
Site Address:	Hayling Island Health Centre, Elm Grove, Hayling Island, PO11 9AP		
Proposal:	Replacement of 44No. windows and 5No. doors.		
Application No:	APP/14/00029	Expiry Date:	18/03/2014
Applicant:	Mr Street	Team:	Team 1
	NHS Property Services Limited (Wessex Area Team)		
Agent:	Mr Lydon	Case Officer:	Daniel
	Rund Partnership		Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Hayling Island Health Centre is sandwiched between Spencer Close to the north and the public car park just south off of Elm Grove in Mengham. It is worth noting that it sits outside of the Mengham District Centre.
- 1.2 To the east of the Health Centre are large detached residential dwellings, these are all separated from the centre by their gardens.
- 1.3 To the west there are two blocks of flats with parking to the rear which are located immediately next to the Health Centre.
- 1.4 To the west, north and east of the Health Centre runs a very well established, 3m high hedge which screens a large proportion of the building from its surrounding neighbours. The Health Centre is mainly viewed from its own car park located south-west of the building.

2 Planning History

07/55204/003 - Construction of ground and first floor rear extension and replacement roof incorporating new accommodation resulting in provision of 6 additional bed spaces. Alterations including revised fire escape, new access and provision of a total of 7 parking spaces.

APP/11/00201 - Discharge of Conditions No/s 2, 3, 4 & 5 of Planning Permission
07/55204/003

3 Proposal

The application seeks to provide replacement windows and doors for the entire building. In total there will be 44 new PVCu windows and 5 new PVCu doors. They will be of similar colour to the existing.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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: 37

Number of site notices: Not applicable.

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 on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site is located within the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 This application is seeking to change the windows and doors only, there will be no alterations to the physical structure and the colour of the frames will still be of a dark nature, specifically named rosewood.

7.4 The main difference with the new windows will be that the existing windows typically have two panes divided horizontally, one much larger pane above a smaller one. The proposed windows will consist of just one single pane - which will be the same size as the existing two panes.

7.5 The hedge running along the west, north and east boundary will screen the majority of these replacement windows and doors from any potential onlookers, further

reducing the level of any potential impact.

(iii) Impact on the character and appearance of the immediate area

- 7.6 Currently the condition of all the window frames is that of an aged and obviously worn state, with paint flaking on most of the window frames. The proposed will be of a PVCu construction, very similar in colour to the existing but with the benefit of giving the Health Centre as a whole an improved look. The new finish of these PVCu windows should last much longer than the existing wooden ones without the need for maintenance, subsequently enhancing the area and improving the look of the Health Centre as a whole.

8 Conclusion

The proposed replacement windows and doors are considered to be of an appropriate design and to have a complementary impact on the character of Hayling Island Health Centre, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00029 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:

Block Plan, Drawing No. 22527/09 received by the Council 13th January 2014
Measured Survey North Elevation, Drawing No. 22527/01 received by the Council 13th January 2014

Measured Survey East Elevation, Drawing No. 22527/02 received by the Council 13th January 2014

Measured Survey South Elevation, Drawing No. 22527/03 received by the Council 13th January 2014

Measured Survey West Elevation, Drawing No. 22527/04 received by the Council 13th January 2014

Measured Survey Area 1 Courtyard, Drawing No. 22527/05 received by the Council 13th January 2014

Measured Survey Area 2 Courtyard, Drawing No. 22527/06 received by the Council 13th January 2014

Measured Survey Door and Window Types, Drawing No. 22527/07 received by the Council 13th January 2014

Reason: - To ensure provision of a satisfactory development.

