

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

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| Case Officer | David Stevens |
| Application No. | 18/00887/FULPP |
| Date Valid | 18th December 2018 |
| Expiry date of consultations | 18th February 2019 |
| Proposal | Retention, refurbishment and alterations of existing Care Home (Use Class C2) building, including erection of a first-floor extension to the Fernhill Road elevation, an extension from ground floor to roof level to reintroduce the gable-end wall on the Fernhill Road elevation and the provision of a first-floor terrace to the rear elevation, together with associated landscaping and car parking; as an alternative to the complete demolition and re-development of the building as approved with planning permission 13/00343/FULPP dated 9 August 2013 |
| Address | Abercorn House Fernhill Road Blackwater Camberley |
| Ward | Fernhill |
| Applicant | Fairlie Holdings Ltd |
| Agent | Indigo Planning Ltd |
| Recommendation | GRANT |

A Members' Site Visit took place on Saturday 23rd February 2019.

Description & Relevant History

Abercorn House is a vacant 90-bed care home located occupying an elevated site in a corner position at the junction of Fernhill Road with Woodlands Walk. Although subject to some extensions and alterations, the main buildings date from circa 1950. The application site measures approximately 0.51 hectares. Within this site, approximately a quarter of the area at the highest ground level fronting Woodlands Walk contains the principal 'in' and 'out' vehicular access and stands of trees and shrubs. The building occupies the perimeter of much of the remainder of the site, with a 'C'-shaped footprint enclosing a courtyard garden area facing south-east. There is vehicular access to a service area from Fernhill Road to the east of the building. The building varies in height as the site slopes to the south, being 3 storeys in height to the north, rising to 4 storeys to the rear (south). Abercorn House was constructed to provide care or close-care accommodation for elderly persons. It has been unoccupied for

approximately 2 years following the opening of the adjoining new care home. The road frontage boundaries of the site to the north and east are enclosed with security fencing.

To the west of the current application site are residential properties at Woodlands Walk and Woodlands Close, with No.15 Woodlands Walk and Nos.9 and 10 Woodlands Close sharing a boundary with the application site. To the north, on the opposite side of Woodlands Walk and within Hart District, is the boundary of Hawley Hurst private school, formerly known as Hawley Place School.

To the south of the site is a new care home run by Gracewell Healthcare constructed pursuant to planning permission 13/00343/FULPP. This neighbouring building, known as "Gracewell of Camberley", was the first phase of a comprehensive development of a larger site including the current application building, the land now occupied by the Gracewell care home and adjoining sheltered bungalows at Hamilton Court further to the south, and the Randell House care home on the opposite side of Fernhill Road at the junction with Fernhill Lane. The current proposals arise from the sale of Abercorn House (to the current applicants, Fairlie Healthcare) and Randell House (to Hamberley Developments Ltd.) The new owners of these portions of the 2013 comprehensive scheme both have proposals that differ significantly from those approved in 2013.

The Randell House site is subject to a planning application also under consideration by the Council (18/00614/FULPP). This application will be subject to a separate Members' Site Visit and Committee consideration in due course.

The 2013 planning permission has been partially implemented; with New Hamilton Court and the new Gracewell Healthcare care home buildings (Phase 1 of the 2013 permitted scheme) constructed and completed. Phase 2 of the approved development was to involve the demolition of Abercorn House and construction of a new 45-bedroom specialist dementia care home. Phase 3 of the 2013 approved development was to comprise the demolition of Randell House and the erection of a new building comprising 37 new close-care (Class C2) apartments

An application proposing a material minor amendment (MMA) to the phasing plan for the 2013 approved development was refused by the Council in March 2018, 18/00033/REVPP. This sought to remove the Abercorn House redevelopment comprising Phase 2 entirely from the approved scheme phasing in order to pave the way for the current applicants' alternative proposals for the retention and conversion of the existing building for continuing Care Home use on a stand-alone basis, whilst ensuring that Phase 3 of the approved 2013 scheme (re-development of Randell House) remained intact and unaffected. The reasons for refusal of this application were:-

"The scale and nature of the amendments are considered to alter the approved development in a material way such that the resultant development would be substantially different from the previously approved development. Accordingly, the submission of the proposals as material minor amendments using s73 of the Act is considered inappropriate. Should the amendments be pursued a formal planning application will be necessary."

The new owners are consequently pursuing the current proposals for Abercorn House. This seeks the retention and internal and external refurbishment of the existing building; together with some external alterations and extensions to enable the re-use of the building as a care home (Use Class C2). This would feature en-suite bed spaces for a maximum of 50 residents to meet current care home standards instead of the previous provision of 90 bed spaces. The proposed scheme would include a 2-bedroom Manager's flat, a 1-bedroom Doctors' flat and a

further 4 staff bedrooms on site. Planning permission is not required for the continued use of the building in C2 care home use as this is the existing lawful use of the building. The proposed external alterations to the building and site fall into three categories: (a) proposed extensions that require planning permission; (b) external alterations that would have a material impact on the character and appearance of the building and require planning permission; and (c) non-material and de-minimis external alterations that do not require planning permission. The main elements of the external additions and alterations to the building that require planning permission are:-

