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Our Ref: APP/22/00837
Direct Line: (023) 07880777478
Ask For: Ms Jennie Fox
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19 December 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00837

Site Address: Land at Cowplain School, Hart Plain Avenue, Waterlooville

Description: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24) Request to discharge conditions 10, 11, 12, 14, 18, 29 and 32 (31/10/2024). Request to discharge condition 21 (06/12/2024).

This decision relates to your request to discharge conditions which was valid from 31 October 2024.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00837.

The conditions in respect of which information has been submitted are:

Condition 9:

Notwithstanding the submitted details, no development above ground slab level shall commence in any phase until a detailed schedule of materials and finishes to be used for all external surfaces of the development hereby permitted in that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the schedule approved pursuant to this condition.

Reason: In the interests of the visual amenity in accordance with the aims and objectives of the National Planning Policy Framework, Policy CS16 of the adopted Core Strategy and the Council's Design SPD.

Details submitted:

Material Schedule B242117 - AL(1) 110 REV P1

Physical samples of Amberley Red Multi bricks and Wienerberger Cassius Antique Slate tile

PREVIOUSLY PART APPROVED IN RELATION TO THE RESIDENTIAL DEVELOPMENT ON 7TH OCTOBER 2024. THIS APPROVAL RELATES TO THE CARE HOME.

Condition 10:

Notwithstanding the submitted details, no development works shall take place in any phase until details of levels, including finished floor levels for the buildings hereby approved in each phase, and the existing and proposed site contours, shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The development of each phase shall only proceed in accordance with the approved details pursuant to this Condition.

Reason: In the interests of visual amenity having regard to Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

Details submitted:

Proposed External Works Layout Drawing 114911-CAL-XX-XX-DR-D-100 REV. P2

Proposed External Works Layout Drawing 114911-CAL-XX-XX-DR-D-101 REV. P2

Typical Section B242117 - AL(1)150 REV. P1

Condition 32:

Before the first occupation of any phase of the development hereby approved details of the boundary treatment proposed for that phase shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the details thus approved for that phase.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

Details submitted:

Boundary Treatments and Artifacts drawing B21016-203

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 19 December 2024