

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	17 January 2013
Title:	Single storey extension to include nursing care bedrooms and associated external works including the provision of additional parking spaces at Westholme Nursing Home, 55 Harestock Road, Winchester, Hampshire SO22 6NT (Application No: 12/02441/HCS) (Site Ref: WRS008)
Reference:	4576
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission is sought for a single storey extension (376m²) to include nursing care bedrooms and associated external works including provision of additional parking spaces and external courtyard at Westholme Nursing Home, Harestock Road, Winchester. The extension will result in a net gain of six nursing care beds and lounge/dining area.
- 1.2. The issues raised for consideration are the loss of privacy, the need for additional boundary planting, the potential for increased light pollution, the potential for increased noise from the operation of the site, disruption from the construction of the development, parking provision on site and maintenance of existing boundary trees.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached) as it is an extension to an existing facility which is within the settlement area (saved Policy SF6). The design, appearance and scale (saved Policy DP3) of the extension is considered appropriate with the amenity space of those living adjacent to the site being sufficiently retained, the proposed landscaping (saved Policy DP4) will ensure the quality of the landscaped grounds are maintained and the protection of the privacy of neighbouring properties. The proposal is considered acceptable in terms of highways safety and convenience.
- 1.4. The recommendation is that planning permission is granted for the single storey extension to include nursing care bedrooms and associated external

works including provision of additional parking spaces be granted, subject to the conditions listed in Integral Appendix B.

2. Site and proposal

- 2.1. Westholme Nursing Home is located on Harestock Road in the north of the City of Winchester (as detailed on the Location Plan). The 0.8 hectare site is bound on the north eastern (Hickory Drive), south eastern (Burley Road) and south western side (Larg Drive) by detached housing. A number of the houses have views onto the site from first floor windows. The site has mature trees along its frontage with Harestock Road. The site is accessed off Harestock Road by staff, visitors and service vehicles. This is also the only pedestrian access point.
- 2.2. The existing nursing home is a large two storey building with a gentle pitched roof. The external materials are facing brickwork coloured red/brown and timber cladding. The site gently slopes from the north west to the south east. The properties in Burley Road are at a lower level than the grounds of the site.
- 2.3. The nursing home's current service provision includes nursing care accommodation for 30 bedrooms and residential care accommodation for 37 bedrooms. There are approximately 58 equivalent full time members of staff who work on a shift basis. At present there are 20 car parking spaces on the site, two of which are allocated as disabled parking spaces. There is the provision for 10 cycle spaces within a locked and covered cycle store to the rear of the building.
- 2.4. Planning permission is sought for a single storey extension (376m²) to include nursing care bedrooms and associated external works including provision of additional parking spaces. The extension and internal refurbishment will provide 10 new nursing care beds. There will be a reduction of four residential care beds so consequently a net gain of six beds providing a total of 73 beds. En-suite facilities are to be provided with all bedrooms and the extension would provide a lounge/dining area with associated WC.
- 2.5. The proposed 'L shaped' building is to be connected to the existing building in the south west corner. The section linking the extension to the existing building is to be a flat roof with high performance flat roof coverings. On the low pitched roofs concrete interlocking roof tiles are to be used. The facing brickwork to the external walls is to match as closely as possible to the existing brickwork. The gutters are to be aluminium colour coated as well as the external window frames and infill panels.
- 2.6. It is anticipated that the proposal would result in three additional staff working in the nursing home. It is proposed that four new car parking spaces are to be provided to the south eastern end of the existing car parking area. There is to be no change to the existing number of cycle

spaces provided on site. The extension would be highly compartmentalised for fire protection and would have sprinklers connected to the existing system within the nursing home.

- 2.7. Slight external alterations are proposed to the grounds of the nursing home, providing the opportunity to create a courtyard within which there are to be raised planters, handrails, bird bath, seating and sensory planting. As detailed on landscaping plan P9666_L_701 revB there are to be four existing trees removed to facilitate the development. The mature horse chestnut within the centre of the site is noted within the tree survey as being category C, low quality and value with sever ivy and is noted as being braced by a wire cable. One of the trees to be removed near to the south western boundary is a large stump with stems growing from it and the yew tree noted as being of good form and healthy in nature. To mitigate against the loss of trees, replacement tree planting is proposed in the centre of the nursing homes garden, along the south western boundary and in a section of the south western corner. Throughout the garden there is to be a number of footpaths provided which are to be constructed this will include the realignment of an existing footpath on the south western boundary of the site. At present there are two lighting columns within the garden, approximately three metres in height. These are to be removed and it is proposed that emergency low level lighting bollards are to be provided to the site escape footpath. There is to be no change to the car park lighting. Above the escape routes emergency lighting is proposed, these lights are to be hooded fittings.