- (a) Works involved in constructing parking spaces with the new retaining walls and alterations to widen the adjoining vehicular access driveways from Woodlands Walk and construction of a mini-bus parking bay;
- (b) Installation of replacement double-glazed windows to match the existing windows where required to improve the thermal efficiency of the building to modern standards;
- (c) A new lift overrun roof extension projecting above the roof on the south-west elevation adjacent to the rear garden of No.9 Woodlands Close, which is designed to have the appearance of a large chimney;
- (d) Erection of a first- and second-floor infill extension to create four new bedrooms on the north-east elevation facing Fernhill Road;
- (e) Erection of a separate two-storey extension incorporating a roof gable feature (to provide a store room at ground floor and a bedroom for a proposed managers' flat at first-floor) located approximately centrally within the north-east elevation facing Fernhill Road;
- (f) Erection of a raised parapet to the flat roof area over the kitchens on the north-east elevation
- (g) Erection of a timber-screened first-floor amenity terrace at the south-east corner of the building with an external access stair from the level below;
- (h) Re-surfacing of the service yard areas with tarmac; and
- (i) Installation of windows in the place of the garage doors to provide light into a hydrotherapy pool area to be provided at the basement level;

There are also proposals for the introduction of additional landscape planting to the site to improve screening from neighbours; and to integrate the revised on-site parking to the front of the building (a total of 17 spaces including the minibus space and two disabled spaces) into the site. The existing metal palisade security fencing installed on the road frontage boundaries of the site would be removed.

The application is accompanied by a Design, Access & Planning Statement; Planning Statement & Statement of Community Involvement; Chimney Visual Impact Study; Non-Intrusive Structural Survey Report; Ecology Survey Report; Bat Detector Survey Report; Arboricultural Survey & Planning Integration Report; and a Transport Statement. An Addendum to the Transport Statement was submitted on 25 January 2019. As a result of amended plans and details received on this date, the applicants confirm that, although not located within the red-line of the application site, they own 8 parking spaces within an existing parking area on the opposite side of Fernhill Road within Hart District.

Consultee Responses

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| HCC Highways Development Planning | No highway objections following receipt of amended/additional plans and details on 25/01/2019; subject to conditions concerning provision and retention of parking; and submission of a Construction Management Plan |
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| Environmental Health | No objection subject to conditions concerning hours of work on site and submission of a Construction Management Plan to address how noise and dust emissions are to be mitigated during the demolition and construction phases of the proposed development. |
| Ecologist Officer | No objection subject to conditions. |
| Arboricultural Officer | No objection subject to conditions. |
| Hampshire Fire & Rescue Service | No objections, but provides generic fire safety advice. |
| Hart District Council | No objections. |
| Natural England | No objections. |
| Crime Prevention Design Advisor | No comments received |
| Thames Water | No comments received. |
| Hampshire & I.O.W. Wildlife Trust | No comments received. |

Neighbours notified

In addition to posting a site notice, 20 individual letters of notification were sent to properties in Woodlands Walk and Woodlands Close; and including the adjoining 'Gracewell of Camberley' care home. These written notifications have included all properties adjoining the application site.

Neighbour comments

- 1 Woodlands Close Representation : Transport Study does not provide for peak visitors times eg. weekends, nor for service contractors vehicles as seen in Gracewell's visitors spaces. Building contractors should be restricted to on-site. Control essential to ensure Woodlands Walk/Close are not used in preference. Will a control/liaison staff member be appointed? *[Officer Note: Planning permission cannot be withheld on account of the likely impacts of the site clearance and construction period of a development].*
- Following excessive parking in Woodlands Walk/Close, "yellow lines" were introduced by the Council. These restrictions are ignored daily by drivers picking up children *[Officer Note: from the adjoining private school : this issue is undoubtedly of concern to some local residents, however it is clearly an issue relating to visitors to an adjoining site, in this case located outside Rushmoor Borough, rather than an issue encountered with the current application site].*

- 9 Woodlands Close Representation : 1. Insufficient screening either side of existing mature oak as the leylandii shown on the submitted drawings have died/removed. Request additional 'small tree planting';
2. Provide further details of small trees; type and planted height;
 3. Why no small tree planting adjoining No. 10 Woodlands Close?
 4. Is there a management plan to minimise noise arising from the care home's operations?

Policy and determining issues

The site is located within the built-up area of Farnborough. It is not located within a Conservation Area and does not contain nor adjoin a Listed Building. Rushmoor Core Strategy Policies CP1 and CP2 (sustainable development principles and design & heritage respectively); and saved Local Plan Policy ENV17 (general development criteria) are general policies that variously indicate that development proposals will be permitted that do not give rise to any demonstrable harm to amenity.

At the time of writing, with effect from 21 February 2019 (subject to a six week judicial challenge period), the New Rushmoor Local Plan 2014-2032 is adopted by the Council as the Development Plan for the area. As a result, on this date Policies in the Rushmoor Core Strategy and saved old Local Plan policies are superseded. Having regard to the New Rushmoor Local Plan, Policies SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), LN4 (Specialist & Supported Accommodation), NE1 (Thames Basins Heaths Special Protection Area), NE3 (Trees & Landscaping), NE4 (Biodiversity) are considered relevant to the consideration of the current application.

It is considered that the main consideration for the Council lies in the comparison between the extant 2013 re-development scheme approved with planning permission 13/00343/FULPP and what is now proposed as an alternative, including the retention of the existing building with the proposed extensions and other external alterations. It is considered that the following are the main determining issues for the current proposals:-

- (a) Principle;
- (b) Visual Impact upon the character and appearance of the area, including impact on trees;
- (c) Impact on Neighbours;
- (d) Highways Considerations; and
- (e) Ecological Impacts.

Commentary

1. Principle – Since Phase 1 of the 2013 permission (the Gracewell care home) has been implemented, there is no time limit for the commencement of Phase 2 of these previously approved works, involving the re-development of both Abercorn and Randell Houses with new-build care home buildings. The extant and still implementable 2013 planning permission in respect of Abercorn House is a fallback position for the applicants in the current case. Nevertheless, the Council cannot require the implementation of the approved Phase 2 works, since there is no obligation for approved developments to be implemented in full.

