**DESIGN AND ACCESS STATEMENT**

**Hunters Lodge Care Home, 39, Kiln Road, Fareham, PO16 7UQ**

Application under Section 73A (for retrospective app) of the Town and Country Planning Act 1990 to vary Conditions 2 and 5 of planning permission **P/17/1030/FP**.

**The proposal and subject of this application:**

To seek permission for using the home for up to 44 elderly residents because of making internal changes to create 2 additional bedrooms.

**Condition 2 of P17/1030/FP** records the approved documents.

The ground floor plan/site plan was updated in P-20/1143/FP, to which reference is made here:

**Condition 2 of P/20/1143/FP states:**

2. The development shall be carried out in accordance with the following approved documents:

a) Location Plan (Drawing: D-1100 Rev C);

b) Block Plan (Drawing: D-1101 Rev E);

c) Site Plan as Proposed (Drawing: D-1120 Rev L);

d) Ground Floor Plan as Existing and Approved (Drawing: D-650 Rev A);

e) First Floor Plan as Existing and Approved (Drawing: D-652 Rev A);

f) Second Floor Plan as Existing (Drawing: D-654);

**g) Ground Floor Plan as Proposed (Drawing: D-651 Rev B);**

h) First Floor Plan as Proposed (Drawing: D-653 Rev B);

i) Elevations as Existing & Approved: South & West (Drawing: D-671 Rev A);

j) Elevations as Existing & Approved: North & East (Drawing: D-670 Rev A);

k) Elevations as Proposed – East and North (Drawing: D-672 Rev B);

l) Elevations as Proposed – South and West (Drawing: D-673 Rev B);

m) Shadow Diagrams – Spring Equinox (Drawing: D-680 Rev B); and,

n) Axonometric of Front Roof (Drawing: D-5103 Rev A). REASON: To avoid any doubt over what has been permitted.

**Condition 5 states:**

Condition 5. The premises as enlarged shall be used for accommodation of not more than 42 elderly persons.

The supporting justification:

- The established use of the premises as a care home remains unchanged.
- There has been a minor change to the external appearance where doors have replaced windows on the ground floor.
- The increase of two residents (approximately 4.8%) is modest.
- The additional two bedrooms have been created through the internal conversion of an existing office and dayspace; these functions have been replaced elsewhere in the home and adequate dayspace remains for the use of residents.
- There would be no significant additional impacts on neighbouring amenity, traffic or parking.