3. Development plan

- 3.1. The appropriate development plan document for consideration is the Winchester District Local Plan Review (2006).
- 3.2. The relevant policies for consideration are saved policies DP3 (General Design Criteria), DP4 (Landscape and the Built Environment) and SF6 (New Facilities and Services).

4. Consultations

- 4.1. **Councillor Bailey** has been consulted on the application. Councillor Bailey attended the public exhibition at Harestock School and was impressed by the engagement and attention paid to residents' views by the officers. Final comments are reserved as she is a member of the Committee.
- 4.2. **Winchester City Council** raise no objection to the proposal, subject to the protection of trees during construction.
- 4.3. **Highway Authority** raise no objection to the planning application provided that conditions requesting the completion of a travel plan and details of measures to be taken to prevent mud from vehicles leaving the site during construction works.

- 4.4. **Littleton and Harestock Parish Council** have no objection to the proposal. However, the Parish Council is disappointed that only six additional elderly care places will be provided, considering the shortage of elderly care places in Winchester and the closure of some existing facilities.

5. Representations

- 5.1. Three letters of objection have been received. The issues raised were the loss of privacy, the need for additional boundary planting, the potential for increased light pollution, the potential for increased noise from the operation of the site, disruption from the construction of the development, parking provision on site and maintenance of existing boundary trees.
- 5.2. Decrease in the value of properties has been stated as a reason for objecting, this is not a planning consideration.

6. Commentary

- 6.1. Westholme Nursing Home is an established property in the settlement area of Winchester, consequently the proposed extension is, in principle, in accordance with saved Policy SF6.
- 6.2. The nursing home is well serviced by public transport with bus stops in close proximity to the site and the Winchester railway station being approximately 2 miles away. In addition to this there is a good provision for cycle parking on site with a secure covered cycle store. The increase in car parking provision on site is considered to be appropriate to cater for the increased demand from the extension. On site visits have indicated that there is no existing parking capacity issues. The concerns regarding the temporary impact during the construction period are understood and it is recommended that a construction traffic management plan is conditioned for submission prior to development commencing on site. This will enable the specific's such as contractors car parking, temporary site office location, on site management to be controlled.
- 6.3. It is considered that the proposal makes efficient use of the existing nursing home site. The design of the extension responds positively to the scale and form of the existing building, there is no visual impact and the development does not impact on the character of the area. The proposed extension is set back appropriately from the boundary of the site and with the proposed additional boundary planting is considered acceptable as it appropriately screens the development. The concerns of local residents with regard to lighting and noise are noted, however, the lighting provision around the existing car park and building are not to be changed and the existing lighting column within the garden is to be removed and be replaced with emergency low level bollards which will consequently reduce the light to the rear of the site. The noise associated with the development will not be significantly increased by the provision of the extra six beds due to the nature of their use. It is considered that the amenity space of those living

adjacent to the site will be sufficiently retained. The proposal is in accordance with saved Policy DP3.

- 6.4. There is one tree of significant size to be lost to the rear of the site. This tree is of poor quality and value and it is considered that the replacement tree planting is appropriate to ensure the continuity of tree cover on the site. The further three trees which are to be lost are smaller in size and are also being appropriately replaced. The proposed courtyard will enhance the outside space for those living within the home and will enable greater use of the outside areas. It is recommended that if planning permission is approved a condition should be attached to require the submission of a detailed hard and soft landscaping plan to ensure the boundary planting is sufficiently enhanced and the species are appropriate to the locality. In addition to this it will enable the approval of the specification and location of the low level bollard lighting. On this basis it is considered that the proposal is in accordance with saved Policy DP4.
- 6.5. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the agent and applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant and agent where guidance was provided on the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. The Local Planning Authority discussed potential changes to the proposal where considered appropriate or necessary.
- 6.6. In conclusion, it is considered that the proposal would be in accordance with the development plan (summary attached) as it is an extension to an existing facility which is within the settlement area (saved Policy SF6). The design, appearance and scale (saved Policy DP3) of the extension is considered appropriate with the amenity space of those living adjacent to the site being sufficiently retained, the proposed landscaping (saved Policy DP4) will ensure the quality of the landscaped grounds are maintained and the protection of the privacy of neighbouring properties. The proposal is considered acceptable in terms of highways safety and convenience.