In this case, the alternative proposals being pursued by the current owners, involve the retention of the existing building as a care home falling within Use Class C2.

Planning permission is not required for the retention of the existing Abercorn House building; or for the continued use of the building as a care home. What requires planning permission in respect of the current planning application are solely the various extensions and material external alterations to the building as described.

In the circumstances it is considered that the current proposals are acceptable in principle subject to all other relevant planning issues being satisfactorily addressed.

2. Visual Impact – Abercorn House is located in an elevated position and is an established part of the street-scene in Fernhill Road in this vicinity, including the existence of a service yard area directly adjoining the road frontage. Abercorn House is now closely adjoined and partially screened from view from Fernhill Road by the substantial mass and bulk of the Gracewell care home to the south. Abercorn House is less visible from Woodlands Walk on account of the established trees and shrubbery that largely enclose and screen this road boundary of the site. In general terms, the retention of the existing Abercorn House building cannot give rise to any material harm to the established character and appearance of the area.

Abercorn House is architecturally unremarkable and it is clearly of a design and appearance that is dated and in need of refurbishment. The previous proposals for the demolition of the building and its re-development with a new care Home building were previously supported by assertions that the existing building was in a poor state. Nevertheless, it is evident that the current applicants are satisfied that re-use is feasible and economically viable on the basis of the Building Survey Report submitted with the application. It is considered that the proposed re-use and refurbishment of the existing building would have a positive impact upon the visual appearance of the site.

The proposed extensions are located on parts of the building nearest to Fernhill Road and it is considered that they would give this elevation a more unified visual appearance. Whilst both proposed extensions would be readily visible, they are relatively small in scale and are considered to be of an external design sympathetic to the existing building and vicinity.

The proposed lift overrun roof extension would be a bulky addition to Abercorn House, however it would be located on an elevation that would be less visible from public viewpoints. The applicants have submitted a visual impact analysis considering the impact on publicly-accessible views from Woodlands Close that is considered to be satisfactory that this proposed new feature would be relatively distant and partially screened. Accordingly it is considered that this element of the proposals would not detract materially and harmfully from the character and appearance of the area.

It is not yet known how many of the existing windows would have to be replaced, although it is considered likely that this would involve a significant number as a result of the need to improve the thermal efficiency of the building to meet Building Regulations and generally improve the internal living environment. It is unlikely that replacement windows would be entirely identical in appearance to the existing units, although the extent to which this would be the case is dependent upon the degree of care taken in selecting and ordering the new window units. It is therefore considered appropriate to impose a suitably-worded condition to require the submission and approval of details and specifications of proposed replacement window units and their locations.

The proposed insertion of windows to serve the proposed basement level hydro-therapy pool would have little visual impact as they would not be readily visible.

Although the works to the front of the building to provide additional on-site parking spaces would be of significant scale, they would not be readily visible from the street in Woodlands Walk and would have an acceptable visual appearance.

The existing security fencing installed to enclose the property is to be removed. The submitted plans indicate that the north corner of the site from the eastern vehicular entrance on Woodlands Walk around the corner into Fernhill Road would be enclosed with a new 1.2 metre high visually permeable metal fence. Other sections of the road boundaries of the site would not need to be enclosed once the building is re-occupied. It is considered that the proposed removal of the existing security fencing and the installation of lower more appropriate boundary enclosures would improve the visual appearance of the site and is to be welcomed. It is considered appropriate that the removal of the security fencing be required by condition, together with the submission of details of the proposed new means of enclosure.

The submitted Tree Survey Report indicates that there would be minimal loss of existing trees and those that would be lost would all be 'C' category trees. The submitted Report also considers the impact of proposed works, largely in respect of the proposed alterations to the parking area and driveways, upon trees to be retained. It is concluded that low-impact methods of construction, as specified, would render any impacts acceptable. The Council's Arboricultural Officer concurs with this assessment and the proposals and therefore raised no objections subject to the imposition of appropriate tree protection conditions.

It is considered that the proposed extensions and alterations to the exterior of Abercorn House are acceptable in visual terms such that no material harm to the visual character and appearance of the area would arise.

3. Impact on Neighbours – The existing Abercorn House building is located in proximity to adjoining residential properties at Nos.15 Woodlands Walk and Nos.9 and 10 Woodlands Close. Nos.11 and 12 Woodlands Close do not physically adjoin the application site (they back on to the boundary with the Gracewell care home instead), but are also located close to Abercorn House. Whilst there are other residential properties in Woodlands Walk and Woodlands Close, none are affected by the existing building to the same extent.

Whilst the implementation of Phase 2 of the 2013 planning permission would have seen the replacement of the existing Abercorn House building with a lower building sited further from neighbouring properties, these proposals are not now being pursued. The relationship of the existing Abercorn House building to the neighbouring residential properties is long-standing and the adjoining houses were built significantly later than Abercorn House. In the circumstances, it is considered that the only consideration that can be given to the impact on neighbours in respect of the current application relates to those proposed external changes to the building that require planning permission.

In general terms it is considered that the current proposals would result in an improved relationship with neighbouring residential properties. Modern care home standards mean that the re-occupation of Abercorn House would be less intensive than was been the case previously. Whilst there would be no reduction in the number of windows in the west elevation of Abercorn House facing adjoining residential properties, there would be a reduction in the number of bedrooms and occupants within this section of the building. The applicants also indicate that, as is a standard provision with modern care homes, occupied rooms would be provided with privacy blinds/curtains.

