

DELEGATED OFFICER REPORT

Site Address:	1-3 Beech Grove, Hayling Island, PO11 9DP		
Proposal:	Installation of new enclosed fire escape stairs. Re-roofing existing glazed conservatory with modern flat roof. Addition of ventilation grille for laundry area.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00899	Expiry Date:	28/12/2024
Applicant:	Mr McGregor Pear Tree Care Ltd		
Agent:	Mr Martin Critchley Architecture And Design (CAAD) Ltd	Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Beech Grove and is occupied by a residential nursing home, known as Blossom House. The property is two-storey in height and comprises a link between 1-3 Beech Grove, with rendered elevations, cladding and a tiled pitched roof.
- 1.2 The surrounding area is residential in character although open countryside is close by. There is a mix of design and styles of houses in the locality.

2 Planning History

06/51965/000 - Erection of a two storey rear extension, first floor extensions to the rear, side and front elevations. Single storey extensions to the rear and side elevations increasing the number of residents from 23 to 33 persons., WD,07/04/2006

06/51965/001 - Erection of a two storey rear extension, first floor extensions to the rear, side and front elevations, single storey extension to the rear and side elevations and increasing the number of residents from 23 to 33 persons. (Revised submission)., PERM,25/07/2006

07/51965/002 - Tree works, UNK,

08/51965/003 - Conservatory to rear and alteration of small lounge into a bedroom., PERM,07/08/2008

09/51965/004 - Erection of fence on top of wall to provide a finished height of 2.2m. , PERM,02/12/2009

09/51965/005 - Retention of baffle enclosure to kitchen extraction unit on roof., PERM,03/12/2009

09/51965/006 - Single storey, two bedroom extension to Residential Care Home. , PERM,17/12/2009

APP/16/00656 - New blind dormer to rear elevation to accommodate communal lift., PERM,08/08/2016

APP/17/00394 - First floor extension to the north elevation and single storey extension to the front elevation with a first floor extension above (25/09/2017). Request to Discharge Condition 5 (04/01/2018). , PERM,25/09/2017

APP/17/01152 - Variation of Condition 4 of Planning Permission APP/17/00394 to increase the number of residents from 33 to 34. , PERM,11/01/2018

APP/18/00036 - 1618_432 (Construction Layout), UNK,
APP/20/01014 - Single storey rear extension for 3 additional bedrooms, with an increase in residents from 34 to 36., PERM,06/10/2021
APP/21/00672 - Variation of Condition 2 of planning permission APP/17/00394 to increase the height of the flat roof between the two front facing gables, to allow for the minimum Building Regulation heights to be achieved internally., PERM,05/08/2021
APP/21/01283 - Two storey front extension, proposed entrance canopy and replacement roof to kitchen (no increase in occupants)., PERM,10/02/2022
APP/22/01218 - First floor extension over existing lounge with internal reconfiguration., PERM,21/04/2023

3 Proposal

Installation of new enclosed fire escape stairs. Re-roofing existing glazed conservatory with modern flat roof. Addition of ventilation grille for laundry area.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM7	(Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comment

Councillor Mark Coates

No comment received

Councillor Netty Shepherd

No comment received

Councillor Peter Oliver

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I write in about the letter I've received from planning. About 1.3 beech Grove .plz this nursing home has had many extensions a large 1st floor one which has bright lights all round in the wood work of the extension .[Redacted] this a 3.5 bedroom on top of building which is a eye sore .my view is now [Redacted] my sunlight has now limited as the building has taller [Redacted] .my view is not a large tall building not petty view and by putting in a fire escape plz that's just not fair the look will be horrible as it would be in my view all the time [Redacted] .joining. the grille no please as I've said we have the smell n stream every day as it is please don't make it bigger .just would like nice life [Redacted] there's too many rooms n too many extensions done all ready [Redacted] plz don't make my view any worse than it is now sunlight .design .loss if open space to look at thank you [Redacted]	Comments have been noted. It is understood this site has undergone significant development in the past however this proposal is not deemed to add significant additional building bulk to a level that would justify the refusal of the application. Please see 'Planning Considerations' section of the report for additional comments. In relation to the lights and grill, if these are causing an issue then this could be investigated under separate Environmental Health legislation.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 This proposal comprises the re-roofing of the existing conservatory with a new flat roof with lantern rooflights, doors to the rear and windows to both sides. A ventilation grill would be added to the laundry area. Also proposed is the addition of an enclosed fire escape which would be located at first floor level towards the eastern end of the building - this would comprise a first floor addition housing the stairwell, providing access to the ground floor from rooms 26-29. The fire escape would add some additional bulk at first floor level however this would be relatively modest in size, noting that there is existing building bulk at first floor height with existing variations in the roofscape of the building where various extensions/ additions have taken place. Alterations to the conservatory roof as proposed are not considered to result in harm to the host property nor to the wider character of the area. The ventilation grill would mark a very modest change to the front elevation and again would not harm the host property or the wider character of the area.

7.4 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 To the north of the site are properties 50-64 Tournurbury Lane. To the rear (east) of the site are nos 2 -8 Laburnum Grove. To the south of the site is no 7 Beech Grove. Opposite the site to the west are nos 2-6 Beech Grove. The proposed extension for the fire escape would be located within the bulk of the building to the rear - there would be no additional windows and it is sited away from the site boundaries. Whilst it would be visible from properties to the rear it is not considered to result in harm to these properties. The alteration to the extension roof would be set at single storey level and a gap would be retained to the rear boundary. No harmful impact to surrounding properties has been identified. With regards the ventilation grill, this is located well away from adjoining properties and faces the front car parking area of the premises.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.7 This proposal is not liable for biodiversity net gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00899 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of 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 development hereby permitted shall be carried out in accordance with the following approved plans:

1618161A LOCATION AND BLOCK PLAN
1618463C PROPOSED FLOOR PLANS
1618564C PROPOSED ELEVATIONS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.