
Site Address:	1-3 Beech Grove, Hayling Island, PO11 9DP		
Proposal:	Variation of Condition 4 of Planning Permission APP/17/00394 to increase the number of residents from 33 to 34.		
Application No:	APP/17/01152	Expiry Date:	22/12/2017
Applicant:	Mr McGregor Peartree Care Ltd		
Agent:	Mr Critchley Martin Critchley, Architect	Case Officer:	Rachael McMurray
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a residential nursing home situated in a predominantly residential location on the eastern side of Beech Grove in Hayling Island. The property is two-storey in height and comprises a link between 1-3 Beech Grove, with rendered elevations and a tiled pitched roof. The nursing home has been subject to a number of extensions over the years as the business has expanded and there are several mainly single storey additions. There are currently 31 residents at the home however, a number of the rooms are for shared occupancy. There is a car park with 11no spaces located at the front of the building with an inward and outward vehicular exit.

To the rear of the nursing home is a private garden space which is enclosed by a mixture of high level fencing and walls. The development to the north of the site comprises bungalows in Tournerbury Drive. The property at No. 5 Beech Grove comprises a detached chalet bungalow with two-storey properties on the opposite side of the road.

2 Planning History

06/51965/000 - Erection of a two storey rear extension, first floor extensions to the rear, side and front elevations. Single storey extensions to the rear and side elevations increasing the number of residents from 23 to 33 persons., WD,07/04/2006
06/51965/001 - Erection of a two storey rear extension, first floor extensions to the rear, side and front elevations, single storey extension to the rear and side elevations and increasing the number of residents from 23 to 33 persons. (Revised submission)., PERM,25/07/2006
07/51965/002 - Tree works, UNK,
08/51965/003 - Conservatory to rear and alteration of small lounge into a bedroom., PERM,07/08/2008
09/51965/004 - Erection of fence on top of wall to provide a finished height of 2.2m. , PERM,02/12/2009
09/51965/005 - Retention of baffle enclosure to kitchen extraction unit on roof., PERM,03/12/2009
09/51965/006 - Single storey, two bedroom extension to Residential Care Home. , PERM,17/12/2009
APP/16/00656 - New blind dormer to rear elevation to accommodate communal lift., PERM,08/08/2016
APP/17/00394 - First floor extension to the north elevation and single storey extension

to the front elevation with a first floor extension above. , PERM,25/09/2017

3 Proposal

Variation of Condition 4 of Planning Permission APP/17/00394 to increase the number of residents from 33 to 34.

The existing number of residents at the home is 31, with some in shared occupancy rooms. Planning Permission APP/17/00394 was for physical works to allow for internal reconfiguration and provide two further bedrooms so that the number of residents could be increased to 33, with single occupancy bedrooms. No increase to staff numbers is required. The home already had permission to have up to 33no. residents under a previous planning permission 06/51965/001. So although two further residents are proposed, this is within the permitted occupancy number. Therefore the proposed increase to 34 is the first request to increase the number of residents since 2006.

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)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM7 (Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 7 objections were received against the application. The main issue is summarised below:

Comment	Officer Comment
Condition 5 is important and should not	The proposal to remove Condition 5 has

be removed from the application as there is an issue with parking in the area.

now been removed from the application and is to be applied to be discharged instead under a 'discharge of condition' application.

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) Impact upon residential amenity

The application now relates to the increase of residents from 33 to 34 following a condition placed on the previous planning permission to restrict the number of residents at the home. The increase of one resident would not require any additional staff and can be easily accommodated in the new layout approved under Planning Permission APP/17/00394. It is considered that the increase of one resident would not have a noticeable impact on the surrounding residential amenity in terms of additional deliveries required. The laundry is on site so this need can be accommodated within the existing business. There is sufficient amenity space within the grounds to accommodate an additional resident in accordance with Policy DM7. Overall it is considered that the variation to the number of residents would not have an adverse impact on the surrounding residential amenity.

8 **Conclusion**

The application is considered to be acceptable is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01152 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:

Location and block plan - DN: 1618-101 Rev A
Proposed GF plan - DN: 1618-411
Proposed FF plan - DN: 1618-412
Proposed roof plan - DN: 1618-413
Proposed elevations - DN: 1618-510
Proposed elevations - DN: 1618-514

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 accommodation to be provided by the care home following the implementation of the extensions hereby permitted shall be limited to only 34 residents unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to Policy DM7 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

- 5 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.