The proposed extensions to the existing building are located on the east wing of the building and some distance from adjoining residential properties. Whilst the proposed lift overrun would be located on the west-facing roof slope of the building where it would be visible from the adjoining and nearby residential properties, it is not considered to give rise to material and harmful impact upon the amenities of occupiers of these dwellings. Similarly, the proposed hydro-therapy pool windows would be located at low level and at right-angles to the boundary shared with these neighbours. No undue impact would arise in that respect.

The west boundary of the application property shared with the adjoining residential properties contains some screening trees and shrubbery both within and outside the site of variable height, maturity and with some gaps. The boundary shared with the rear garden of No.10 Woodlands Close is particularly open at present on account of the recent loss/removal of a tree. The application proposes the provision of new tree and shrub planting within the site along the boundaries with adjoining residential properties. Details of this planting are not provided with the application, nevertheless it is considered that this detail could be required by condition.

The application site also adjoins the new Gracewell care home to the south. It is considered that the relationship of the proposed development to this neighbour would give rise to no material and undue relationships and is considered acceptable in planning terms.

4. Highways Considerations – The proposals represent a reduction in the occupancy capacity of Abercorn House from a previous 90 client bedrooms to the current proposals with a total of 50. This is an increase in 5 client bedrooms over the approved new-build Phase 2 scheme of 2013. In addition, the refurbished building would have ancillary staff accommodation comprising a 2-bedroom Manager's flat, a 1-bedroom Doctors' flat and a further 4 staff bedrooms. A total of 17 on-site parking spaces are shown, of which one comprises a minibus parking space and 2 are to disabled standard. A further 8 parking spaces in the ownership and control of the applicants are available in the area on the opposite side of Fernhill Road. These parking spaces are identified on a revised site location plan. Abercorn House would, as a result of the proposals, be provided with a total of 25 parking spaces.

The applicable car parking standard for Care Homes according to the Council's current adopted Parking Standards SPD (November 2017) is based on a number of visitor spaces calculated at 1 space for every 4 client bedrooms (so 12.5 spaces), plus 1 space for each full-time equivalent member of resident staff (a further 6 spaces), plus 1 space for every 2 full-time equivalent non-resident staff. On this basis, it is considered that the overall parking provision for Abercorn House would be adequate, subject to a condition to require that the indicated quantum of parking spaces are provided and retained at all times for parking purposes for the use of staff and/or visitors to the property.

It is proposed that the existing vehicular entrance from Woodlands Walk and the service area on Fernhill Road would be brought back into use. The revisions to the parking area to the front of the building would provide adequate vehicle manoeuvring space. Abercorn House would also retain adequate space on-site for ambulance access and egress.

As a result of the additional information provided by the applicants concerning the parking available to Abercorn House the Highway Authority (Hampshire County Council Highways) raise no highways objections to the proposals. This is subject to a condition requiring the provision and retention of the parking spaces indicated to be available to Abercorn House; but also in respect of the submission of a Construction Management Plan. In this latter

respect the scale of the works involved is significant in a vicinity where there are existing highway parking congestion problems associated with the nearby Hawley Hurst School. In the circumstances it is therefore considered entirely reasonable to require the submission of a Construction Management Plan.

It is considered that the proposals are acceptable in highways terms.

5. Ecological Impacts – the application property is located in a sensitive position with regard to the Thames Basin Heaths Special Protection Area (TBHSPA or SPA), since it is wholly located within the 400-metre buffer zone from the nearest component part of the SPA at Hawley Woods. Within this zone it is Natural England's (NE's) view that there can be no means of satisfactorily mitigating for the impact of any proposed new residential development, either alone or in combination, upon the integrity and nature conservation interest of the SPA.

The plans for Abercorn House do not indicate any significant resident staff accommodation was provided previously within the building, although a detached 'Matrons' Cottage' was demolished as part of the re-development creating the adjoining Gracewell care home. Some staff for Abercorn House were previously billeted within the old Hamilton Court bungalows, removed with the construction of the Gracewell care home. Natural England has raised no objections to the proposals on SPA grounds on the basis that the care home would accommodate immobile residents; and that the provision of ancillary staff accommodation within the property can be undertaken without the need for planning permission.

Following some ecology inspections of the application property the Council's Ecology Officer is satisfied that the site has limited ecological potential and, as such, that it is appropriate to raise no objections subject to the imposition of planning conditions requiring detailed proposals for provision of some ecological enhancement at the site to address the requirements of New Rushmoor Local Plan Policy NE4.

Conclusions – It is considered that the proposals are acceptable in principle, visual and highway terms, have no material and harmful impacts upon neighbours, and give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3 and NE4 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Core Strategy Policies CP1 and CP2; and saved old Rushmoor Local Plan Policy ENV17.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:- ORME 932/001 REV.F; 932/002 REV.C; 932/010 REV.A; 932/011; 932/012; 932/013; 932/014; 932/015; 932/020; 932/021; 932/022; 932/030 REV.A; 932/031 REV.A; 932/032 REV.A; 932/033 REV.A; 932/034 REV.A; 932/035 REV.A; 932/038; 932/040 REV.A; 932/041 REV.A; 932/042 REV.A; 932/SK24; 932/SK25; 932/SK26; NPA 10980 302; NPA 10980 401; NPA 10980 402; Agents Covering Letter; Planning Statement & Statement Of Community Involvement; Design, Access & Planning Statement; Chimney Visual Impact Study; RPS Transport Statement; Arboricultural Survey & Integration Report; Ecology Survey; Bat Detector Survey; And Structural Survey.

