4155 Design and Access Statement

Additional Roof lights

Bedhampton Nursing Home

55 Hulbert road Bedhampton

Introduction

This design and access statement has been written to accompany the application for the regularisation of additional velux windows to the south elevation of the new extension to Bedhampton Nursing Home, 55 Hulbert Rd Bedhampton. This statement is intended to be read in conjunction with submitted drawings and other information.

Context

Bedhampton Nursing Home is a recently extended facility which caters for the residential and nursing needs of elderly and Infirm members of our society. The home is in a predominantly residential area in Bedhampton which is characterised by post war dwellings of a domestic , two storey, scale.

Description of Proposal

Amount

We are applying for the regularisation of four additional roof light windows to the southern elevation of the newly built extension to Bedhampton Nursing Home.

Layout

The Rooflights are to serve non habitable rooms, namely the resource/training Room and the hairdresser. The Location is shown on drawing 4155/520. Permission has already been given for two Roof lights on the same elevation in the Physio Room and was granted as part of the original planning permission 06/71828/000.

Scale

The function of the windows is to give natural daylight to these spaces and as such they have been set at a height that makes it difficult for a person of average height to gain a clear view of neighbouring properties. This is demonstrated on the section on drawing 4155/521. The windows have also been obscured to Pilkington Level 4 to further ensure the privacy of neighbouring properties.

Appearance

The rooflight windows are of a conventional 'Velux' type and are set in the same plane as the roof pitch.

Landscaping

This application has no impact on the landscape of Bedhampton Nursing Home.

Accessibility

This application has no impact on issue of accessibility at Bedhampton Nursing Home.

Consultations

The regularisation of these windows has been subject to Discussions with Mrs S Smith and Mrs P Ware of Havant Borough Council Planning Department,See appendix 1, Letter.

In this Letter we have been given the option of making the application to regularise these roof lights after practical completion on the 8th of October and before the 15th of October. This is the course of action we are taking.

Conclusion

We are making an application to regularise additional roof lights on the southern elevation of the new extension to Bedhampton Nursing Home within the prescribed time period and have taken measures in the design and positioning of these to minimise their impact on neighbouring properties.

Appendix 1

Havant BOROUGH COUNCIL

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Our Ref: 06/71828/000
Direct Line: (023) 9244 6522
Ask For: Mrs Sally Smith
Email:planning.development@havant.gov.uk
05 October 2010

Dear Sir/Madam

The Town and Country Planning Act 1990

Site Address: 53A-55 Hulbert Road, Havant, PO9 3TB
Proposed Development: Demolition of 53A Hulbert Road and construction of 1.5 and 2 storey extension providing an additional 1,287 square metres of floorspace to Care Home. Associated car parking, landscaping, bin/cycle store and altered access to Hulbert Road.

I write further to your letter of 24th September 2010 addressed to Mrs Ware. I am responding in view of the reference to myself as the most recent planning officer involved in the case.

I confirm that I did discuss with you by telephone the potential alternative ways to regularise the velux windows following the refusal of the non material minor amendment application. One was by way of a retrospective planning application on practical completion of the project. I also recall that I made it clear that, having refused the non material minor amendment application for the velux windows, the only option available to you to regularise the velux windows prior to practical completion was by way of a full application. You did not provide at that time any indication of the anticipated date for practical completion but did make it clear that your client would not wish to pay a full fee unless this was unavoidable. My understanding of the nature of the discussion was that we were exploring the options rather than agreeing on what course you were actually going to follow.

The views that were expressed must be considered as guidance as views of an individual Planning Officer cannot be binding upon the Council; nor can they prejudice the outcome of any application submitted.

When Mrs Ware wrote to you she was seeking a resolution according to the situation that pertained at that point in time and was therefore correct that the only options were by either option 1 (removal of windows and subsequent application) or option 2 (new full application). The date of practical completion had not been discussed and was not known by officers so option 4 (retrospective application) could not be put to you as a way forward at that time.

You have now advised that practical completion is scheduled for 8th October. On that basis I would ask that an application for the retention of the velux windows is received by the Council no later than 15th October. If you are unable to meet this timescale please contact Mrs Ware to explain your reasons so she may liaise with Mr Weaver over the matter and advise you further.

Yours faithfully

Mr Sally Smith
Senior Planner