
Site Address:	Fawnhope Care Home and 52 Stockheath Road, Havant, PO9 5HQ		
Proposal:	Change of use from residential to provide 4No. care bedrooms and lounge, construction of extension to side and rear with link to adjacent Fawnhope care home.		
Application No:	APP/18/00066	Expiry Date:	18/04/2018
Applicant:	Mr & Mrs Sethi		
Agent:	Mr Durrant	Case Officer:	Daphney Haywood
	PDC Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises Fawnhope Rest Home and 52 Stockheath Road, Havant.

The Fawn Care site comprises a single storey property originally built as a dwelling sited to the east of the Leigh Park commercial area. The property, which has been the subject of various applications for extensions is currently used as a residential home caring for 10 persons. The site is extensively developed with a high site coverage of buildings, and relatively limited amenity area. The front is laid to parking for in excess of 7 cars.

52 Stockheath Road comprises an end of terrace two storey dwelling of brick and tile construction. The rear garden to No 52 provides a terrace and lawn, and the front garden is hardsurfaced and provides car parking for 2 cars. The site is relatively level and enclosed by a mix of fencing and hedging.

2 Planning History

None for the application site.

Fawnhope Care Home
APP/13/00304 Single storey extensions to northern and southern wing and front elevation to provide 4No. additional resident bedrooms. (Revised Application).
Permission 24 May 2013 - not implemented and now expired.

3 Proposal

Change of use from residential to provide 4No. care bedrooms and lounge, construction of extension to side and rear with link to adjacent Fawnhope Care home. The rear extension would replace one of similar length, and would be constructed in matching brick but with a slate roof due to the shallow roof pitch.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
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

Economic Development

No comments received

Environmental Health

No adverse comment to make but would like for informatives relating to permitted noisy hours of works, Dust mitigation and no bonfires on site to be submitted within the consent, should you be minded to grant this application.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on this application

Southern Water Premier Legal Services

No objection but informative re connection to public sewer. Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

officer note - Due to the scale of development consultation with the Environment Agency is not required.

Planning Policy

Principle of Development: The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough.

Residential Amenity: Criterion e) of Policy CS16 is of particular relevance to the proposal and states that:

"The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking".

As such, appropriate conditions would need to be put in place as part of any planning permission so that the development would not cause unacceptable harm to the amenity of neighbours. Particularly with regard to commercial operations such as

kitchens and bin stores.

Parking: Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new residential development in the borough.

Developer Contributions: The application is unclear as to the level of care related to the existing and proposed use. Should the proposal comprise extra care housing, Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protection Areas from Residential Development) do not apply.

Recommendation: No objection in principle providing that appropriate conditions are put in place for the amenity of surrounding residents.

Officer note - The plans show the kitchen and bins away from the boundary and a compliance with the submitted plans condition recommended.

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: 4

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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
- (iv) Parking
- (v) CIL and SRMP considerations

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal would provide for extra care housing.

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

The proposed link extension would be well set back and the rear extension sits behind the existing development, hence the proposal would not significantly alter the streetscene, and the proposed use is consistent with that on the adjacent site at Fawnhope Care Home. As such it is considered that the character and appearance of the area would not be adversely impacted.

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

The main impact relates to the adjoining property (No50) which is a single family dwelling. The proposal would extend and reconfigure the existing dwelling at No 52 to provide 2 bedrooms, lounge and bathroom at ground floor with 2 further bedrooms at first floor. The layout of the property is such that the stairs are set off the boundary and the proposed lounge would also be set away from the boundary with No50. Additionally the plans indicate that the wall separating the two properties is of cavity construction limiting the transition of noise. As such the impact from care home use should not be significantly different to the present single family dwelling use.

In respect to the proposed extension, this would be 3.95m deep which is approx 0.8m longer than the existing extension to be demolished., and that part which would project beyond the existing extension would be stepped in to reduce the impact on the adjoining property.

In order to minimise impact of visitors on the occupiers of No50 all visitors would be via the link from the existing care home and visitors would park in the existing parking area to the home. No 52 would not be used for kitchen facilities and the bins are located away from the boundary with No 52.

No 50 has been visited and the proposal discussed with the occupiers, who have raised concerns about disruption during construction and the poor state of the boundary fence. Following discussion with the agent it is agreed that the replacement of the boundary fencing with new 1.8m high fencing is acceptable. In respect to disruption this has been raised with the agent and the occupiers of No 50 are to raise the matters direct with the applicant to see if this can be minimised. The standard hours of working informative is proposed.

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 and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

The proposal would provide for 4 residents and in accordance with the adopted parking standards 2 spaces would be required, one for the proposed residents and

one for staff. It is however, proposed that visitors would make use of the existing parking to the front of the Care Home, which would leave the 2 spaces to the front of No. 52 for use by staff.

Whilst on street parking is heavily used in the immediate area due to the proximity to the commercial centre, the proposed use is not considered to result any additional demand for parking and the parking provision complies with adopted policy, and as such is considered acceptable. It is noted that the Highway Authority have no adverse comment on this application

(v) CIL and SRMP considerations

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged on residential development, but extra care housing is excluded, hence there is no CIL liability.

In respect to Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protection Areas from Residential Development) as the proposal comprise extra care housing, this does not apply.

8 Conclusion

The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00066

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, and the location of the bins and kitchen shall not be altered unless otherwise agreed in writing by the Local Planning Authority:

OS Location Plan
Existing Plans and Elevations PDC/17/08/170/0`

Proposed Plans and Elevations PDC/17/08/170/02
Proposed Combined Site PDC/17/08/170/05
Roof Plan PDC/17/08/170/04

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as set out on the submitted 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.

- 4 No part of the development shall be first occupied until replacement 1.8 m high close boarded fencing has been erected on the boundary between the application site and No. 50 Stockheath Road. The fencing shall thereafter be retained.

Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The existing drive shall be retained to provide 2 parking spaces to serve the development hereby permitted and shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.