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 The external finishing materials of the works hereby permitted shall be with materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 4 In the event that windows in the existing building are to be replaced, the window replacements shall not take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (a) plan(s) identifying the location of all of the windows to be replaced; and
- (b) full plans/details and/or a sample of the proposed replacement window unit frames, glazing, window bars, cills etc to be installed.

The window replacement shall subsequently be carried out in full accordance with those details as may be approved and retained thereafter.

Reason - To ensure satisfactory external appearance. *

- 5 Prior to the first re-occupation of the care home building the subject of this permission, the existing metal palisade security fence and gates enclosing the road frontage boundaries of the site shall be removed from the site.

Reason - To accord with the indicated intentions of the applicants in the interests of the visual amenities of the area.

- 6 Prior to occupation of the care home the subject of this permission, screen and boundary walls, fences, hedges or other means of enclosure shall be installed and/or repaired/reinstated in accordance with the indications to this effect shown on the plans hereby approved. In the case of the proposed '1.2 metre high visually permeable metal fencing' indicated to be provided on the road frontage boundaries of the application site, this shall be in accordance with details of this proposed fencing to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained thereafter in accordance with the details shown on the plans hereby approved and/or approved pursuant to this condition.

Reason - In the interests of the amenities of the area and of neighbouring properties. *

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and for no other purpose, including any other purpose within Use Class C2 without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The care home shall provide a maximum of 50 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - In the interests of the safety and convenience of highway users.

- 9 For the avoidance of doubt, any staff accommodation to be provided within the care home the subject of this permission shall remain at all times occupied solely for purposes ancillary to the use of the property as a care home.

Reason - To ensure that there is no creation of self-contained residential accommodation to ensure no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 10 The care home the subject of this permission shall not be re-occupied until the 25 parking spaces shown to be provided and/or made available for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate off-street car parking to serve the development at all times.

- 11 The new parking spaces to be constructed on site shall be constructed and surfaced with water permeable materials.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 12 Prior to the re-occupation of the care home the subject of this permission, notwithstanding the indications for landscape planting shown by the Landscape Proposals Plan hereby approved, a fully detailed landscape and planting scheme (to include landscape and boundary screening enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. This shall, in particular, include landscape planting proposals in respect of the visual screening of the neighbouring residential properties adjoining the west boundary of the application site.

Reason - To ensure the development makes an adequate contribution to visual amenity and adequate screening of the site to/from adjoining residential properties to the west of the application site is provided. *

- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 14 Prior to the re-occupation of the care home the subject of this permission details of all external lighting to be installed within the site and/or on the exterior of the care home building shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 15 Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the programme for construction; and
 - (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

- 16 No works shall start on site until existing trees to be retained within and adjoining the site have been adequately protected from damage for the duration of site clearance and works and thereafter in accordance with the means, measures and proposals set out in the submitted Arboricultural Survey & Planning Integration Report hereby approved. In this respect no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees to be retained are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 17 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 18 Before any construction works in connection with the development hereby approved commences, a 10-year landscape management plan shall be submitted to, and approved by the Local Planning Authority. Two years after the landscaping has been completed a monitoring visit will be undertaken by a representative of the Local Planning Authority and the site ecologist to monitor management.

Reason - To ensure that the requirements of NPPF para 170-178, and Policies NE2, and NE4 of the adopted New Rushmoor Local Plan (2014-2032) are being delivered throughout the site.

INFORMATIVES

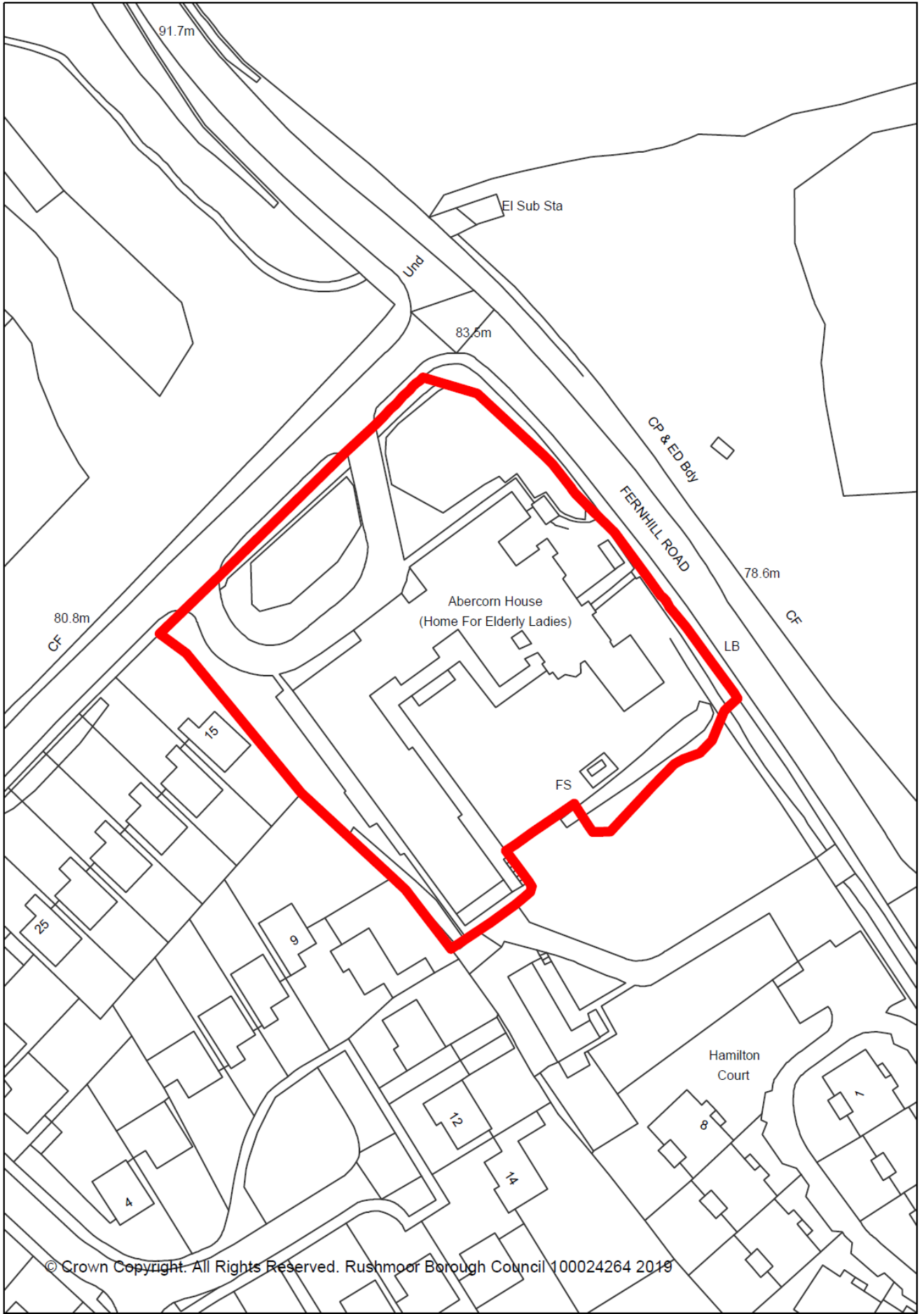
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposals are acceptable in principle, visual and highway terms, have no material and harmful impacts upon neighbours, and give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3 and NE4 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019; and Rushmoor Core Strategy Policies CP1 and Cp2; and saved old Rushmoor Local Plan Policy ENV17.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 4 **INFORMATIVE -** Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 5 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 6 **INFORMATIVE -** The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc. and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 10 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



