

3 Proposal

First floor rear extension including extension to existing roof ridge to provide 1no. en-suite bedroom and office . Variation of Condition 4 of Planning Permission APP/12/00127 to allow for:- (a) an increase in the number of children occupying the site (from 6 max. to 7 max) and (b) an increase in the age range of children occupying the site (from 12-16 yrs to 10-18 yrs).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS15	(Flood and Coastal Erosion)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS8	(Community Safety)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Council Parking SPD 2016

Havant Borough Council Borough Design Guide SPD 2011
Havant Borough Council Parking SPD 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No comments received.

Environmental Health

I have studied the documentation provided & have noted in the Design & Access statement that restrictors are to be fitted to the new dormer opening windows. With the potential age of the occupants I would indicate that this is essential.

I have no further adverse comments to make on this application other than to request that the following informatives be added to any decision notice if this application is successful:

Hours of Work
Bonfires
Dust Control

Environment Agency

The Environment Agency has no objection in principle to the proposed development as submitted.

Also, we have no comment to make in relation to the variation of condition 4 of planning permission APP/12/00127 as we did not request this condition.

Crime Prevention -Minor Apps

The proposed layout shows the office moved from its current position, adjacent to the front door, with a view to the front of the building, to a more central position within the building. In the proposed position the office does not have a view of the front door and visitors can access the building without passing the office. Therefore, I recommend that the office remains in its current position.

Officer comment: The recommendation is noted, however the internal layout of the building is a matter for the applicants.

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2 letters (4 names)

Summary:

Concerns over impacts of residents anti-social behavior (log of events in 2014)

Impacts on health

Impact on residents/community

Lack of adequate parking at Poppy House.

Staff and visitor cars continue to block entrance to our road creating safety issues

Unable to access exit to Church Road

Requested double yellow lines

Construction vehicles damage to road (not repaired) and property and blocking access.

Concern at level of staff training and level of staffing for residents upto 18 years

Appropriate support system needed for vulnerable residents

Concerns over use of private lane and blocking of access

Concern in relation to blocking of visibility by builders/delivery vehicles at junction of private lane with main road.

Extra staff required making parking worse

For past year 2015/2016 the Boys Home has been great no behavior problems

Concern over 18 year old adults and staff being able to control them

Will there be enough staff on duty all the time?

Comment:

It is understood that in the past there have been incidents in relation to the behavior of residents that have impacted on nearby residents. The appropriate management and regulation of the premises as a specialist children's home is a matter to be addressed by the operators and appropriate authorities. It is noted that the nearest neighbour has stated that these incidents have been improved in recent years. The provision or otherwise of double yellow lines is a matter for HCC Highways.

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) Car parking and highway matters
- (v) Flood Risk

(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 property currently accommodates 8 bedrooms and it is understood that 6 are used to accommodate boys from age 12 - 16. The other bedrooms are for use by staff. The extension would allow for an additional 1 bedroom for resident and an office. It is also intended to increase the age range from 10-18 years.

The agent advises that:

Hillcrest Poppy Lodge is an Outstanding Ofsted registered Children's home located on Hayling Island, which offers 52-week care and education to boys aged 10-18yrs. The values of the home are underpinned by the Therapeutic Community Standards.

The house has been modernised and extended in 2014 to include 2no. new independent living accommodation spaces; and is now in need of additional accommodation to meet increased requirements.

Hillcrest Care is an independently owned and operated social enterprise organisation providing care to various sectors of the community.

It currently operates nine specialist children's homes in England. Hillcrest also run eight fully registered DfE schools which provide full curriculum coverage through qualified teachers and support staff.

Hillcrest Care offers:

*High Quality Ofsted registered children's homes in both rural & urban settings.
DfE registered special schools providing full curriculum & vocational training.
A child centred therapeutic approach to care.
High ratios of qualified and experienced staff.*

Hillcrest Care is part of The Outcomes First Group and has it's headquarters at Langstone House Solent Road, Havant.

In accordance with policy CS7 of the Local Plan (Core Strategy) the proposal provides services for a vulnerable group and creating places where people feel safe is crucial to changing the future of communities to support those in need. The development is therefore supported in principle.

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

The proposal has been amended during the course of its consideration and this has addressed concerns in relation to the impact of the development on the character and appearance of the existing building. The amended proposal retains the original roof design when viewed from Church Road and extends to the rear by extending over a rear flat roofed area and raising the rear ridge line.

The alterations are considered acceptable and would not dominate the existing building which has a traditional character and design. The alterations would not be readily apparent from Church Road but would be viewable from the access road to the north. It is considered that the proposal would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

There are considered to be three main areas to consider in relation to the impact on residential amenity in the light of the representations made, the physical extension and overlooking etc, the increase in the use of the site and age change in relation to residents and the construction phase impacts.

