
Site Address:	Oak View Nursing Home, 47-49 Beach Road, Hayling Island, PO11 0JB		
Proposal:	Proposed re-rendering and external cladding.		
Application No:	APP/16/00904	Expiry Date:	21/10/2016
Applicant:	Mr Geach Oak View Nursing Home		
Agent:	Mr P Gosling PMG Building Design & Consultancy Ltd	Case Officer:	Karen Wooden
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 47-49 Beach Road, Hayling Island comprises an established care home located on the western side of Beach Road, between the junctions with Hollow Land and St Marys Road. The property is located in a predominantly residential area, with properties in the vicinity varying in style, appearance, bulk and height. To the rear of the site is a recreation ground.

2 Planning History

95/55601/005 - Replacement sun lounge to south elevation., WD, 07/12/1995
95/55601/006 - Replacement sun lounge to south elevation and revision to car parking layout approved under planning application 94/55601/3., , 15/01/1996
94/55601/003 - Single storey rear extension and new common room to provide 7 additional bedrooms, with associated car parking., PERM,
90/55601/000 - Change of use of 47 Beach Road from dwelling to rest home (max number of residents at 47 & 49 to be 28) plus single storey side & rear extensions and associated parking, PERM, 13/12/1990
03/55601/007 - Retrospective application for the display of 1 No static non illuminated freestanding sign., PERM, 15/07/2003
03/55601/008 - Relief of Condition 3 of Planning Permission 94/55601/003 to increase the number of residents by one from 28 to 29., PERM, 22/09/2003
04/55601/009 - First and second floor extensions to the rear (west) elevation and ground floor extensions to the side (south and north) elevations to allow an increase in the number of residents from 29 to 47., REF, 19/01/2005
06/55601/010 - Single storey extension to south elevation and first floor extension to rear elevation (above single storey annexe). , REF, 12/09/2006
06/55601/011 - Two storey and single storey extensions to west and east elevations to form 42 No. bed care home, car parking and felling a Beech tree covered by T3 of TPO 1270. (Revised submission). , PERM, 08/01/2007
09/55601/012 - Replacement of non-illuminated signs for "Oak View" Care Home, mounted on existing sign boards., PERM, 19/02/2009
09/55601/013 - Display of 2 No. banners mounted on pole and 1 No. banner hung on east elevation., WD, 26/05/2009
APP/10/00283 - Amendments to internal layout and fenestration of single extension

approved by Planning Permission 06/55601/011.(Retrospective), PERM,12/10/2011
09/55601/014 - Discharge of Condition No's 1, 2, 4, 5, 6, 7, 9, and 11 of Planning
Permission 06/55601/011., PERM,18/11/2009
09/55601/015 - Discharge of Condition No's 3, 8 and 10 of Planning Permission
06/55601/011., PERM,08/03/2010
APP/13/01061 - Fell 1No. Ash tree (T4) subject to TPO 1270., PERM,28/11/2013
APP/15/00903 - Insertion of 2No. ground floor windows to east elevation and
reduction to size of ground floor window to north elevation to accommodate internal
layout changes., PERM,08/10/2015
APP/16/00168 - Proposed replacement entrance porch, single storey rear extension,
raised decking/ramps, alterations to fenestration and associated alterations.,
PERM,14/04/2016
APP/16/00169 - 1No. non-illuminated ground mounted sign., PERM,14/04/2016

3 Proposal

The proposal is to provide a camel coloured weatherboarding to the first floor external walls and dormer cheeks, and provide white render to the ground floor walls, the two storey bay windows and the chimneys. The existing eaves detailing, rainwater goods and above ground drainage will be changed to white upvc.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

5.1 No consultations required for this application.

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: At least one site notice exists - check the number.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

The materials to be used in the proposed alterations are considered to be visually appropriate to the mixed character of the streetscene, resulting in an improvement to the appearance of the building.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. It is not considered that the proposed alterations will have a detrimental effect on the amenity of the neighbouring properties.

8 Conclusion

It is considered that the proposed alterations will improve the visual appearance of the building and the materials are considered to be appropriate to the existing streetscene. Therefore the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00904 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 external materials used shall match, in type, colour and texture, those as detailed in the submitted plans.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans & location plan - 001 (rev a)

Existing elevations - 002 (rev a)

Proposed elevations - 003 (rev a)

Reason: - To ensure provision of a satisfactory development.