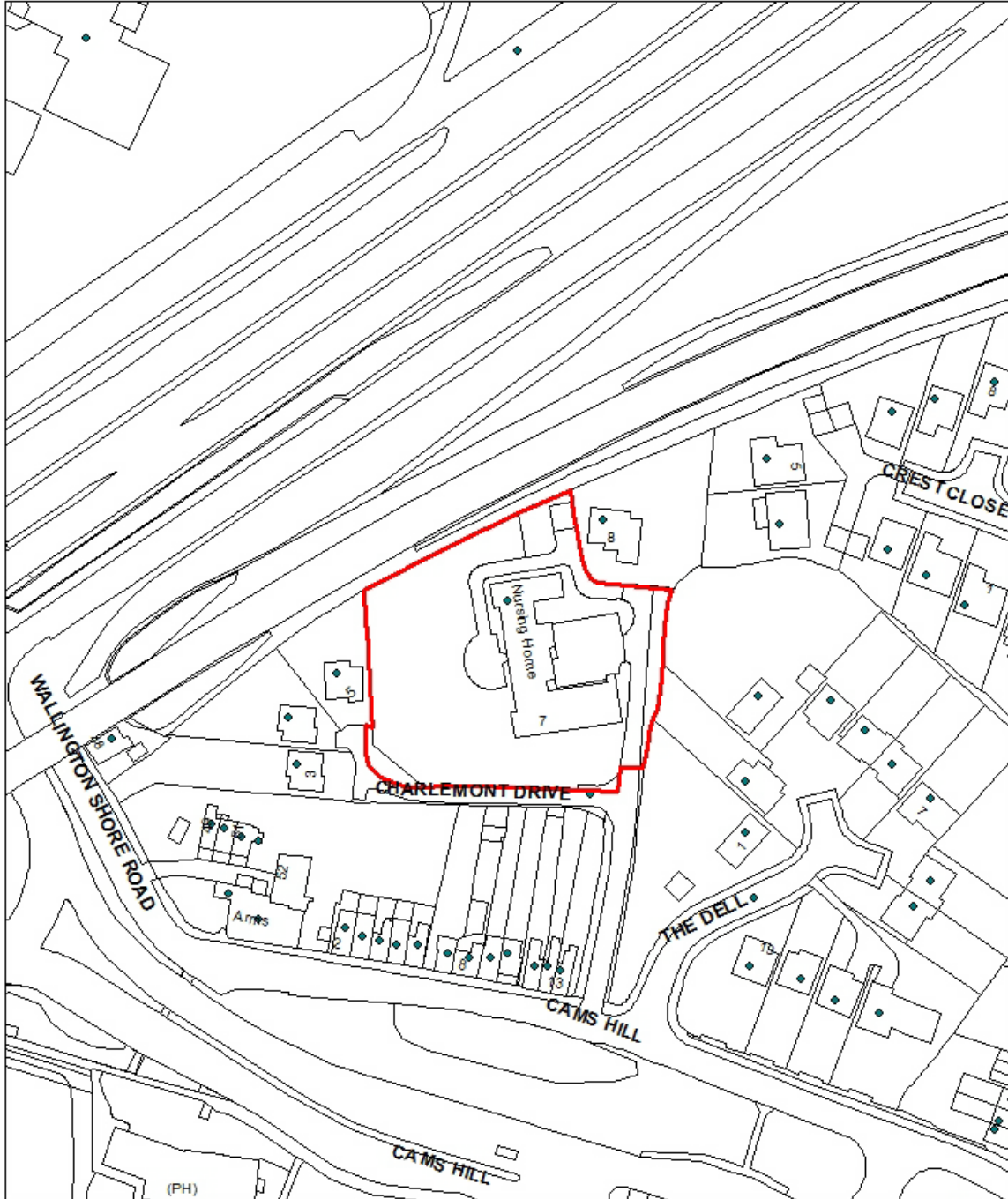
PERMISSION: Implementation within 3 years; list of approved documents; obscure glaze and fix shut to 1.7m above internal floor level north west facing window pane in first floor bay window on west elevation; sound attenuation scheme for bedrooms with new windows in west elevation; materials to match existing; tree protection; car parking improvements to be carried out before extensions brought into use and level of car parking thereafter retained; limit number of residents to 51; BREEAM standard; details of car parking provision for contractors during construction.

Background Papers

P/14/0458/FP, P/02/1383/VC, P/99/0972/FP, P/92/0679/FP

FAREHAM

BOROUGH COUNCIL



7 CHARLEMONT DRIVE
SCALE: 1:1,250

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