REF. NO. F/11/69951

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conversion of 7no. bay windows into french doors & creation of terrace with balustrading. Dawson Lodge Botley Road West End Southampton SO30 3RS

SITE VISIT DATE	02/12/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for the conversion of seven bay windows on the southern elevation of the building into french doors and the creation of a terrace with balustrading to provide enclosed outdoor space for flat numbers 4 to 10 inclusive. The proposal also involves the removal of an existing decked area with handrails outside of flat number 9.
SITE AREA	0.5 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The site as a whole slopes gently from east to west and from north to south but is relatively flat in the proximity of the proposed works.
TREES	There will be no trees affected by the proposed development though there will be one small hedge/bush to be removed in the corner between flats 6 and 7.
BOUNDARY TREATMENT	The boundary with Botley Road is marked 1.8m high black metal fencing as well as a number of mature trees and hedging at various intervals. The eastern and western boundaries are marked by dense hedging.
SITE CHARACTERISTICS	Dawson Lodge is a two-storey 40-bedroom care home constructed in the early 1990s and providing personal care and accommodation for elderly people. The building is set on a fairly sizeable plot accessed from Botley Road with the main entrance and car parking to the north of the building and enclosed, landscaped open space to the south.
CHARACTER OF LOCALITY	The building is situated to the south-east of the Moorgreen Hospital site and at a road traffic junction dominated by the entrance to the Rose Bowl cricket ground as well as the Holiday Inn Hotel. There is a small cluster of four-residential properties on the opposite side of Botley Road to the south-east of the application site.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15382/014	Outline: 40 bed-sit flats for the frail elderly with ancillary accommodation for staff and dining accommodation.	POL – 13 January 1989
Z/15382/015	40 bed-sit flats for the frail elderly with ancillary accommodation for staff and dining accommodation.	Permit – 11 October 1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection – 7 December 2011

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Accommodation for Older People and Those in Need of Care

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to design, residential amenity and character of the area.

COMMENT ON CONSULTATION RESPONSES

West End Parish Council raised no objections to the proposed development.

COMMENT ON REPRESENTATIONS RECEIVED

No representations received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Dawson Lodge is a 40-bedroom care home providing personal care and accommodation for older people. The application seeks approval for the conversion of seven existing bay windows on the southern elevation of the building into French doors and the provision of an outdoor decked terrace serving flat/room numbers 4 to 10 (inclusive) which will be enclosed and separated by steel and glass balustrading to provide an external area of approximately 5m x 2.45m (12.25sqm) for each individual room. The proposal also involves the removal of an existing timber terrace serving flat 9.

In terms of the design as well as the proposed materials as specified in the Design and Access Statement, the development is considered to be sympathetic and complimentary to the existing building.
The main building is also set back from, and is fairly well screened from Botley Road by the boundary treatment which is made up of a combination of metal fencing, mature trees and hedging. Dense hedging and mature trees, as well as the shape of the building and the location of the works also provide a significant degree of screening from the east and west. It is considered, therefore, that the proposed works will have little impact on the immediate street-scene or on the wider character of the area. Also, given the fairly isolated location of the application building in terms of its proximity to residential properties as well as the siting of the proposed terrace at ground floor level, it is considered that there will be little or no impact on neighbouring amenity.

With regards to the adequacy of the amenity space being provided, the Council's SPD on 'Accommodation for Older People and Those in Need of Care' states that amenity space should be commensurate with the size of the development, usable, accessible, and located away from roads and parking areas. It should also be designed to reflect and meet the specific needs of the intended occupants of the development. It is considered that the proposed works adequately meet these criteria as well as providing residents with the opportunity for direct access to the natural environment.

Overall, the application is considered to comply with the requirements of Saved Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

For the reasons given above, the application is recommended for approval.

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