In relation to the extension the main impacts are considered to be to 82 and 84A Church Road and 86 and 88 Church Road.

No 82 lies to the south of the site and is a bungalow and has one side window facing the application site. The proposed extension is set well off the common boundary. Whilst there are two windows proposed facing this property (bedroom and en-suite), these would face the roof of the existing side extension which would prevent direct overlooking. This relationship is considered acceptable.

No.84A lies to the rear (east) of the site. The rear extension would not project beyond the existing two storey section and the extension would be in excess of 30m from the dwelling house of No.84. Whilst there would be a bedroom and an en-suite window facing No.84A, given the separation distance this relationship is considered acceptable and exceeds the recommended distance in the Councils Borough Design Guide.

The properties to the north 86 and 88 Church Road are set off by approximately 20m with the access road in between. The extension would raise the existing ridge line, however, no new windows are now proposed (following the amendment to the planning application) and the separation distance would result in an acceptable impact on light and relationship between the site and these properties.

In relation to the increase in residents (by 1) and the age range changes, whilst concerns have been raised in relation to behaviour issues (particularly in the past), it is considered that these issues are essentially for the home to manage and it is noted that staffing includes 4 resident staff with 2 non-resident staff such that the children are supervised at all times whilst on the premises. The home is also subject to

Ofstead inspection and other legislation. It is not considered that a refusal of planning permission in relation to the use could be substantiated.

Finally, concerns have been raised in relation to the construction phase of the development. Conditions are recommended in relation to the construction phase with the aim to minimise the impacts of the development. It must however be recognised that any construction does cause impacts to neighbours. This is however time limited and cannot be entirely avoided. The use of the side access for material delivery (an unadopted road) would be a matter for the owner(s) of the land (it does not appear from GIS that the land is owned by HBC).

(iv) Car parking and highway matters

With regard to the highway implications, there are considered to be two main issues. These relate to the adequacy of car parking and the safety of the access. A further issue is the use of the side access lane for access and parking.

The revised plans indicate car parking for five cars at the front of the site although these are shown such that they are not all independently accessible (a six space layout was considered but would not have been practical in terms of access and maneuvering). The Havant Borough Council Parking SPD 2016 sets minimum car parking standards for homes for Children as follows:

1 Space per residential staff:
0.5 space per non-resident staff
Visitor 0.25 space per client

These standards apply to non-residential staff on duty at the busiest time.

On this basis the car parking requirement for the premises has been assessed as follows:

Resident Staff: 4 (4 spaces)
1 Non-resident staff at any one time (0.5 spaces)
Visitor parking for 7 residents (1.75 spaces)

The total car parking requirement is therefore 6.25 spaces. There is therefore a shortfall in relation to on site car parking at peak times. It is however recognised that the site is on a bus route and on street car parking is available. The Development Engineer (Highways) has raised no objection on highway safety or parking. Given the modest shortfall in on site parking at peak times it is not considered that an amenity reason for refusal could be justified in this case.

The use of the unadopted road is a matter for the owner(s) and cannot be controlled as part of this planning application.

(v) Flood Risk

Finally in relation to flood risk, whilst the site is located in Flood Zone 3 on the flood risk maps. The EA consider the type of accommodation proposed is easier to manage in a flood risk scenario than conventional dwellings. The application is accompanied by a Flood Risk Assessment and the accommodation is at first floor level. It is considered that the proposal is acceptable in terms of flood risk.

8 **Conclusion**

In conclusion, the proposal is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and on residential amenity. Parking and highway safety issues have been considered. On balance it is not considered that a car parking reason for refusal could be substantiated. Flood risk has been adequately addressed. Planning permission subject to appropriate planning conditions can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00748

(A) 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en-suite window in the first floor on the elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The children's accommodation hereby permitted shall not at any time be occupied by more than 7 residents aged between 10 and 18 years of age.
Reason: To accord with the terms of the application and in the interests of the residential amenities of the area having due regard to Havant Borough Local Plan (Core Strategy 2011) policy CS16 and to the National Planning Policy Statement.
- 5 The site shall be used only for a Children's Home, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in

any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In order to control the use in detail in the interests of the residential amenities of nearby residents, to ensure satisfactory parking arrangements and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS16 and DM13, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 6 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.

- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans (Drawing no. 01 rev E) to serve the development hereby permitted shall be made fully available for use prior to the extension hereby approved 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.

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

Plans and Elevations as Existing (including parking layout) Drawing No. 01 Rev E

Plans and Elevations as Proposed Drawing No. 02 Rev C

First Floor Plans and Sections Drawing No. BR05

Design and Access Statement Rev A

Flood Risk Assessment July 2016

Applicants additional information re Staff/Children numbers

Reason: - To ensure provision of a satisfactory development.