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First Floor Extension to Provide 3 Additional Rooms
Oak View Residential Care Home
47- 49 Beach Road, Hayling Island, PO11 0JB

Introduction

This Highway Technical Note has been commissioned by English Oak Care Homes Ltd in support of a planning application submission to Havant Borough Council for an extension of the existing Oak View Care Home at 47 – 49 Beach Road to provide an additional 3 bedrooms. The location of the site is shown below.



The existing site encompasses an area of 0.2ha currently occupied by the existing nursing home. The site is bordered by the A3023 Beach Road to the east, residential properties to the north and south, and a recreation ground to the west.

Vehicle access to the site is currently served from two vehicle crossovers adjoining the western side of the A3023 Beach Road. A white zigzag marking associated with a zebra crossing to the north of the site prevents parking in the vicinity of the northern access. The vehicle crossovers also serve as the site's means of pedestrian access.

The A3023 Beach Road comprises a 2-lane carriageway running north-south serving as a key distributor road through the centre of Hayling Island. The road is approximately 9.5m wide in the vicinity of the site and is flanked by footways on either side of the carriageway. The road is subject to a 30mph speed limit and has unrestricted parking along the site frontage, excluding in proximity the zebra crossing. The road also benefits from street lighting.

Planning History

The site has been the subject of a number of previous applications, the most recent of which was submitted under application reference APP/20/00002 for a first-floor rear extension to provide 11 additional rooms.

The application was accompanied with a comprehensive Transport Statement (TS) together with a Framework Travel Plan. Within the TS were details of a Lambeth Methodology Parking Stress Survey that had been undertaken to demonstrate that there were sufficient on-street parking spaces available within 200m of the site, which could accommodate any shortfall of parking that the site could have generated. In addition, the TS included TRICS data to demonstrate that if permitted, the extension would have resulted in 1 additional traffic movement in the AM peak period, 2 movements in the PM peak period and a total of 19 two-way daily traffic movements.

Hampshire County Council as Local Highway Authority (LHA) were consulted and agreed with the TRICS data and concluded that the level of additional traffic was considered to be immaterial in traffic impact terms. They also concluded that the results of the parking survey should satisfy Havant Borough Council as the local parking authority that any increase in parking demand could be adequately accommodated within the local highway network.

The proposals were approved by a Delegated Decision and in considering the parking issues, the Local Planning Authority said:

Overall, despite the shortfall of spaces on-site, it has been adequately demonstrated that on-street capacity exists in the vicinity of the site to serve the development, largely for visitors as in this instance staff parking need is less than the adopted ratios. On balance it would be difficult to refuse the development based on parking grounds.

Planning Consent was subsequently granted subject to the requirement of a detailed Travel Plan to be implemented on commencement of the development.

Proposed Development

This application seeks to provide an additional 3 bedrooms, together with an additional parking space to be accessed from the southerly car park.

Traffic Impact

The previous TS provided TRICS Data to identify the likely additional traffic impact that the additional bedrooms would generate, and the LHA agreed this was representative, and that such an increase in traffic was considered to be immaterial in traffic impact terms. The agreed TRICS trip rates are shown in the table below, whilst the increase in traffic generation from the 3 additional bedrooms now proposed is also shown.

TRICS Trip Rates – Oak View Nursing Home			
	Arrivals	Departures	Total Two-way
AM Peak	0.063	0.070	0.133
PM Peak	0.076	0.108	0.184
Daily Traffic	1.045	1.077	2.122

Traffic Movements – 3 Additional Bedrooms			
	Arrivals	Departures	Total Two-way
AM Peak	0.19 (0)	0.21 (0)	0
PM Peak	0.23 (0)	0.32 (0)	0
Daily Traffic	3.14 (3)	3.23 (3)	6

From the above it can be seen that if approved, the 3 additional bedrooms are likely to generate no additional traffic movements in either of the AM or PM peak periods, whilst over the course of a day, the bedrooms would generate just 3 cars (6 two-way movements).

As the LHA considered that 19 two-way traffic movements associated with the previous scheme were immaterial, it stands to reason that 6 traffic movements would also be immaterial.

Car Parking

The site benefited from 12 parking spaces, 7 within the northerly car park and 5 in the southerly area. Havant Borough Council's car parking standards are set out in the council's Supplementary Planning Document: "Parking" (July 2016). In this case, the bedrooms will not result in any increase in staff numbers, therefore only parking for visitors needs to be provided.

The parking standards require a parking ratio of 1 space per 4 bed spaces for visitors, therefore, to comply with standards, the development would require 1 additional parking space.

Drawing numbered SK005 rev G is included as [Appendix 1](#) to this Note which shows the site and the proposed parking arrangements. In this case it has been possible to provide an additional parking space which is located immediately adjacent to the reception area at the front of the site bringing the total number of parking spaces to 13.

The provision of an additional parking space therefore fully meets the adopted parking policy and will not result in any additional overspill parking onto the surrounding streets.

Travel Plan

The previous proposal included a Travel Plan Framework, and on granting consent, the LPA included a Condition that required the submission of a full Travel Plan before commencement of the Development. It is understood that the development has just been completed, therefore the use of the additional rooms are shortly to commence.

The addition of these three bedrooms will increase the number of rooms from 51 to 55, therefore the Travel Plan will need to take into account these additions.

It is therefore considered that should planning consent be granted, a similarly worded condition be applied to this application that requires the submission of a Travel Plan before the use of the 3 new bedrooms is commenced.

Summary and Conclusion

This Highway Technical Note has been commissioned to support a planning application for an extension of the existing Oak View Care Home at 47 – 49 Beach Road to provide an additional 4 bedrooms.

Using TRICS data previously agreed with the LHA the 3 additional bedrooms are likely to generate no additional traffic movements in either of the AM or PM peak periods, whilst over the course of a day, the bedrooms would generate just 6 two-way movements.

One additional parking space has been provided which results in the adopted parking standards and will ensure that no cars are dispersed onto the highway network.

A suitably worded condition can be applied to secure the provision of a Travel Plan, to be implemented prior to commencement of the new bedrooms.

The highway implications of this development are therefore deemed to be acceptable.

Appendix 1

Proposed Site Plan



Proposed West Elevation - 1:200 - Showing
Neighbouring Properties



Proposed East Elevation - 1:200 - Showing
Neighbouring Properties



Proposed Site Plan - 1:200

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

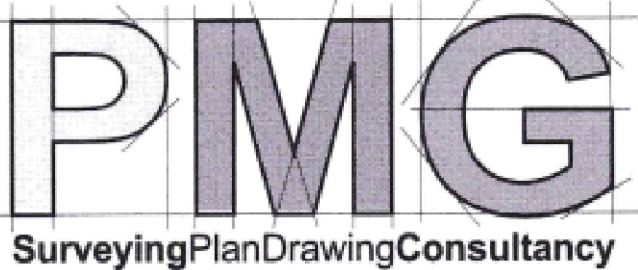
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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title Proposed First Floor Extension Oak View Nursing 47-49 Beach Rd Hayling Island PO1 0JB
Drawing Title Proposed Streetscene Elevations Proposed Site Plan
Client Oak View Nursing Home
Date: June 2023
Scale: 1:200 at A1
Drawing No. SK005 rev G
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