

Application Number: 15/10240 Full Planning Permission

Site: ELINGFIELD HOUSE, 26 HIGH STREET, TOTTON SO40 9HN

Development: One & two-storey side extension; boundary wall; parking; ramp; barrier; landscaping; access

Applicant: Mrs Hollingworth

Target Date: 20/04/2015

1 REASON FOR COMMITTEE CONSIDERATION

Contrary Town Council view

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area
Listed Building

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS8: Community services and infrastructure
- CS10: The spatial strategy
- CS20: Town, district, village and local centres

Local Plan Part 2 Sites and Development Management Development Plan Document

- DM1: Heritage and Conservation
- DM10: Residential accommodation for older people
- DM16: Within town centres, outside Primary Shopping Areas and Secondary Shopping Frontages

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

- Section 38 Development Plan
- Planning and Compulsory Purchase Act 2004
- National Planning Policy Framework
- Achieving Sustainable Development
- NPPF Ch.2 - Ensuring the vitality of town centres
- NPPF Ch. 7 - Requiring good design
- NPPF Ch. 12 - Conserving and enhancing the historic environment

Section 66 General duty as respects listed buildings in exercise of planning functions.

Planning (Listed Buildings and Conservation Areas) Act 1990

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPG - Totton Town Centre - Urban Design Framework

6 RELEVANT PLANNING HISTORY

11/97906 - two-storey extension, parking, access ramps, 2m high boundary wall.
Granted 22.3.12

7 PARISH / TOWN COUNCIL COMMENTS

Totton and Eling Town Council - consider the extension acceptable but the car park unacceptable and recommend refusal on this basis.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

- 9.1 Natural England - no objection/comment
- 9.2 Ministry of Defence - no safeguarding objections
- 9.3 Environmental Health (Contamination) - no concerns
- 9.4 Drainage - no comment
- 9.5 Environment Agency - no comments
- 9.6 Hampshire County Council Highway Engineer - no objection subject to conditions
- 9.7 Environmental Design (Conservation) - raise some concerns but accept that there is an extant consent

10 REPRESENTATIONS RECEIVED

None

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 The site lies within the built up area of Totton in the Town Centre. It is a Grade II listed building in use as a nursing home. The application is identical to that approved under application 11/97906 and which was extant at the time this application was submitted. The proposal entails the provision of a two storey extension to enable 4 ensuite bedrooms at each of ground and first floor levels to be added. One existing room at each level would be removed in order to provide access into the extension which would incorporate a new lift, enabling the removal of the existing stair lift on the main historic staircase. The existing car parking area would be relocated to the rear of the building.
- 14.2 The application follows the granting of the previous scheme which was extant at the time of the submission of this scheme. The application has not been supported with information as to why the extensions are required although this was covered previously. However, the recent permission for the same development is material to the consideration of this proposal.
- 14.3 In principle, there are no objections to the proposed extension of a nursing home in this location. The proposal would provide additional bedrooms as well as providing more comfortable accommodation for existing residents. The Highway Authority has also advised that whilst the proposed parking level is less than standards require, there are no grounds for recommending refusal on a shortfall of parking spaces. Indeed, given the proposed car parking levels on a site of this size, additional parking would be inappropriate.

- 14.4 The comments of the Town Council have been noted although given the extant permission, it would be difficult to refuse permission for the reason of there being too much parking. Ideally, it would be preferable to retain more of the garden area, although a balance has to be struck between the ideal situation and making the listed property a viable concern. It is considered that the retention of a small landscaped garden area and patio, of benefit to residents in the dining and day rooms, together with a new area of planting to the front of the property, is adequate. It is of note that the Town Council did not raise parking as a concern when the permission was granted originally, they were concerned about grouped and contrived development and its impact on the Listed Building.
- 14.5 With regard to the physical extension to the building, the proposal has been designed having regard to the existing building. The addition enables the existing east/west corridor through the original property to remain with little alteration and provides a new corridor north/south in the addition together with a new lift. The double gable to the side elevation is retained and the massing of the proposed addition is therefore broken up as a result of this and the single storey element.
- 14.6 The previous approval was granted following the completion of a S.106 Agreement to secure transportation contributions. However, since the introduction of CIL in April 2015, this type of development does not generate a CIL payment nor a transportation contribution.
- 14.7 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

3. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location);
 - (c) areas for hard surfacing and the materials to be used;
 - (d) other means of enclosure;
 - (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. The extension hereby permitted shall not be occupied until the arrangements for the provision of cycle parking facilities within the curtilage have been implemented in accordance with a scheme to have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate parking provision is made in the interests of highway safety and in accordance with policies CS2 and CS24 of the Core Strategy for the New Forest District outside the National Park.

5. Before development commences, details of the means of disposal of surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

6. The development hereby permitted shall not be occupied until the arrangements for parking (and turning) within its curtilage have been implemented. These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

7. The development permitted shall be carried out in accordance with the following approved plans: Planning, Design and Access Statement, Biodiversity Checklist, 140911/A, 09/504/12.A, 09/504/11.B, 09/504/01, 09/504/02.

Reason: To ensure satisfactory provision of the development.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

Further Information:

Major Team

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**Planning Development
Control Committee**
June 2015

Item No: 3e & 3f
Elingfield House
26 High Street
Totton
App No 15/10240/1
SU3613

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