KEY

Cross sections - refer to drawing SPA 10360 000

- Existing areas to be retained
- Existing hedge / significant shrub to be retained
- Existing perimeter / small trees retained and enhanced
- Existing office trees
- Existing existing wall / structure
- Existing close boarded fence retained
- Proposed tree planting
- Proposed hedge / perimeter shrubs
- Proposed shrub / perennial planting
- Proposed raised planters
- Proposed retaining structure
- Proposed close boarded fence
- Proposed newly permeable 1.2m high metal fence
- Proposed kerb
- Proposed ground strip in drainage / maintenance corridor at foot of E3 slope
- Proposed car parking spaces (with permeable construction)
- Proposed / existing recreation driveway
- Proposed / existing fig paving
- Proposed / existing steps to be fixed with appropriate handrails
- Proposed / existing ramp to be fixed with appropriate handrails
- Proposed outdoor seating
- Proposed pergola / rains structures creating new outdoor seating
- Proposed cycle storage

NOTE

- Refer to Engineer's drawings for locations of permeable paving
- Refer to Quality Woodlands Tree Protection Plan for details of any tree protection measures to be implemented in relation to trees being retained.

HAZARD LEGEND

| | | |
|--|--------------------|-------------------------|
| | Significant Hazard | Evacuation Action |
| | Compulsory Action | Significant Information |

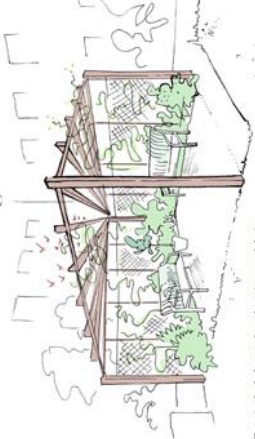
NICHOLAS PEARSON ASSOCIATES
 ENVIRONMENTAL PLANNERS - LANDSCAPE ARCHITECTS - ECOLOGISTS

