

PLANNING STATEMENT

3315.HRP

CHANGE OF USE FROM A RESIDENTIAL DWELLING TO CARE HOME

216 HAVANT ROAD HAYLING ISLAND, PO11 0LN

Purpose of Application

This application is for a change of use from a residential dwelling to care home.

The address of the premises is at no.216 Havant Road Hayling Island, PO11 0LN.

Previous planning correspondence

This application follows on from a pre-application enquiry to Havant Borough Council on 8th August 2017.

The council responded by letter dated 31st August 2017, reference GEN/17/00896 and authored by the Planning Officer recorded as Mrs E Chisnall.

Context

Of great significance is that the neighbouring property at no.218/220 is 'Park House Rest Home' which is in the same ownership as no.216 and has the same use for which this application is being submitted. In this application for a change of use, if approved no.216 will be an annexe to Park House.

The care home will be an annexe to its neighbour at no.218/220 and will be incorporated in to the existing management structure and will share facilities. In this respect the effect will be an extension to the existing arrangement and the impact on and above the existing situation will in most respects be nil or only minimal.

The Statement

This statement draws on the response to the formal submission of a 'pre-planning Application' and the Planning Officer's subsequent comments and direction.

Summary of Planning Officer's comments

The advice from the planning officer identifies the following six areas for consideration in any statement that is submitted in support of a planning application:

- 1) Principle of the development
- 2) Intensity of the use within the residential area and impact on neighbouring residential amenity
- 3) Landscaping and garden space
- 4) Design
- 5) Impact on Havant Road/ Highways
- 6) Flooding

Principle of the development

As stated by the council, 'the application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria'. Additionally 'the site is located in an area of high flood risk'.

Havant Borough Council Local Plan Core Strategy 2011 refers in policy DM7 to the specific requirement that older people, people with disabilities or other forms of specialised supported housing provision will only be permitted subject to the following criteria:

1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents use which provides a satisfactory outlook for all residents
2. A setting for the building is provided which is in keeping with the surrounding area.
3. Sufficient space for servicing is provided
4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties
5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

These criteria are addressed in the following paragraphs.

On-site internal amenity space

Amenity and facilities within the buildings are subject to the requirements and periodic programmed inspection by the CQC (Care Quality Commission). The existing provision within Park House is compliant with CQC requirements. The ground floor at 216 is to be used as communal facilities and the area that will be provided exceeds the requirements of the CQC.

On-site outside amenity space

It is common occurrence that in care homes, outside amenity spaces are under-used by residents. Outside space tends to be used by one or two residents who have a definite desire for being outside but even if only for these people alone, outside amenity space is important.

The outside amenity space at Park House consists of over 240 square metres of garden that is landscaped to provide areas that include a hedged gravel seating area, hard-standing with chairs, lawns, flower beds and footpaths.

Using Department of Health CSCI standards for outside amenity space of 4.1 sqm per resident, the existing gardens of 240sqm at Park House provides for 58 people. At a higher space provision rate of 5 sqm per resident as recommended by some other authorities, the gardens provide for 48 residents. Even with the increase by the addition of the proposed number of residents from 216, the gardens provide more than twice the area normally recommended.

The existing gardens will be used by the additional 4/5 residents from no.216 without increasing the size of the gardens. The fence that currently divides the two properties will be removed to give direct access for no.216 to Park House and its gardens. The removal of the fence which is between no.216 to Park House at the front, will give access between the two buildings along the Havant Road frontage.

With the exception of the dividing fence between Park House and no.216, all boundary conditions, railings, fences, gates etc will remain as existing

The current screening of the gardens to Park House by means of 1800mm high close-boarded timber fencing, provides suitable privacy to those using the gardens and provides separation from other neighbouring users. A new section of fence will be added to the side of no.216 for separation, privacy and safety to maintain the division of the gardens from view from the street on Havant Road.

2. Setting for the building

A setting for the building is provided which is in keeping with the surrounding area. In bearing the status of residential use and with each of Park House and no.216 having formerly been domestic houses, Park House and no.216 are buildings with uses which are wholly compatible with the surrounding residential uses and they are integrated into the surrounding urban form that comprises domestic houses.

3. Sufficient space for servicing is provided

As has been demonstrated by use in practice over time, Park House has sufficient space to be readily and easily serviced.

The corner site in particular assists in that servicing does not take place from the main Havant Road but takes place from side and back access.

It is anticipated that no.216 will not generate an increase in the requirements for servicing in the respect to vehicle movements or in people movements above that which is already provided.

The number and frequencies of movements for servicing will not increase although quantities (in respect to waste and the like) and duration (in respect to health visits and similar) will. Of more relevant note, is that the generation of waste at a time when meals were prepared on site, was considerably greater than now occurs and considerably greater than will occur even with 216 being combined.

4. Services

Services that might normally be considered potential to generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.

