
Site Address:	47-49 Beach Road, Hayling Island, PO11 0JB		
Proposal:	Single storey side and rear extension.		
Application No:	APP/18/00379	Expiry Date:	01/06/2018
Applicant:	Mr Geach Oak View Nursing Home		
Agent:	Mr Gosling PMG Building Design&Consultancy Ltd	Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

47-49 Beach Road, Hayling Island comprises an established care home located at the southern end of the island and backing onto the park. The area is primarily residential in character and the adjoining properties comprise a single story dwelling to the south and a house to the north.

2 Planning History

95/55601/005 - Replacement sun lounge to south elevation., WD,07/12/1995
95/55601/006 - Replacement sun lounge to south elevation and revision to car parking layout approved under planning application 94/55601/3., ,15/01/1996
94/55601/003 - Single storey rear extension and new common room to provide 7 additional bedrooms , with associated car parking., PERM,08/02/1995
90/55601/000 - Change of use of 47 Beach Road from dwelling to rest home (max number of residents at 47 & 49 to be 28) plus single storey side & rear extensions and associated parking, PERM,13/12/1990
03/55601/007 - Retrospective application for the display of 1 No static non illuminated freestanding sign., PERM,15/07/2003
03/55601/008 - Relief of Condition 3 of Planning Permission 94/55601/003 to increase the number of residents by one from 28 to 29., PERM,22/09/2003
04/55601/009 - First and second floor extensions to the rear (west) elevation and ground floor extensions to the side (south and north) elevations to allow an increase in the number of residents from 29 to 47., REF,19/01/2005
06/55601/010 - Single storey extension to south elevation and first floor extension to rear elevation (above single storey annexe). , REF,12/09/2006
06/55601/011 - Two storey and single storey extensions to west and east elevations to form 42No. bed care home, car parking and felling a Beech tree covered by T3 of TPO 1270. (Revised submission). , PERM,08/01/2007
09/55601/012 - Replacement of non-illuminated signs for "Oak View" Care Home, mounted on existing sign boards., PERM,19/02/2009
09/55601/013 - Display of 2No. banners mounted on pole and 1No. banner hung on east elevation., WD,26/05/2009
APP/10/00283 - Amendments to internal layout and fenestration of single extension approved by Planning Permission 06/55601/011.(Retrospective), PERM,12/10/2011
09/55601/014 - Discharge of Condition No's 1, 2, 4, 5, 6, 7, 9, and 11 of Planning Permission 06/55601/011., PERM,18/11/2009
09/55601/015 - Discharge of Condition No's 3, 8 and 10 of Planning Permission

06/55601/011., PERM,08/03/2010

APP/13/01061 - Fell 1No. Ash tree (T4) subject to TPO 1270., PERM,28/11/2013

APP/15/00903 - Insertion of 2No. ground floor windows to east elevation and reduction to size of ground floor window to north elevation to accommodate internal layout changes., PERM,08/10/2015

APP/16/00168 - Proposed replacement entrance porch, single storey rear extension, raised decking/ramps, alterations to fenestration and associated alterations., PERM,14/04/2016

APP/16/00169 - 1No. non-illuminated ground mounted sign., PERM,14/04/2016

APP/16/00904 - Proposed re-rendering and external cladding., PERM,13/10/2016

APP/17/01043 - Display of 1No. internally illuminated ground mounted sign; 1No. internally illuminated logo signage., PERM,16/11/2017

3 Proposal

Single storey side and rear extension to form 2 additional bedrooms.

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)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS9	(Housing)
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: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Having visited the site I feel that the Sapling Arboriculture report is adequate in providing protection for the trees on site.

If permission is given then this report must be conditioned and the AMS and TPP adhered to so as to ensure that the trees continue to grow on unharmed by the development.

Building Control, Havant Borough Council

No comments

Environmental Health Manager, Community Group

No objection subject to conditions and informatives re flood lighting and hours of work

Hampshire Fire & Rescue

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is occupied by an existing care home and the works would provide for additional care facilities in accordance with Policy CS7.3.

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

The rear extension will be located to the rear of the existing building, and whilst visible from the Park, and projecting further towards the park than the existing main building, it remains set off this boundary and is designed to match the existing building and would not be significantly more prominent than the existing building.

(iii) Impact upon residential amenity

The main impact relates to the adjacent house at No. 53 Beach Road. The extension has been set off this boundary so as to provide some separation and not to adversely impact the planting on no 53s boundary which provides a good level of screening. Additionally, the extension has been designed with no bedroom windows onto this boundary, and it is considered that an acceptable relationship is achieved.

(iv) Adequacy of the site to accommodate the development.

The proposal will increase the number of bedrooms by 2. The site is relatively tight, and the amenity area will be mainly restricted to the rear deck and a small depth of garden beyond this. However, given the outlook over the park it is considered that amenity levels will be adequate and the development can be satisfactorily accommodated on the site.

The existing access arrangements will be unchanged, and parking will be increased by one space to 15 spaces. The one additional space satisfies the adopted parking standards for the proposed 2 bedrooms. Additionally the existing staffing levels will be able to cater for the 2 additional residents, and therefore there is no objection on highways grounds. .

8 Conclusion

The proposed works would be acceptable in principle and, subject to conditions, would not have a detrimental impact on the character and appearance of the application site and locality, or on the amenities of occupiers of neighbouring properties. The planning application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00379

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:

Existing plans Dwg 001 Rev A
Existing elevations Dwg 002 Rev A
Proposed plans Dwg 003 Rev A
Proposed elevations Dwg 004 Rev A
Proposed floor plan, section and site plan Dwg 005Rev B

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted 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.

- 5 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby approved shall be carried out strictly in accordance with the details set out in the Arboricultural Impact Assessment prepared by Sapling Arboriculture Ltd dated April 2018 ref J1103.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.