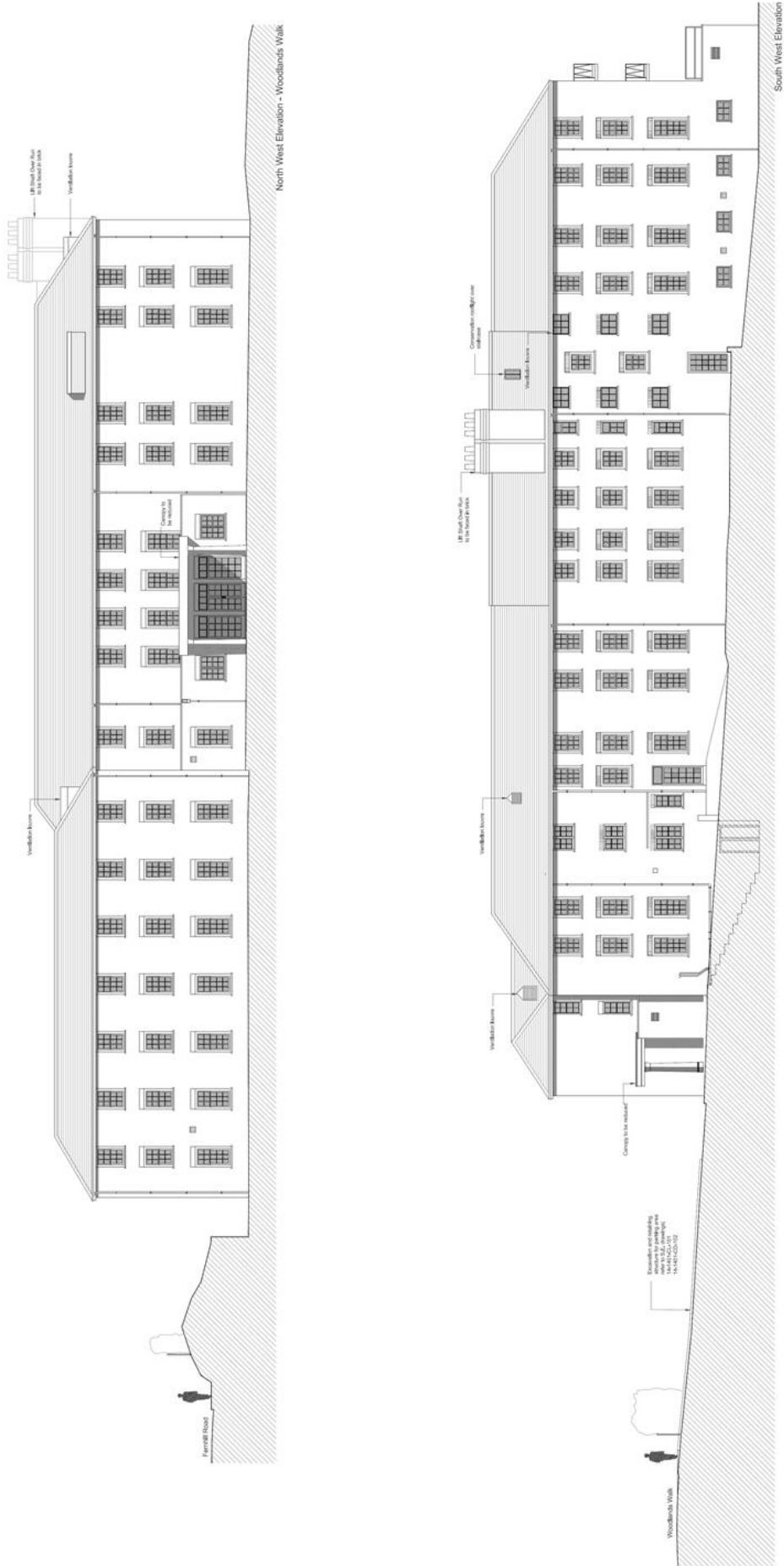
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 Project: Abercorn House
 Drawing: Landscape Proposal Plan

Drawn by: NPA (1963) 302
 Scale: 1:250 (at A1)

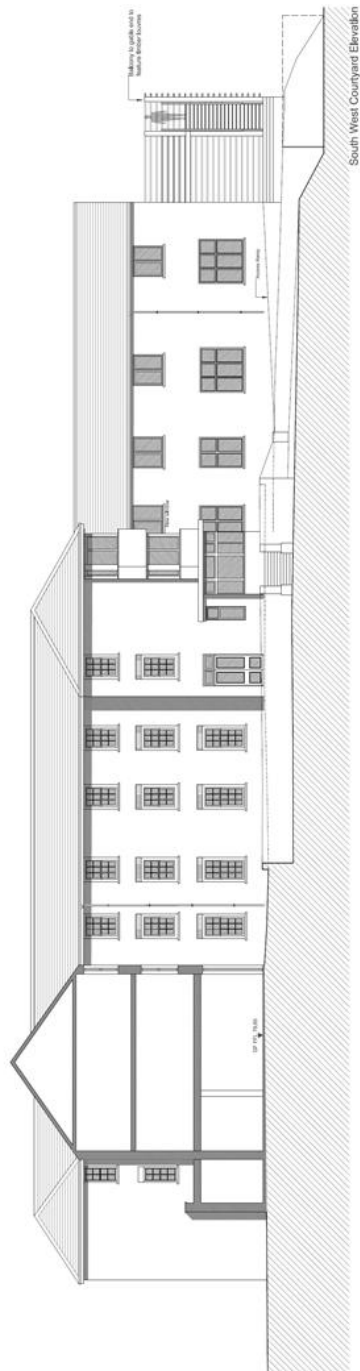
Rev: PD1
 Date: CT
 Drawn: GP
 Issue: PLANNING

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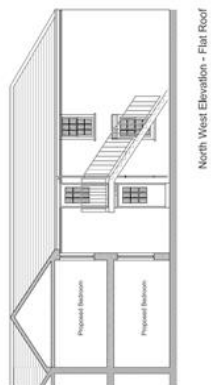




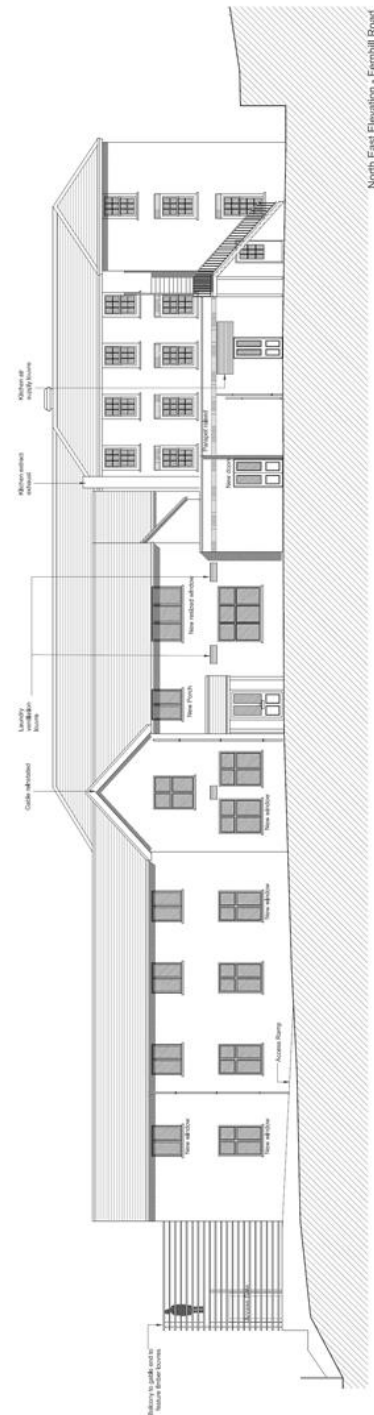
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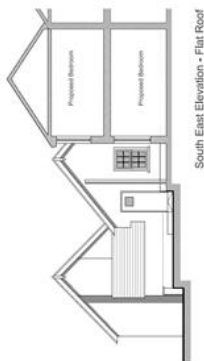
South West Courtyard Elevation



