

Planning, Design & Access Statement

***'Oak View Nursing Home', 47-49 Beach Road,
West Town, Hayling Island, Havant, PO11 0JB.***

***Proposed erection of a first-floor side
(south) extension and the provision of
three additional bedrooms (Class C2).***



Prepared by
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on behalf of Oak View Nursing Home.

1. Introduction

This statement supports the full planning application for the erection of a first-floor extension to the side (south) elevation of the 'Oak View Nursing Home' (a Class C2 use) and the provision of three additional bedrooms, to achieve a 54-bedroomed care home.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies re. care facilities and design and should be read in conjunction with other supporting documents.



The approach to the site from the north, on Beach Road.

2. Context



The approach to the site from the south, on Beach Road.

This rectangular previously-developed 'brownfield' site of **0.21 hectare** stands on the west side of Beach Road on Hayling Island, within Havant Borough Council's administrative area and close to a wide range of local services. Fine views are enjoyed westwards to 'Hayling Park'.

Regardless of whether one approaches the site from the north or south along Beach Road, public views of the existing building are constrained by substantial frontage vegetation and the properties that face east to the road. Tall trees to the west of the site block views of the south element of the building from 'Hayling Park' and form a

dense sylvan backdrop to views from the east on Beach Road and beyond. The site is contained on its common (south) boundary with no.43 Beach Road by a timber fence (**2.3 metres** in height) and a chain-link fence on the common boundary (west) with 'Hayling Park'.

Vehicular and pedestrian access to the site is afforded via ungated driveways near its northeast corner and the centre of the eastern boundary. Dropped kerbs and surfaced forecourts afford access and parking for **12** vehicles to the front/side of the building. Clear views to the north and south along Beach Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians.



The site viewed from the west on 'Hayling Park'.

Residents and employees of this locality enjoy safe and convenient access to the 'Hayling Park' public open space (4 minutes walk away, to the west) and the West Town local centre (4 minutes walk to the northwest), where a wide range of services and facilities is offered and Hayling seafront (6 minutes walk, to the south). Beach Road forms part of the route followed by two regular 'Stagecoach' bus services (nos.30 and 31) that are available to take passengers north to Havant town centre or south and then southeast to Eastoke. While it is evident that residents of this locality do not need to use a private car to enjoy good access to services (ie. this is an accessible sustainable location), the provision of on-site facilities for bicycle storage would help promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 104 of the 'National Planning Policy Framework' 2023 ('NPPF') re. 'Promoting sustainable transport'.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the National Planning Policy Framework (NPPF) has reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 69 of the NPPF regarding 'Identifying land for homes', records the Government's recognition that *'...medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.'* Paragraph 119 ('Making effective use of land') states that *'Planning...decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* Paragraph 120 records that *'Planning...decisions should...c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs' and 'e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed...and can maintain safe access and egress for occupiers.'* Paragraph 130 ('Achieving well-designed places') provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise - an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Hayling Island comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. The policies map of the development plan shows this site within the 'Urban Area' with no special designations; it does *not* fall within a Flood Zone.

Core Strategy Policy CS1 ('Health and Wellbeing') records that *'Planning permission will be granted for development which...Contributes effectively to the opportunities for increasing cycling for all types of trips'*. Core Strategy Policy CS9 ('Housing') provides for the grant of planning permission *'...for housing proposals that will...Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care'*. Core Strategy Policy CS16 ('High Quality Design') states that planning permission will be granted for development *'...which helps to create places where people want to live, work and relax...Is well connected to and integrates with the immediate local area' and '...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking'*. Core Strategy Policy CS17 ('Concentration and Distribution of

Development within the Urban Areas') states that *'Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: '1. Concentrates new housing...and other development within the...urban areas of...Hayling Island' and '2. Prioritises development on previously developed land, including...underused land and buildings within the urban area.'* The need to make the most effective use of this site (which comprises previously-developed land on Hayling Island) has been a primary driver for the promotion of this proposal.

Havant Borough Council's Core Strategy acknowledges that *'Hayling Island has a population of approximately 16,7883 of which approximately 25% are over the age of 65...The proportion of elderly people is expected to rise as the existing population ages and more people move to the island, owing to its attraction as a retirement destination...This age structure presents unique challenges for Hayling Island in terms of the housing requirements and also health infrastructure'*. Core Strategy Policy DM7 ('Elderly and Specialist Housing Provision') consequently provides for the grant of planning permission for development in the urban area which would meet the specific requirements of the elderly, people with disabilities or other forms of specialised supportive housing.

Paragraphs 5.08 and 5.09 of Havant Borough Council's 'Borough Design Guide Supplementary Planning Document' (2011) regarding 'Daylight' records its recognition that: *'Acceptable daylight to interiors can be provided once there is a **25 degree** vertical angle from a point 2 metres above the ground on the facing external facade. (This results in a **10 metre** minimum separation distance between dwellings).'* (emphasis added) and *'If none of the obstructing building is within the horizontal > 25 degrees, then there will be potential for good daylight to the building.'*

The frontage of this part of Beach Road is characterised by buildings in a variety of formats and styles (see aerial photograph on cover page). Next-door to the south of the application site stands a detached bungalow, no.43 Beach Road - its north elevation contains two obscure-glazed windows, with a conservatory in the rear (west) elevation that is set in from the northwest corner of the dwelling.