Previously, the Care Home provided meals prepared on the premises but with the requirement to offer diversity of food and food types, meals are prepared off-site and delivered to order for each resident daily. Food preparation in the kitchen is limited to warming and heating and

making drinks. The existing kitchen in 216 will be retained for providing the same support in preparing meals and drinks for the four or five residents who will be at number 216.

The existing kitchen at Park House had in the past been sufficient to provide full catering for residents. Since the introduction of the requirement for a broader choice of menu and the consequent effect on the kitchen of its no longer being a working kitchen but a holding kitchen, the facilities that currently exist are under-used. There is the capacity in the existing kitchen alone to cater for a greater number than will result from the addition of the further number of residents from no.216. Furthermore, the ventilation requirements for the previous working kitchen are redundant with the result being a reduction in the requirement for ventilation.

In preparing meals off-site there is no longer the food waste that was created previously. There is an area for refuse to the side accessed from Avenue Road which is closed off by timber-boarded fencing which is taller than eye level to hide the bins. The number of bins has been reduced since the move from on-site food preparation to delivered meals.

Laundry rooms utilise domestic scaled appliances and not commercial scaled equipment and again as has been shown over time by use in practice, there has not been disturbance to neighbours.

5. Possible concentration of uses

The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

In the council's written response to the planning pre-application, it was stated that the Council considered the addition of No.216 as an extension to Park House would not result in an over-concentration of this use within Hayling Island nor that the loss of a dwelling within the area would be significant enough to impact the current housing requirement of the district.

Car Parking numbers; resident numbers; and numbers of people employed

There are existing parking arrangements and layout at Park House Rest Home (3315.EXTG.01.site.200A3). To comply with the 'Parking Standards and Transport Assessments supplementary document July 2014' by Portsmouth City Council, the arrangement has been adjusted as shown on the drawings 3315.HRP.SIT.01.site.200A3.

Current employment at Park House comprises:

- 1 manager whose presence is intermittent
- 1 deputy who is present 4 days a week
- 3 Carers
- 1 domestic
- 1 maintenance worker 2 days a week

Future employment with the addition of no.216 will result in an additional 2 full time jobs. The two full time jobs might comprise one full time and two part time.

Currently, the car park is frequently unused as there is only one staff member who travels by car; the others arrive by bus. It is acknowledged that in the future there might be staff who arrive by car and consequently the car parking provides for this. Anecdotally, staff seem less

likely, rather than more likely, to arrive by car. However the conditions of parking standards require:

- 1 parking space per member of staff for all staff that are on site at any one time.
- 1 parking space per 4 residents.

Currently, there are no cycle spaces.

For the additional accommodation provided by no.216, the staff would increase from the current 6no.in total to 8no. in total but in both cases, as shift and duty hours operate, the number of staff on site at any one time is reduced.

Car parking for the existing staff is 4 spaces and for the total including the proposals, parking would be 6 spaces. There is an additional dedicated space for a visiting health worker or doctor.

Deliveries and service visits are not by means of the parking area at the front. There is a separate side entrance which gives access to a delivery parking space at the rear.

Table: car parking spaces and operational users

Existing number of staff	Proposed additional staff	Existing staff on site at any one time	Proposed additional staff on site at any one time	parking spaces required at 1:1
6 full time		4 full time		4
	2 full time		1 full time	1
2 part time		2 part time		1
	0 part time		0 part time	
dedicated space				1
	TOTAL PROPOSED			7

Table: car parking spaces and residents

Existing number of residents	Proposed additional residents	Proposed parking spaces required at 1:4
18		4½
	4/5	1
	TOTAL	5½

Table: total number of spaces

Existing parking required TOTAL:	10½ SPACES	Proposed parking TOTAL:	12½ SPACES
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Unlike many buildings which make provisions to accommodate people of limited physical ability and dexterity as an incidental attribute, a Care Home by its fundamental nature puts matters of accessibility at the forefront of its primary duty. No.216 as an annexe to Park House, will automatically be incorporated into the status of a registered Care Home, and as such is of course bound by conditions and periodically inspected by, the 'Care Quality Commission'. The CQC will require a minimum standard for accessibility and it is the intention that 216 will be fully compliant prior to scrutiny from CQC.

No 216 Havant Road is located in Flood Zone 3 and is a high flood risk area. The flood risk is however due to tidal surge which is a particular type of threat that has particular characteristics very different to those associated with other types of flood risk for example, those caused by rising water levels.

The planning pre-app also advised that consultation with the Environment Agency be undertaken. Accordingly, the consultants, Base Energy who undertake assessments for a sustainable future were appointed to carry out the flood risk assessment.

Conclusion

It is submitted that the further and focused information contained within this application builds upon the data presented at the planning pre-app in sufficient detail to address the requirements that were highlighted specifically in the response from the Council.

Each of the points raised in the Council's pre-app response has been individually approached or acknowledged in the content of this statement.

Peter Hartland
10th August 2018