
Site Address: Gorseway Retirement and Nursing Home, 354 Sea Front,
Hayling Island, PO11 0BA

Proposal: Retrospective application for single storey extension to rear, wall to front elevation alongside external staircase and changes to fenestration (including the removal of a window and addition of a door and 3 windows on the South elevation, changes to windows on North elevation, one additional to second storey, doors moved and added on single storey aspect, window added and door removed on West elevation).

Application No: APP/19/00816

Expiry Date: 22/10/2019

Applicant: Mr Nesbitt
Agincare UK Ltd

Agent: Mr S Jones
Steven Jones Plan Design

Case Officer: Selina Donophy

Ward: Hayling West

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

This application site is a large, detached nursing home located on the North side of the Sea Front, Hayling Island. This property is located within the Coastguards Conservation Area, North of the sea front and to the South of Hayling Island. The care home is accessible from an access road which can be approached from the Sea Front. There is a hard standing to the rear with car parking provision.

2 Planning History

GEN/10/00076 - Summary of application from the last 10 years., ,04/05/2010 14:22:52
GEN/17/00451 - COPY DOCS - Various planning applications, ,05/05/2017
APP/19/00126 - Cut back to source re-rooted stem of 1No. Poplar. Subject to A2 of TPO 0963., PERM,20/03/2019
APP/19/00575 - Siting of purpose built office/container to provide staff facilities., DEL,

3 Proposal

Retrospective application for single storey extension to rear to be used as a laundry room and wall to front elevation alongside external staircase as well as changes to fenestration.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of

CS16 Havant Borough)
(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Coastguards Hayling Island

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection- there are no new trees in the location of the new wall and building

Building Control

No comments

Conservation Officer

Senior Conservation Officer - No Objection – 2/10/19

Gorseway Retirement and Nursing Home is located within the Coastguards Conservation Area to the south of Hayling Island. It forms part of the wider Gorseway Park which also comprises the more traditional Manor Care, which was the former Gorseway House.

The application is for retrospective permission for a single storey extension to the rear and wall to front elevation alongside external staircase. The works have already been carried out. The works are contained within the core of the complex and therefore not widely visible from the public realm. Due to their small-scale nature and sensitive design, I am of the view that no harm will result to the designated heritage asset, which in this case is the Coastguards Conservation Area.

Crime Prevention -Minor Apps

No comments

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: 97

Number of site notices: 1

Statutory advertisement: 06/09/2019

Number of representations received: 1

Comment	Officer Comment
See representation under documents tab	The comments made include points regarding the character of the wall and the effect of the rear extension on safety, particularly involving vehicles and access. Comments have been addressed in the report below

Summary:

Comment:

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

(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.

The Council has a statutory duty under the Planning (Listed Buildings and Conservation areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is The Coastguards Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Coastguards Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

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

7.3 This application site is a nursing home located within the Coastguards Conservation Area and the retrospective works include an infill style extension to the rear, a wall screening the fire escape towards the front of the property and changes to fenestration on various elevations. The nursing home is set off from the street by a

small access road which leads off the Sea Front road and the works would not be visible from the street.

The extension works would have dimensions of approximately 4.1 metres in height, 3.7 metres to the overhanging eaves in width and 4.5 metres in depth. It is fairly modest in scale, infilling the space that was previously there and does not have a depth or height greater than the surrounding building. It has been built in matching brick with a tiled roof, following the style of the main building. The hipped roof design also matches the style of the existing adjacent extension.

The additional wall is 4.7 metres wide and is staggered in height, amounting to 3.5 metres at its highest point and 3 metres at its lowest. It is designed in white paintwork with black panelling which matches the existing wall it is attached to; where the entrance to the reception is located. The retrospective wall arguably may add improvement by screening the fire escape exit and is not deemed to have any harmful impact upon the main building or the surrounding Conservation Area. There have also been various alterations to the fenestration including both windows and the removal and addition of exterior doors across the building. The materials used have been white upvc which match the existing window and door frames used at the property. The Council's Conservation Officer has commented on this retrospective proposal and concluded that these works would not cause harm to this designated heritage asset.

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 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). 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

- 7.4 It has been highlighted that parking may be an issue created by this proposal, however any impact has been deemed to be negligible as the extension is not deemed to encroach upon usable parking space enough to warrant any significant impact. No additional bedrooms are being created, meaning there would be no further pressure on parking spaces. Additionally the extension is not considered to infringe upon the ability of emergency vehicles to manoeuvre. The residents of Gorseway retirement home would not be significantly impacted by these works, nor would they impact any surrounding properties in any significant manner.
- 7.5 The rear extension, changes to fenestration and the additional wall are not deemed to create any increased issues upon residential amenity. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 and CS11 of the HBLP (Core Strategy) and DM20 of HBLP (Allocations).

8 Conclusion

- 8.1 The scale, siting and design of the proposals are considered to have a limited and acceptable impact on the neighbours and will preserve the character of the Conservation Area, and therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/00816

(A)

(B) for the following reasons/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:

DRAWING 1 existing ground floor plan

DRAWING 2 existing first floor plan

DRAWING 3 existing second floor plan

Amended plans - all received 22.10.2019

Design, access and heritage statement received 27.08.2019

DRAWING 8 location and block plan

Reason: - To ensure provision of a satisfactory development.