

Planning, Design and Access Statement.

Prepared by Hollybank Rest Home and N&J Design Ltd, August 2026.

Project: Retrospective Application for Retention of Garden Pergola

Site: Hollybank Rest Home, 41 Winchester Street, Botley, Southampton, SO30 2EB.

1.00 Introduction

This Planning Statement has been prepared in support of a retrospective planning application for the retention of a pergola located within the rear garden of Hollybank Rest Home, 41 Winchester Street, Botley.

Hollybank Rest Home is a long-established residential care home providing accommodation and support for older people, including those living with dementia. The home promotes person-centred care and places significant importance on residents' health, wellbeing, social interaction, and access to outdoor space.

2.00 Site Context

The pergola has been erected within the existing rear garden area of the care home and forms part of the home's outdoor amenities for residents. It is located entirely within the established grounds of the property and does not extend beyond the site's boundaries.

The structure has been introduced to improve the usability of the garden and to provide a safe, comfortable space for residents to enjoy outdoor activities throughout the year.

3.00 Need for the Development

In recent years, summer temperatures have increased significantly, creating challenges for elderly residents who may be more vulnerable to the effects of heat and direct sunlight. Access to suitable shaded areas is an important aspect of ensuring residents can continue to enjoy outdoor environments safely.

The pergola was installed specifically to:

- Provide protection from direct sunlight and excessive heat.
- Encourage residents to spend time outdoors safely.
- Promote physical wellbeing and mobility through access to the gardens.
- Support mental health and emotional wellbeing by enabling residents to enjoy fresh air and nature.
- Facilitate social engagement and activities in a comfortable outdoor setting.

Many residents have limited mobility and rely on easily accessible shaded seating areas close to the home. The pergola creates a focal point within the garden where residents can meet with family members, participate in activities, or simply relax outdoors while protected from prolonged sun exposure.

Care providers are increasingly required to adapt outdoor environments to respond to periods of extreme weather. The provision of shaded outdoor areas is an important measure in protecting vulnerable residents while enabling them to maintain access to fresh air and outdoor activity during warmer months.

4.00 Benefits to Residents

The garden is a vital part of daily life at Hollybank Rest Home. Access to therapeutic outdoor environments has been shown to support the wellbeing of older people, particularly those living with dementia.

The pergola helps to:

- Reduce the risk of heat-related illness and discomfort.
- Allow residents to access outdoor areas for longer periods during warmer weather.
- Support sensory stimulation through interaction with plants, wildlife, and natural surroundings.
- Enable staff to provide meaningful activities in a shaded environment.
- Enhance overall quality of life for residents.

The structure therefore directly contributes to the care home's ability to provide a safe and enriching environment for vulnerable adults.

5.00 Amount

The overall measurements of the pergola are:

Width: 5.90m. Depth: 2.90m. Height: 2.15m

6.00 Materials

The pergola is constructed of a simple rectangular frame work of 6 x timber posts with a series of horizontal timber joists to support a polycarbonate sheet roof (yet to be fitted).

7.00 Location

The pergola is situated away from the western boundary of the site by a distance of approximately 1.5-1.6m. Between the pergola and the boundary lies a hedgerow, which at the time of the survey was cut to a height of circa 1.8m, providing a good level of screening to the pergola from the surrounding residential gardens.

8.00 Impact on the Surrounding Area

The pergola is a modest garden feature that sits comfortably within the existing grounds of the care home.

It:

- Serves an ancillary function to the existing use of the site.
- Does not alter the overall operation of the care home.

- Does not generate additional traffic or parking demand.
- Does not result in overlooking or loss of privacy to neighbouring properties.
- Does not adversely affect the character or appearance of the surrounding area.

The structure is used solely for the benefit of residents and visitors to the care home and does not change the established use of the site.

9.00 BNG

This development is exempt from the mandatory biodiversity net gain (BNG) requirements for the reasons set out below and as detailed within the accompanying BNG Statement of Exemption:

- From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below. The site area is 0.13 hectares.
- Developments subject to the 'de minimis' rule of 25 square metres (5m by 5m) of on-site habitat within the red line boundary. The open sided pergola covers an area of 17 square metres.
- Whilst there are priority habitats within 500mm of the application site (refer to accompanying map), these are not within the red line and will not be impacted by the proposal. The priority habitats comprise largely of deciduous woodland.

10.00 Conclusion

The pergola has been installed to support the health, safety, and wellbeing of elderly residents by providing an accessible shaded area within the care home's gardens.

The structure delivers significant social and wellbeing benefits, particularly during periods of hot weather, whilst having no material adverse impact on neighbouring properties or the wider area.

The development represents a proportionate and beneficial enhancement to the care home's facilities and supports the delivery of high-quality care to vulnerable older people.

For these reasons, it is respectfully requested that planning permission be granted for the retention of the pergola.

11.00 Photographs of the pergola in place



Photo 1. Looking north-east



Photo 2. Looking west



Photo 3. Looking south-west