
Site Address:	74 Havant Road, Emsworth, PO10 7LH		
Proposal:	Conversion of roof space to provide office and training/meeting room and incorporating new stairwell and dormer.		
Application No:	APP/13/00367	Expiry Date:	16/08/2013
Applicant:	Mr Bennett	Team:	Team 2
	Springfield Care Home		
Agent:	Mr Holman	Case Officer:	Aaron Wright
	Holman Reading Partnership		
	LLP		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Springfield Care Home is located on the southern side of Havant Road, Emsworth. It is a residential and nursing care home for the elderly. It consists of two-buildings Nos.72 and 74, situated on either corner of Western Avenue, a private cul-de-sac of residential properties. The application site is No.74 Havant Road, which has been extended and altered over the years, including a lounge extension and additional bedrooms. The building is rendered in cream paint and contains flat roofed dormer windows in the roof space. The building has a current maximum capacity of 39 residents.

2 Planning History

90/54581/000 Single storey side extension and internal alterations to provide new lounge, and additional bedroom (no increase in number of residents). Permitted.

91/54581/002

2-storey extension to north elevn, single-storey extension to west elevn. & new conservatory & covered area to south elevation providing accommodation increase from 19 – 24 elderly residents. Permitted.

94/54581/004

2 storey extension to North side; single storey extension to West side including external fire escape to 1st floor; single storey extension to south side to provide 5 additional bedrooms. Permitted 04/94.

97/54581/005

2 storey extension to north side and single storey extension to west side to provide 5 additional bedrooms (revision to previous planning permission). 07/97

98/54581/006

Relief of condition 2 (part), 6 and 7 of Planning Permission 97/54581/5 dated 25th July 1997 requiring reinstatement of laurel

00/54581/008

Two storey extension to north and east elevations. Permitted 12/12/00

05/54581/010

Single storey rear extension. Permitted 31/3/05

07/54581/012

Retrospective application for 1No. bedroom window in west flank wall. Extension of canopy (used to store wheelchairs). Permitted 6/9/07

07/54581/013

Retention of air conditioning unit, new bedroom window and bin enclosure (height 1.8m). Permitted 10/12/07

3 Proposal

The application is for the conversion of roof space to provide office and training/meeting room and incorporating new stairwell and dormer. The concept of the development is to provide additional accommodation for staff. The height of the proposal will match that of the existing with the proposal fundamentally a 'room in the roof'. The dormer window would be positioned in the front elevation and the roof would have slate tiles to match the existing. A roof light is proposed in the rear elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No comment.

Arboriculturalist

No comment.

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: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2 letters of representation have been received

raising the following concerns:

- a) Will be overlooked from the two large dormer windows on the roof extension.
- b) Will open up rooms on the ground floor which potentially could be changed to bedrooms.
- c) Both nursing homes over the years have been extensively enlarged
- d) The exit and entrance to Western Avenue on the main road is very narrow
- e) Western Avenue used to be a quiet, private road, but is now a busy, noisy and sometimes dangerous place.
- f) the development will increase traffic through what is supposed to be a private residential area

7 Planning Considerations

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 neighbouring properties
- (iii) Impact upon the streetscene

(i) Principle of development

The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon neighbouring properties

The proposed development includes a dormer window on the front elevation and a roof light on the rear elevation. On the opposite side of Havant Road is 69 Havant Road, a large detached residential dwelling. The separation distance between this neighbouring property and the front elevation of No.74 is over 50m. As such the proposed dormer window would not result in any significant loss of amenity to this neighbouring property.

The property to the south of the site at No. 2 Western Avenue, which lies fairly close to the south boundary of the application site. The proposed rooflight would not cause any loss of amenity to this neighbouring property.

The proposed development would not result in any additional residential accommodation on the site and as such there will be no increase in off street parking.

(iii) Effect on the streetscene

The proposed alterations are in keeping with the main building in terms of structural and roof outlines. The scale is suitably subservient and materials will match the main building are proposed to be used. The proposal is therefore unlikely to have detrimental impact to the character of the streetscene of Havant Road.

8 Conclusion

The proposed development would not adversely affect the streetscene or the amenity of the neighbouring properties. The recommendation is to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00367 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans and elevations - Drawing No.8305-02 A
Existing plans and elevations, Block Plan and Location Plan - Drawing No.8305-01 A

Reason: - To ensure provision of a satisfactory development.