



Borough of Havant

Department of Environmental Services

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G H Lavender MIEH MIH

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TOWN AND COUNTRY PLANNING ACT 1990

To:
Hampshire Probation Committee
Calford Seaden Partnership
18/20 Shirley High Street
Shirley
SOUTHAMPTON
SO1 3NH

Ref No: 94/55269/2

GRANT PLANNING PERMISSION

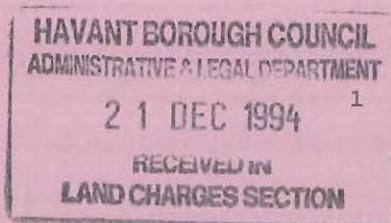
Site Address : The Grange 145 Stakes Road Purbrook

Proposed Development : Demolition of cottage and single storey west extension and erect 2-storey extensions to north (basement below) and east sides to provide 22-bedroomed hostel with staff communal and office accommodation.

In pursuance of its powers under the above mentioned Act the Council, as the Local Planning Authority, hereby **GRANT PLANNING PERMISSION** for the above development, in accordance with your application received on 4th October, 1994 (and as amended by plans received on 14th November, 1994) (as supplemented by additional information received 14th November, 1994) and the plans and particulars submitted in connection therewith and subject also to due compliance with the following conditions:-

- (1) The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
Reason: To comply with Section 91 of the Town and Country Planning Act.
- (2) The materials to be used shall match as closely as possible in type, colour and texture those on the existing building.
Reason: To ensure satisfactory visual relationship of the new development to the existing.
- (3) (a) The trees which are to be retained and which are shown on the plan (hatched green) shall be protected before development commences by the erection, around each tree or group of trees, of a continuous 1.2 metre high (minimum) chestnut pale fence, on stake supports no more than 3 metres apart, along the line beneath the outer limit of

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the branch spread of the trees. This protective fencing shall remain in place during the whole period of any demolition, excavation, trench digging, site works and construction anywhere on the site unless otherwise agreed in writing by the Local Planning Authority. If damaged or disturbed the fencing shall be re-erected and repaired immediately. Once the fences are erected no plant, equipment, storage of materials or any activities shall take place within the fenced areas.

- (b) In all other respects the trees hatched green on the plan shall be protected in accordance with the attached code of practice (as amended) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

Note: A document relating to the protection of trees is appended.

- (4) The buildings to be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced or within such period to be agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenity of the locality.

- (5) The burning of materials obtained by site clearance or from any other source shall not take place within 10 metres of the furthest extent of the canopy of any tree, or group of trees, to be retained on this site or adjoining land.

Reason: In order to protect the trees in the vicinity.

- (6) Upon demolition of the buildings to be demolished no excavation shall take place within the spread of the adjacent trees protected by Tree Preservation Order without the prior consent of the Local Planning Authority.

Reason: To protect the trees.

- (7) The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking, loading and unloading of vehicles shall have been made available, and the area shall be retained in a condition to the satisfaction of the Local Planning Authority and reserved for that purpose at all times.

Reason: In the interests of highway safety.

- (8) There shall be no more than 22 residents accommodated within the hostel at any one time.

Reason: To control the occupation of the property in order to relate to the parking provided and in the interests of good development.

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NOTES:

- (1) This permission is granted in the light of the papers submitted to the Council as part of or in connection with the application for it only and does not include permission for any other matter which may have been the subject of application for, or approval given by the Council under any other legislation.
- (2) This approval does not include any consent which may be needed from Southern Water Services Ltd to build in the vicinity of a public sewer. You can inspect the Map of Public Sewers held in the Technical Services Department of the Civic Offices to determine the proximity of any public sewer to the proposed development.

It is unlikely that you will obtain approval under the Building Regulations if your proposal conflicts with the need to safeguard a public sewer. If in doubt please seek advice from the Development Control Manager, Southern Water Services Ltd, Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester, SO21 2SW (telephone number 0962-714585).

HR Campbell

Head of Development Control

Date: 15th December 1994