7. Recommendation

- 7.1. That planning permission for the single storey extension to include nursing care bedrooms and associated external works including provision of additional parking spaces (12/02441/HCS) be granted, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

Single storey extension to include nursing care bedrooms and associated external works including the provision of additional parking spaces at Westholme Nursing Home, 55 Harestock Road, Winchester, Hampshire, SO22 6NT.

Elizabeth II Court West, The Castle, Winchester, SO23 8UD

CONDITIONS

Timescale

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, no the removal of waste materials, shall take place before 0800 hours or after 1800 hours Monday to Friday inclusive, before 0800 hours or after 1500 hours on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of nearby properties.

External Materials

4. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

Reason: In the interests of visual amenity and to secure a satisfactory development.

Tree Protection

5. The trees to be retained shall be protected in strict compliance with BS5837:2012 – Trees in relation to design, demolition and construction during building operations as shown on plan P9666_L_701 revB.

Reason: To ensure the protection of the existing trees to retain the natural features in the interests of visual amenity and to ensure compliance with saved Policy DP4 of the Winchester District Local Plan Review (2006).

Highways

6. For the duration of the construction of the development measures shall be taken to clean vehicles leaving the site to prevent mud and spoil from being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the construction of the development. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried onto the public highway.

Reason: In the interests of highway safety.

7. A construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry route, parking and turning provision to be made on site and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety.

8. Prior to the commencement of use of the new extension a Travel Plan, including a method for its implementation and on-going management, monitoring and review is to be produced in writing, submitted to and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented thereafter.

Reason: In the interests of highways safety and promoting sustainable travel.

9. Occupation of the extension shall not commence until provision for the parking of vehicles has been made within the site. The areas of land so provided shall not be used for any purpose other than the parking, turning, loading and unloading of vehicles.

Reason: In the interests of highway safety.

Landscaping

10. Prior to the commencement of development a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the details approved. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

The scheme should include:

1. Full details of the soft and hard landscape works including lighting specification and bollard locations, planting plans, written

specifications, schedules of plants, species type, plant size and proposed numbers/densities.

2. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas.

Reason: To maintain the quality of the landscaped site and ensure there is no visual impact in accordance with saved Policies DP3 and DP4 of the Winchester District Local Plan Review (2006).

Advice Note

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the agent and applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant and agent where guidance was provided on the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. The Local Planning Authority discussed potential changes to the proposal where considered appropriate or necessary.

*Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)*

WINCHESTER DISTRICT LOCAL PLAN REVIEW (2006)

Saved Policy DP3 – General design criteria

Development which accords with other relevant policies of this Plan will be permitted, provided it:

- (i) makes efficient and effective use of land or buildings;
- (ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;
- (iii) keeps parking provision to a minimum;
- (iv) provides for ease of movement and local 'permeability';
- (v) maximises access to public transport;
- (vi) facilitates the development of adjacent sites;
- (vii) does not have an unacceptable adverse impact on adjoining land, uses of property;
- (viii) includes within the development sufficient amenity and recreational spaces, appropriate to its size, design and function;
- (ix) makes appropriate provision for the storage of refuse and recyclables.

Saved Policy DP4 – Landscape and the built environment

In order to maintain or enhance the District's townscape and landscape development will not be permitted where it would detract from, or result in the loss of:

- (i) important public views and skyline features, both in the immediate vicinity and long-range, where site analysis identifies these as being of recognised importance;
- (ii) slopes;
- (iii) trees and hedgerows;
- (iv) open areas important to the townscape or the setting of buildings, including Listed Buildings;
- (v) the landscape framework, including those 'key characteristics', landscape and built form strategies listed at Appendix 2;
- (vi) water features, river corridors and other waterside areas;
- (vii) areas of ecological importance.

Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should, in particular, avoid harm to, and be in sympathy with, both the immediate and wider landscape setting.

SAVED POLICY SF6 – NEW FACILITIES AND SERVICES

The development of new, extended or improved facilities and services within the settlements will be permitted.