
Site Address: Oak View Nursing Home, 47-49 Beach Road, Hayling Island, PO11 0JB

Proposal: 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.

Application No:	APP/15/00903	Expiry Date:	12/10/2015
Applicant:	Mr Geach	Team:	Team 2
	Oak View Nursing Home		
Agent:	Mr Gosling	Case Officer:	Daphney Haywood
	PMG Building		
	Design&Consultancy Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

47-49 Beach Road, Hayling Island comprises an established care home located at the southern end of the island.

2 Planning History

06/55601/011

Two storey and single storey extensions to west and east elevations to form 42No. bed care home, car parking and felling a Beech tree covered by T3 of TPO 1270. (Revised submission). Permit 8/1/07

3 Proposal

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, including dividing 2 double bedrooms to 4 single bedrooms. (no. of bed spaces would be unchanged)

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 street scene
- (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 street scene

The window design would be in keeping with the design of the existing windows and there is no adverse impact on the street scene.

(iii) Impact upon residential amenity

The proposed windows would be located in the east elevation which fronts onto Station Road, and the north elevation which faces an existing gravel parking area. The windows would serve bedrooms and en suites and would not result in loss of privacy or be detrimental to amenity of the neighbouring properties. .

8 Conclusion

The proposal which, would be acceptable in the street scene, does not result in detriment to the neighbouring properties and accords with the provisions of Policy

CS16 1 c and e, and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00903

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Existing plans, Location plan and site plan 001revA
Proposed plans 001revB

Reason: - To ensure provision of a satisfactory development.