
Site Address:	54 Stockheath Road, Havant, PO9 5HQ		
Proposal:	Single storey ground floor extension to principal elevation.		
Application No:	APP/18/00069	Expiry Date:	27/03/2018
Applicant:	Mr Sethi Fawnhope Care Home		
Agent:	Mr Durrant PDC Ltd	Case Officer:	Emma Chisnall
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Single storey property originally built as a dwelling, which has been the subject of various applications for extensions and currently used as a residential home caring for 10 persons. The property lies between commercial development to the west and residential dwellings to the east.

2 Planning History

APP/13/00304- Single storey extensions to northern and southern wing and front elevation to provide 4No. additional resident bedrooms. (Revised Application).

Re-arrangement of car park layout tot provide 7 parking spaces. Granted 24.05.2013

APP/12/00053 Single storey extensions to northern and southern wing and front elevation to provide 8No. additional resident bedrooms. withdrawn

89/51109/004 – First floor extension, refused 13/11/1989.

89/51109/003 – Single storey rear extension, granted 12/10/1989.

88/51109/001 - 2 No. conservatory/sun lounges to side and rear of existing Rest Home, granted 07/07/1988.

25596/6 – Internal alterations to increase residential capacity of home from 13 to 16 persons, granted 25/09/1987.

25596/4 – Extensions and change of use of part of building to provide rest home for 13 persons (as amended by plans received 27/11/1984), granted 13/12/1984.

25596/3 – Change of use of existing dwelling and proposed extension to form rest home for the elderly, refused 19/06/1984.

3 Proposal

- 3.1 Single storey ground floor extension to principal elevation.
- 3.2 The agent has confirmed that the existing permission which was granted in 2013 has not been implemented and therefore this proposal seeks for only one residential unit.

- 3.3 Fawnhope currently provides hot meals on wheels service to the elderly of the immediate area using small delivery vans, this service is currently being scaled back through natural wastage leaving a requirement for only one delivery van, it is the intention to park this vehicle in space made available by the re location of refuse bins and the removal of timber sheds that are located on the West boundary.

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)

CS9 (Housing)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments

Environmental Health

No adverse 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Adequacy of the site to accommodate the development
- (iii) Residential amenities
- (iv) Visual amenities.
- (v) Highway considerations
- (vi) 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) Adequacy of the site to accommodate the development

7.3 The property currently has 10 bedrooms of single and double occupancy capacity. The proposal would increase the number of bedrooms by 10 to 11. This would be provided in a single storey extension to the front of the care home, extending the overall footprint modestly. Application APP/13/00304 was permitted that approved a total of 4 new bedrooms but this has not been carried out and the permission has now expired. The new proposal for the one bedroom is considered to be reduction on the impact to the existing care home and an improvement on the previously permitted scheme. The design of the extension is modest in size, matches in materials to that of the existing and appears subservient to the care home and is therefore considered to have an overall limited and acceptable impact.

(iii) Residential amenities

7.4 To the west the site adjoins commercial development, and this relationship is considered acceptable. In respect to the eastern boundary, a mature evergreen hedge provides screening, and the proposed development is not considered to adversely impact the adjoining residential property near this boundary.

7.5 In respect to an intensification of activities, the amenity area would be surrounded by buildings and this would act to minimise the impact of the increase in use of the garden area. An increase in the number of bedrooms from 10 to 11 is unlikely to result in a significant increase in activity and is therefore considered to not result in a significant adverse impact to what already exists at No 54 and as such, is considered to be acceptable. Additionally the site adjoins an active commercial area and any increase in activity would not be out of character with the area. There would remain adequate on site amenity space for residents as required by policy DM7 of the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Visual amenities

7.6 The proposed development which would be single storey has been designed to compliment the existing building and would be partly screened by the existing conifer hedging on the boundaries. It would not be prominent in the street scene and is not considered to be detrimental to visual amenities.

(v) Highway considerations

7.7 The Development Engineer has not raised an objection on highway safety grounds. Parking has been demonstrated on the submitted plans and is considered to satisfactorily meet the needs of the care home and the additional resident and

therefore complies with the Borough's Parking SPD. A condition shall be included to ensure the outlined spaces are retained and brought into use prior to the development work commencing for the proposed extension.

(vi) Developer Contributions

- 7.8 The previously permitted proposal under APP/13/00304 was subject to a Section 106 agreement in order to secure a Hampshire County Council Transport contribution to the highways team. This would not apply to the current proposal and CIL is not applicable to Nursing and Residential homes.
- 7.9 With regard to SDMP requirements, given the nature of accommodation provided, it is not considered that residents would lead to increases in recreational pressure at the coast. In this instance SDMP contributions are not considered to be required.

8 Conclusion

- 8.1 It is considered that the scheme as submitted, whilst further extending the footprint, can be accommodated on site without detriment and is an improvement of the previously permitted scheme in 2013. Therefore approval is recommended and planning permission can be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00069 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:
Proposed Floor Plan and Parking Plan: Drawing No PDC/11/17/174/02 Rev A
Existing and Proposed Elevations and Roof Plan: Drawing No PDC/11/17/174/03
Location Plan Received 16.01.2018
Block Plan Received 16.01.2018
Confirmation that previously permitted permission APP/13/00304 has not been brought into use. Received via email 26.03.2018
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 Drawing No PDC/11/17/174/02 Rev A 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.