
Site Address: Gorseway Retirement and Nursing Home, 354 Sea Front,
Hayling Island, PO11 0BA
Proposal: Siting of purpose built office/container to provide staff facilities.
Application No: APP/19/00575 Expiry Date: 18/10/2019
Applicant: Mrs Woodward
Agincare UK Ltd
Agent: Mr S Jones Case Officer: Bee Crawford
Steven Jones Plan Design
Ward: Hayling West

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The application site is a complex of detached two-storey buildings comprising a care home, nursing home and retirement apartments located on the North side of the Sea Front and the corner of St Georges Road situated within the Coastguards Conservation Area.
- 1.2 Detached residential properties are to the north, east and west and Sinah Common is to the south. The area is of low to medium density with a mixture of detached two storey properties and two and five storey blocks of flats of individual and similar age, style and design and Sinah Common.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the siting of purpose built office/container to provide staff facilities.

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 Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM7 (Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arb objection to this planning application, the proposed development will not impact on the adjacent tree as there is no requirement for tree protection measures or extra conditions should permission be allowed.

Building Control

No response received.

Conservation Officer

Senior Conservation Officer - No Objection

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 proposal is for the placement of a container style building, of a buff finish to be located in the car park of one of the more modern buildings on the development which serves as the purpose-built nursing home. The building would be obscured from view from St Georges Road by the mature screening along this boundary. It is my consideration that due to the position of the container, adjacent to a modern building and which would be obscured from view, would be unlikely to cause harm to the designated heritage asset, which is the Coastguards Conservation Area.

Environmental Health Manager, Community Group

No response 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: 97

Number of site notices: 1

Statutory advertisement: 06/09/2019

Number of representations received: 2

Comment	Officer Comment
Any facilities required for staff employed in the care/ nursing homes should be provided within those buildings. The businesses currently within Gorseway estate are all	See section 7.

residential . To site a new non-residential business within a residential area full of elderly and vulnerable people is completely inappropriate. If the (ugly and out of keeping) metal container is to be the base of a Hampshire wide domiciliary service, then this is an entirely different commercial business to be run out of a small residential road. The container will use some of the existing car parking spaces, yet will produce a need for more parking. Parking is very limited within the gorseway site. Residents often struggle to find a space. St. George's rd has year long parking restrictions with double yellow lines which are ignored daily by the multiple delivery lorries for the Care home who either park on the pavement (blocking it) or block the road close to its junction with Ferry Road which is dangerous. Increased traffic and potentially more staff parking illegally will cause considerable problems for St. George's rd residents. Should elderly people in the care home have to endure increased car noise, staff smoking pollution and continual coming and going when they are paying so much for a restful end to their days? Ground works are already completed and residents have been informed this new venture will be going ahead, with total disregard to the councils planning department and local residents.	The application is for existing staff associated with the on site care home. See section 7. See section 7. The agent has confirmed there will be no increase in the number of staff at the site. Noted.
This application is completely inappropriate for St George's rd, a residential area. Building proposed is an ugly shipping container totally out of character with the road. Heritage statement misleading. Photo showing all the hedging and trees which would block it from view have all been removed so unless the container is lower than the fence it will be " prominent/imposing to surroundings" the site is actually at risk of flood, our house is and we are further up the road. 37 extra cars will make a massive impact on the Road especially for those care home residents who regularly walk	See section 7. See section 7. The site does not fall within flood risk zones 2 or 3. The application is for existing staff associated with the on site care home.

out of that exit for a stroll. A 24 hour domiciliary service is planned, does that mean 24 hour coming and going of staff cars? Im saddened to lose all the vegetation especially the large tree which is going to be cut down. . work has already started , groundwork's done services in. Do the elderly home residents need an ugly office block with cars and smokers outside their windows? surely they deserve a quiet space outside their windows to look at, they've already made a substantial smoking shelter in the car park I strongly object to this development an hope that the council does not allow our roads environment to be spoiled as Agincare intend.	Noted.
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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) Appropriateness of design
- (iii) Impact on the Conservation Area
- (iv) Effect on neighbouring properties
- (v) Amenity issues
- (vi) Highway/parking considerations
- (vii) Developer contributions

(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) Appropriateness of design

7.3 The proposed single storey office container would be located on the western side of the site and would be partially visible from the public realm, although it is approximately 4.5 metres from the western boundary fence of the site. It has a depth of 3.6 metres and is 12.2 metres in length with a flat roof to a maximum height of 2.5 metres. The external materials would be metal cladding finished in a light grey colour with aluminium windows and the Conservation Officer has raised no objection. The existing buildings on the site are of mixed materials and design.

