
Site Address:	1-3 Beech Grove, Hayling Island, PO11 9DP		
Proposal:	First floor extension to the north elevation and single storey extension to the front elevation with a first floor extension above.		
Application No:	APP/17/00394	Expiry Date:	14/08/2017
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 Tournurbury 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.,

3 Proposal

First floor extension to the north elevation and single storey extension to the front elevation with a first floor extension above.

The original proposal included a large rear single storey extension which would have reduced the existing amenity space by some considerable amount. The first floor extension on the north elevation included a window which would have resulted in a direct overlooking of properties in Tournurbury Drive. In order to address these issues, amended plans were submitted which removed the rear extension and the window from the proposed first floor extension. The amended proposal includes a first floor extension over an existing single storey section on the south elevation of the building and a slight single storey extension to a section of the front of the building, above which a first floor extension would be located.

The existing number of residents at the home is 31, with some in shared occupancy rooms. The proposal would allow for internal works to reorganise the room layout 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 has 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.

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)
DM10	(Pollution)
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

Environmental Health Manager, Community Group

I have been asked to comment on this application. I have read the attached documents provided by the applicant and have no adverse comments.

Although the extension will accommodate more residents, sound impact from the extension should not increase.

I should be grateful if informative relating to working hours during ground works, construction etc. are included within the application together with no bonfire and mitigation for potential dust from the ground works.

Hampshire Biodiversity Information Centre

Officer Note - The proposed development would be mainly located within the existing footprint of the building and therefore the impact on protected wildlife is likely to be very minimal.

Highways Engineer, Development Engineer

The plan shows 11 spaces but a parking space requires 6 m to reverse. It is possible to use an in/out system and echelon parking but it will reduce the number of spaces. The proposal should meet the adopted parking standards.

Officer Note - please see Section 7 for a discussion on the Parking and Highways Considerations.

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: 36

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 10no objections have been received against the application from 7no. addresses. The points raised are summarised below:

Comment	Officer Comment
Nursing home is inappropriate in a residential area. Further expansion will increase noise disturbance from residents, staff and traffic.	The current operation of the nursing home is not under consideration. Only the proposed physical changes are being considered within this application. Consideration of noise disturbance is discussed in Planning Considerations - Section 7 of this report.
Loss of amenity space for residents is unacceptable and increasing fire safety risk as nowhere to gather in an emergency.	The plans were amended to remove the single storey extension which reduced the external amenity space. This is now unaffected.
Inadequate space for emergency vehicles and shortfall in parking spaces.	Please see Section 7 - Planning Considerations
Overdevelopment of the site	Please see Section 7 - Planning Considerations
Proposed development is out of keeping with the character of the	Please see Section 7 - Planning Considerations

streetscene.	
A better example of a care home is Oak View on Beach Road on Hayling Island.	Not a planning consideration.
Overlooking and loss of privacy from windows with the rear extension.	Please see Section 7 - Planning Considerations
The amendments to the scheme still not meet previous concerns. The design is out of keeping with the street scene . The front elevation and roof are way over-developing the existing footprint. The increased number of rooms will only increase the noise level associated with such a specialised level of care provided by Blossom House.	Please see Section 7 - Planning Considerations
Where will construction vehicles park and materials be stored?	Please see Section 7 - Planning Considerations

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) Highway and parking 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 site is an active nursing home with 31no. residents. As such, Policy DM7 is relevant to this proposal which is concerned with elderly and specialist housing provision. This requires that planning proposals should demonstrate that adequate amenity space for residents are accessible, also that there is sufficient space for servicing, that service such as laundry rooms are located away from neighbouring properties and that development would not result in a concentration of such a use within one of the five areas of the Borough.

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

The extension to the north elevation at first floor level would be 2.150m in width and would be a continuation of the existing roofline. Previously this had a window in the north elevation however, this has now been removed to reduce the overlooking. The other first floor extension would mirror an existing gable projecting section on the front elevation and would include providing a roof link section between the two. It would also include a slight increase at ground floor level beneath the first floor extension.