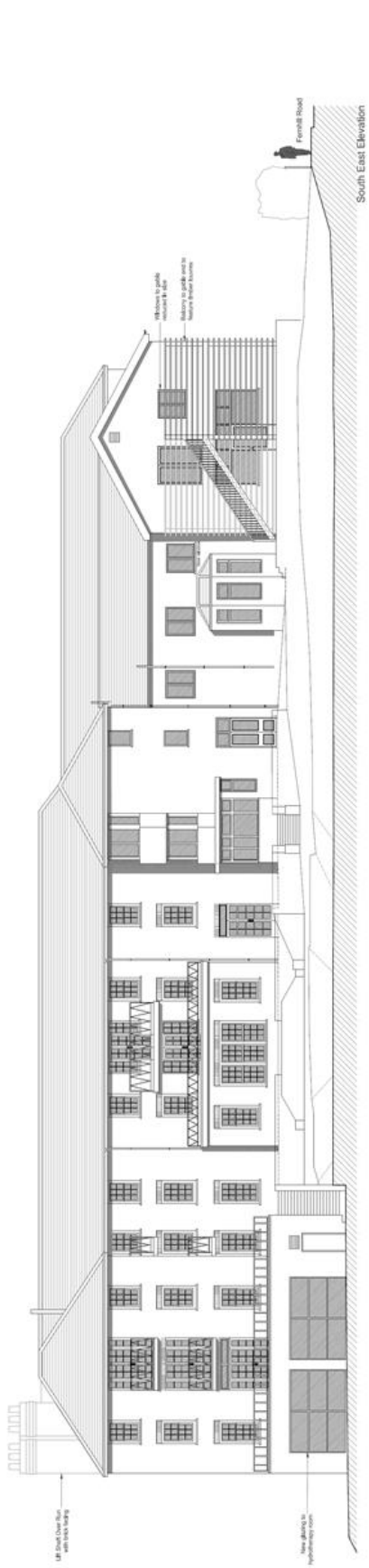
North West Elevation - Flat Roof



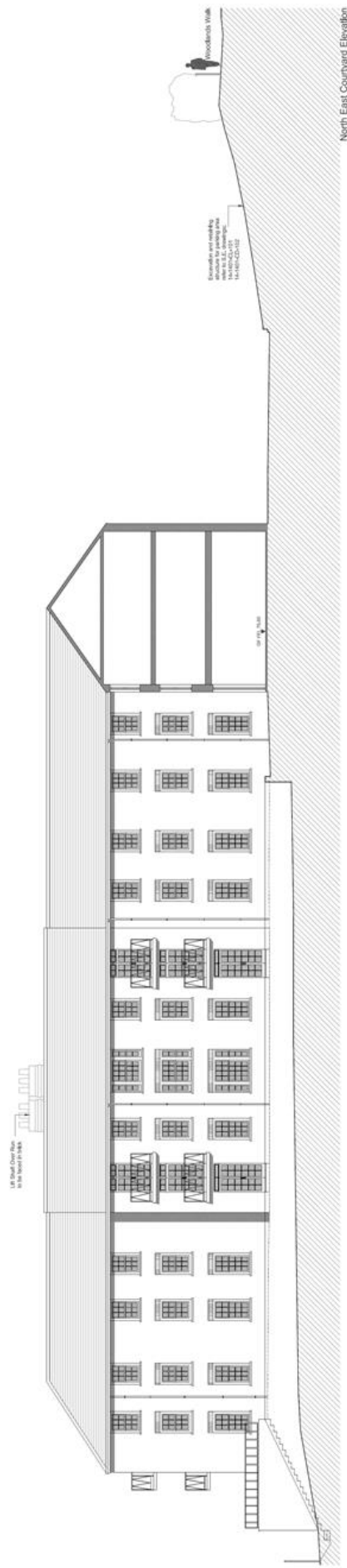
North East Elevation - Fernhill Road



South East Elevation - Flat Roof



South East Elevation



North East Courtyard Elevation



Woodland Walk Elevation



| | |
|----------------|-------------------------|
| Abercorn House | |
| title | Woodland Walk Elevation |
| date | 15.06.18 |
| scale | N/A @ A3 |
| drawing# | 932/SK26 rev # |

revision

revision date

ME Farm Barns, Tuckers Lane, Baboborough, Gastonbury, LD4 6BH | 01458 445100 | info@orme-architecture.com

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Fernhill Road Elevation

or^{me}

| | |
|----------|-----------------|
| title | Abercorn House |
| date | 15.06.18 |
| scale | N/A @ A3 |
| drawing# | 932/SK24 rev. # |

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Fernhill Road
South East view

or^{me}

Abercorn House
 title fernhill road south east view
 date 15.06.19
 scale N/A @ A3
 drawing# 932/SK25
 rev #

revision

revision date

revision date

revision date

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