7.4 It is considered that limiting the time period of consent for the current application is an appropriate means of reviewing the appearance of the container and may enable a more permanent solution to be sought after this period.

(iii) Impact on the Conservation Area

- 7.5 The Gorseway complex is non-listed, situated in Coastguards Conservation Area. The Council's Senior Conservation Officer has no objections and as the building would be obscured from view from St Georges Road by the mature screening along this boundary and is to be situated adjacent to a modern building, is of the view that the proposal would be unlikely to cause harm to the designated heritage asset, which is the Coastguards Conservation Area. A design, access and heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). As such the proposal is considered to conserve the character and setting of the Conservation Area.

(iv) Effect on neighbouring properties

- 7.6 The proposed new building is relatively low key in nature and whilst it would be situated close to the western boundary of the site it is of a modest height and would be partially screened by the existing boundary fence. In addition landscaping details have been submitted for the provision of a box evergreen hedge to be planted between the north west elevation of the building and the boundary fence and a condition is recommended for this to be retained.
- 7.7 There are two small windows in the north western elevation of the building, although the eastern elevation of the closest neighbouring property is 18 metres away beyond St Georges Road. It is therefore judged the proposed windows would not result in any direct overlooking of this property.
- 7.8 The two high level windows in the north eastern elevation are to serve the kitchen and washroom facilities and would be situated 14 metres from the northern boundary of the site, with the front garden of a property in St Georges Road beyond. Therefore it is deemed there would be no loss of privacy to this property.
- 7.9 The entrance to the building would face inwards, opposite the main building and there are no properties to the south of the site. It is considered the siting of the building would minimise the effect on the residential properties within the immediate vicinity.
- 7.10 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Amenity issues

- 7.11 It is considered that the new office facility which is to be situated within the curtilage of the existing established business, would not generate excessive noise which would result in an unacceptable disturbance for nearby residential properties. Furthermore, information has been submitted that the proposal is for existing office based staff at the premises with no proposed increase in staffing levels.

(vi) Highway/parking considerations

- 7.12 The proposal will be accessed via the current staff entrance from St Georges Road and information has been received confirming there will be no increase in the number of existing staff. There are currently 31 spaces in the staff car park with an additional 6 spaces being provided and the applicant has confirmed the maximum usage would

be approximately 30 cars. This meets the requirements set out under the HBLP Parking SPD (July 2016).

(vii) Developer contributions

- 7.13 Care homes are exempt from CIL requirements as set out in HBC Developer Contributions Guide. With regard to SRMP obligations, given the nature of accommodation provided, in this instance it is considered that a contribution towards the SRMP is not required.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and would conserve the character and setting of the conservation area and is recommended for temporary permission to be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/19/00575 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 30 November 2022 on or before which date the use of the land for the siting of a container to provide staff facilities shall be discontinued permanently and the site shall be restored to its previous condition unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The use (siting of a temporary container) is of a type not considered suitable for permanent retention having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 3 The landscaping works shown on the approved plan Drg no. 2904:143/001 Rev D shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 2904:143/001 Rev D Site and location plan, proposed floor, elevations and landscaping plan
Drg no. 2904:143/002 Rev A Parking plan
Drg no. GH1964a Tree constraints plan
Email from Steven Jones dated 23/08/19 regarding parking provision
Email from Steven Jones dated 12/11/19 regarding landscaping details
Heritage statement
Design and access statement
Reason: - To ensure provision of a satisfactory development.