The building is already larger than the surrounding residential properties in the streetscene. Several concerns have been raised with regards to the proposed further development in that it would constitute an overdevelopment of the plot and comprise a poor design. However, it is considered that the proposed extensions are in keeping with the character of the main property, using similar building lines, massing and scale, window apertures and matching materials, and the introduction of the additional gable would provide an element of balance and focus to the front elevation of the property. As there are single storey elements retained on either side of the building, this reduces the massing on either side, therefore making the overall building appear less bulky and avoiding two-storey development across the width of the plot.

As the single storey rear element has now been removed, the existing amenity space for the nursing home is unaffected. The proposal therefore accords with this criterion of Policy DM7. The proposed parking area and frontage of the site would also remain unchanged. This is further discussed in 'Highways and Parking' considerations below.

(iii) Impact upon residential amenity

Several concerns have been raised with the existing operation and management of the nursing home in regard to the care of the residents, noise disturbance and inadequate parking provision. Concerns have also been raised with regard to the increase in residents at the home which is thought to exacerbate the existing issues.

In respect of the current management of the care home, this is not something which can be controlled by the planning authority or by this planning application. The standard and operation of care and nursing homes are covered by separate legislation and guidance. The current home has 31no. residents however Planning Permissions 06/519/65/001 and 09/51965/006 approved an increase of the total number of residents to 33. Concerns have been raised that the increase in residents would exacerbate the existing issues. However, it would be unreasonable to refuse the application on these grounds when this has already been approved to the number which the occupancy would be increased to. Also of note, is that the application information has confirmed that an increase in staff would not be required to absorb a further two residents within the home and therefore there would be no additional pressure on staff parking. The Council's Environmental Health officer has raised no objection to the increase in residents with regards to potential noise issues. With regards to the existing issues of noise disturbance, this is the responsibility of the care home to manage appropriately.

With regards to the properties in Tournurbury Lane, the first floor extension would extend a further 2.25m towards the north boundary. However, it would still be set back from the rear elevations of these properties and now with the first floor window removed, the impact of overlooking would be minimised. With regards to the potential impact on No. 5 Beech Grove, the proposed development would extend closer to this property at first floor level. However, it would still be set back from the shared boundary, separated by an existing single storey addition and would not impede past the front or rear building lines of No. 5. The extension would contain bedrooms and not servicing rooms such as laundry and therefore any noise impact would be limited. Furthermore, there would be no windows in the side elevation and overall the impact would be limited and as such accord with Policy CS16.

(iv) Highway and parking considerations

The proposal currently has 11no. parking spaces on the frontage. The applicant has

undertaken a travel assessment with regards to how the staff travel to work and whether they are likely to use the parking spaces. The Council's adopted parking standards require a nursing home to provide 1no. space per 4no. residents and 1 space per member of staff. With the existing 31no. residents, this equates to 7.75 spaces. The numbers of staff vary over three shifts throughout a 24hr period. In the morning, evidence is provided to show that there are 8 members of staff which drive to work. This means that at this time, 15.75 spaces would be required (7.75 + 8). In the afternoon this varies between 5-13 staff which drive, which again exceeds the number of spaces required. At nighttime, only 2-3 members of staff drive to work which means that sufficient parking is available.

This shows that there is a shortfall of parking at the nursing home when considered against the Council's current parking standards. However, the nursing home already has permission for occupancy by 33no. residents. It would therefore be unreasonable to refuse the application for a lack of parking provision when the number of residents could be increased to the level proposed in this application without needing further planning permission. This planning application cannot require the nursing home to employ less staff to ease the parking deficit, nor is there any space on the site to make way for further car parking spaces to be provided. However, the applicant does advise that there is currently no strain on parking at the nursing home as visitors are allowed to visit 24/7 which eases the demand for parking at particular times of the day.

8 Conclusion

The proposal would comprise extensions to an existing nursing home to allow for a better internal layout and to increase the number of residents to the previously approved number of 33. The extensions are considered to be in keeping with the character of the main building and not harmful to the character of the area. Levels of car parking at the site do not meet the Council's adopted standards, however given that the number of permitted residents is not increasing as a result of the proposals, this is not a matter that could form a defensible reason for refusal. The application is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00394 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 33 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.