
Site Address:	The Wedge Rest Home, 8 Park Road, Hayling Island, PO11 0HU		
Proposal:	First floor extension and alterations comprising three new residents ensuite bedrooms replacing one existing ground floor bedroom, new main staircase and enclosed means of escape.		
Application No:	APP/16/00090	Expiry Date:	23/03/2016
Applicant:	Mr Macey	Team:	Team 2
	The Wedge Rest Home		
Agent:	Mr Russell	Case Officer:	Rachael McMurray
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is situated within a residential area in Park Road, Hayling Island. To the front of the site is Park Lane and to the rear is Sinah Lane. The site comprises two former dwellings joined together to form a retirement home. The existing facilities provide for 20no. bedrooms on two floors. There is a parking area at the front of the building on Park Road and a rear garden space with vehicular access gates from Sinah Lane.

2 Planning History

98/52852/009 - First floor extension over flat roof to provide additional accommodation for owners (revised application),
REF,21/08/1998

97/52852/008 - Formation of first floor lounge over flat roof area with fire escape access to ground level,
REF,07/11/1997

96/52852/007 - Retention of aviary and garden shed to rear of site, incorporating revision to car parking layout approved under Planning Permission 93/52852/4,
PERM,18/04/1996

94/52852/006 - Single storey extension to rear to provide individual residents sun lounges, ,18/04/1996

92/52852/003 - First floor additions over ex flat roof to form additional accommodation (owners accommodation),
REF,

93/52852/004 - First floor additions over existing flat roof to form additional accommodation (owners accommodation). Incorporating relief from Cond 4 of PI perm 89/52852/1., PERM,23/09/1993

03/52852/010 - First floor rear extension,
PERM,23/10/2003

04/52852/011 - Application to vary condition 2 of Planning Permission 89/52852 to allow for increase in residents from 15 to 17.,
PERM,01/12/2004

07/52852/012 - Rear extension to form two additional bedrooms. Maximum of 18 residents., PERM,21/02/2008

09/52852/014 - Change of use and alterations to No. 8a Park Road, to Elderly Persons Retirement Home incorporating 4No. ensuite bedrooms and 1No. bathroom. New single storey link and rear dining/communal extension to No. 8 Park Road. , S106,19/10/2009

APP/11/01307 - Extension of existing summerhouse.,
REF,27/09/2011

3 Proposal

The proposal comprises a first floor extension over the existing single storey link between No. 8 and the former No. 8a. It would include a continuation of the roof of No. 8 with a replica barn hip corner and matching front flat roof dormer window. Part of this extension would also include raising the roof of the link section with a flat roof dormer. It would also include a two-storey flat roof extension at the rear of the building to enclose the existing external means of escape and an extension to the existing rear dormer window on the former No. 8a. These extensions would provide a two additional rooms within the retirement home.

It is proposed that the parking spaces on site would increase from 11 to 13. Two of these would be provided on the front garden area of No. 8a and a further two spaces would be provided on at the rear of the property in place of an existing garage which would be removed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Havant Borough Residential Parking and Cycle Provision SPD 2010

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer:
No objections. Please condition parking layout as shown.

Building Control, Havant Borough Council:
No objections

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: 8

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

Statutory advertisement: Not applicable.

Number of representations received: 1 x objection

Summary:

i. The increase in residents are therefore intensity of the site will result in more traffic and potential risk to highway safety. It is suspected that the two spaces at the rear of the home will not be utilised by staff and further on street parking may occur.

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
- (iv) Developer contributions

- (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 Wedge Rest Home currently provides care for elderly persons. Policy DM7 of the Local Plan, advises that there should be sufficient amenity space for residents, space for servicing and car parking and limit impacts such as noise disturbance on neighbours.

The proposal would result in an additional two bedrooms and therefore increase the number of residents from 20 to 22. Planning Permission 09/52852/004 did not include a condition which restricts the number of residents. However, an increase in residents results in a more intensive use of the site overall and this will be considered in the section below. However, the population forecasts for Havant Borough show an expected rise in the proportion of elderly up until 2026. The ageing population together with in-migration of retirees results in a specific need that must be addressed. This issue is most pronounced on Hayling Island but remains a borough-wide issue. Therefore in principle, an increase in this type of accommodation is encouraged.

(ii) Impact upon the streetscene

The proposed first floor extensions would be visible from the streetscene. The flat roof extension at the rear of the building would be partially visible over the dormer window positioned above the link building. Through its previous extensions and additions, the building already appears slightly fragmented in its design with many roof juxtapositions in play. This is inevitable unless the building is demolished and rebuilt as fit for purpose which is not a scheme being put forward. Overall, whilst the proposed extension would contribute to the variety of juxtapositions, they essentially retain the character of the existing building using a similar roof height, proportions and angles. Overall therefore, it not considered that the proposals would result in further harm to the building and therefore its contribution to the streetscene in general. The flat roof extension to the rear is not ideal however, this element would not be visually prominent and therefore not overall harmful.

(iii) Impact upon residential amenity

As the extensions would be located in the centre of the existing building, it is unlikely that they would have any direct impact on the amenity of neighbouring properties.

In terms of the parking proposed, concern has been raised that the increase in bedrooms will result in a more intensive use of the site and as such, more staff will be required. However, the application form states that no further staff are proposed. Nevertheless, the application does propose a further two spaces on site which will be located at the rear of the site in place of an existing garage and area of hardstanding. These spaces would be accessed from Sinah Lane. Whilst it has been raised that the additional two parking spaces would not be used, this is an opinion only and cannot justify a reason for refusal on these grounds. The increase of two bedrooms is not considered to be a significant increase in terms of residents with regards to the ongoing business use of the site. For example it is unlikely that this small increase would require more staff, further deliveries or result in a significant rise in the number of visitors. Other properties in Park Road generally have on site parking provision and therefore on road parking is not essential for existing residents.

(iv) Parking provision

There is currently a total of 11no spaces on site. It is proposed to provide another 2 spaces bringing the total to 13no. spaces. The Council's adopted parking standards require the use to provide 11.5 spaces in total so there is an over provision in this case. The Highways Officer has been consulted and has not raised any objection subject to the parking being provided and laid out as per DN: 15/01/02.

(v) Developer contributions

The care home exemption is exempt from CIL requirements as set out in HBC Developer Contributions Guide. With regard to SRMP requirements, given the nature of accommodation provided, it is not considered that residents would lead to increases in recreational pressure at the coast. In this instance SRMP contributions are not considered to be required.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00090 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The car parking, servicing and other vehicular access arrangements shown on Drawing Number 15/010/02 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 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 22 single occupancy bedrooms 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 CS16 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations - DN: 15/010/03
Proposed floor plans, site plan and sections - DN: 15/010/02
Location plan - DN: #00094546-8617C3
Reason: - To ensure provision of a satisfactory development.