The application site comprises a (single-and two-storey) 51-bedroomed care home (a Class C2 use) for residents with dementia who require a high degree of support/care and do not drive and/or own cars. The existing building is finished in light render and buff cladding (north element) and red brick (south element) beneath a hipped slate roof. The rear first-floor element was granted by Havant Borough Council in January 2021 (APP/20/002).



The site, viewed from the east on Beach Road.

Provision is afforded for a large, unshaded outdoor amenity area to the rear (west) of the care home, with unobstructed views westwards across 'Hayling Park' and a tearoom building near the southwest corner of the site - ie an area of **368m²** in all. Notably, the amenity area is not used by residents during the autumn and winter, occasionally during the spring and infrequently during the summer. A bicycle shelter and a large outbuilding on the common boundary with no.43 Beach Road, hinder views into the site from the south.

The view is held that the erection of a first-floor extension to the side (south) of this sustainable urban building would accord with the characteristics of this locality and not compromise *any* key development principles of national or local planning policy.

3. Consultation

In accordance with the advice proffered at paragraph 39 ('Pre-application engagement and front loading') of the NPPF, the views of Principle Planning Officer David Eaves of Havant Borough Council were invited on preliminary proposals for the provision of a rear (south) first-floor extension to the existing care home building comprising: (1) five additional bedrooms; and (2) a reduced scheme for three additional bedrooms.

By letters/emails of 22nd September, 14th November and 13th December 2023 (ref: GEN/23/00645), Mr Eaves recorded *inter alia* that: '*The application site is situated within an urban area where further development is considered acceptable*' and '*The reduced width and depth of the proposed side extension are considered helpful in avoiding the full width first floor and avoiding the projection of the extension over the full depth of the flat roofed single storey element.*'. The views expressed by Mr Eaves have naturally been accorded weight in the formulation of this proposal.

4. Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan, it is proposed that a single-storey extension [with a gross internal area ('GIA') of 61m²] be erected at first-floor level on the south elevation of the building, to create three more single bedrooms and achieve a 54-bedroomed care home. It is also proposed that a LG 'Therma V' HM071MR U44 7kw air source heat pump (Appendix 1) be installed near the south boundary of the site; the unit would admit just **47/49 dB(A) at 1 metre** when in operation.

Respect for the amenities of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage. As demonstrated by the proposed front (east) elevation on drawing 005, the intended extension would stand **11.6 metres** (ie > 10 metres) away from the north windows of no.43 Beach Road and thereby within Havant Borough Council's 25-degree vertical angle criteria.

The view is held that an appropriate level of useable on-site amenity space exists to serve both the present (51no.) and the intended (3no.) residents.

In this configuration and finished in buff cladding with a hipped slate roof, the proposed extension would make more efficient use of this sustainable site in a manner that accords with the mixed character of its surroundings and would not result in detrimental impact on the character of the area or the amenities of neighbours. It thereby constitutes appropriate development for this existing care home site.

5. Access

The site would continue to be served by the existing access and refuse/recycling arrangements. Provision is afforded for an additional parking space inside the south site entrance (ie 13no. spaces in total) and a bicycle stand in the south sector of the parking area (ie 5no. spaces in total).

As this site enjoys unhindered access to Beach Road, no difficulties are anticipated with emergency services reaching the extension or amenity areas of the garden. The view is taken that neither vehicular nor pedestrian movements associated with the proposed extension

would cause danger/inconvenience to users of the public highway or detriment to the amenities of neighbouring residences (particularly no.43 Beach Road).

In his 'Highway Technical Note' of January 2024, Highway Consultant Nick Culhane recorded that *'The highway implications of this development are...deemed to be acceptable.'*

6. Noise

The view is held that there would be no significant loss of amenity caused by noise.

7. Trees

As demonstrated by the site plan (SK005M), the proposed first-floor extension would stand outside the canopies of adjacent trees. No trees would be harmed by this proposal.

8. Ecology

No protected species would be harmed by this proposal.

9. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

10. Site Waste Management

Timber will be salvaged where possible and inert waste material disposed to a licensed Hampshire County Council site.

11. Working Practice

To protect the amenities of neighbours and patrons, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on a Sunday or Bank Holidays. All materials and plant would be kept within the curtilage of the site and any trees are to have protective fencing around.

12. Community Infrastructure Levy

It is understood from Havant Borough Council's website regarding its Community Infrastructure Levy ('CIL') charging schedule, that *'The residential rate excludes extra care housing'* for the net increase in internal floor area that would be brought about by this proposal.

13. Nitrate Neutrality

The enclosed 'Nutrient Assessment & Budget' records a nitrogen output of **1.09 kg TN/year**. The applicant company has elected to use Havant Borough Council's European Site avoidance and mitigation package in this regard.

14. Conclusion

It is submitted that the requirements of the development plan would be *satisfied* by this proposal, since it: would not detract from the existing street-scene; would be in keeping with the mixed character of its surroundings; is of a high standard of design; incorporates materials

and design elements sympathetic to local character; would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas; provides safe access for pedestrians, cyclists and vehicular traffic; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site in the manner proposed would achieve more efficient use of this urban land without harm to the character or appearance of the locality or the amenities of neighbours and would play a modest yet valued part in the provision of bed-spaces within this southeast sector of Havant Borough. It is submitted that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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21 February 2024

Appendices:

1. LG 'Therma V' HM071MR U44 air source heat pump