
Site Address: Belmont Castle Rest Home, 18-20 Portsdown Hill Road,
Havant, PO9 3JY

Proposal: Construction of four new bedrooms over at first floor level of the
existing care home; relocation of existing kitchen to lower ground floor level;
conversion of existing day space to bedroom spaces; reconfiguration of existing room
to provide assisted bathrooms to care home; reconfiguration of existing rooms to
provide additional day space to care home; new raised terrace to provide access to
open courtyard space; removal of existing ramp dividing garden space.

Application No: APP/18/01087 Expiry Date: 17/01/2019

Applicant: LRH Home Ltd

Agent: Mr Watford Case Officer: Steve Weaver
PWP Architects Ltd

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

Belmont Castle is a Grade II Listed Building sited on Portsdown Hill in Bedhampton. The building itself comprises two parts, built at different times. The original building dates back to the nineteenth century and was built in a mock castle style. With castellations and a tower, as well as brick and stone details, it has a Gothic appearance.

In the late 1980s, the building was extended in a way which continued the original architecture using similar materials and simulated castellations.

The nature of the building is such that it features a part-submerged lower ground floor level with bedroom accommodation and office/laundry facilities; a ground floor level set above natural ground levels and accessed in part by a ramp cutting through the rear garden area; and a first floor in the original building and extension which does not connect and leaves a significant gap at first floor level along the northern wing of the property where it drops to lower ground and ground floor scale only.

The property is occupied as a nursing home for 40 residents and stands in spacious grounds with mature landscaping and trees. Parking is located to the front and side. The site lies on the edge of the urban area but has countryside to the north. The ground levels drop away significantly to the north.

Although in spacious grounds, with open countryside beyond, there are neighbours to the east and west, all of which are residential properties. There is good screening to either boundary and also on the northern side.

2 Planning History

90/52710/005 - Revision to previously approved extension to remove glazing bars to 12 upper ground floor windows., REF,07/06/1990

90/52710/006 - LISTED BUILDING APPLICATION revision to windows in previously approved extension to remove glazing bars to 12 upper ground floor windows.,

REF,07/06/1990

01/52710/007 - Application for Listed Building Consent for internal alterations to comprise of sub-division of an existing bedroom and creation of new entrance lobby., PERM,02/07/2001

06/52710/008 - Construction of a detached 3 / 4 storey building providing a linked annex of 1526 sq m to existing nursing home with additional car parking and cycle store., PERM,24/09/2007

06/52710/009 - Listed Building Consent for construction of a detached 3/4 storey building providing an extension of 1526 sq m to existing nursing home with additional car parking and cycle store., PERM,24/09/2007

APP/14/00462 - Construction of part 3 storey, part 4 storey detached building with additional car parking and cycle store., PERM,09/10/2014

APP/15/00230 - Discharge of Condition No/s 2, 3 and 4 of Planning Permission APP/14/00462., PERM,13/04/2015

APP/18/01088 - Listed Building Consent for construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space.

Officer comment: *This is the partner listed building application to this planning application, currently pending.*

APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 with associated car parking.

Officer comment: *This is a revised design and siting to that previously approved under APP/14/00462, currently pending.*

3 Proposal

As advertised, the proposal comprises: Construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space.

It should be noted that the *relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; and reconfiguration of existing rooms to provide additional day space to care home* all comprise internal alterations which whilst requiring listed building consent and considered under APP/18/01088, do not of themselves require planning permission.

The application is supported by a Design, Access and Heritage Statement. The Transport Statement submitted in respect of APP/19/00003 has also been submitted with this proposal and is of relevance as it contains background data regarding staff and resident numbers, and related car and cycle parking demand.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection to the proposals, the majority of the work is internal but with the addition of a raised terrace to the rear, however there are no trees that will be affected.

County Minerals

No response received

Conservation Officer

Background

Belmont Castle is a Grade II listed building, first being listed in 1976 (listing entry number 1303449).

It is described as a house in the form of a Tudor Castle dated early 19th C. Notably interesting features are the crenelated parapet and the central round tower with the crenelated and machiolated parapet. It is built of red brickwork in a Flemish bond.

The house has been used as an elderly care home since the early 1990's. A two-storey extension was built and attached to part of the north elevation in the late 1980's, in a style similar to the original castle. It overlooks a prominent position on Portsdown Hill and includes mature landscaping to the north of the site on the varying topography.

Assessment of proposal

The assessment is based on the revised plans received on 7/2/19 and 14/2/19 (showing the amended north elevation, proposed LG floor and the proposed UG floor),

along with the consideration of the Heritage Statement, contained with the Design and Access Statement.

Having reviewed the information, I am satisfied that the proposed works to the main building would not harm the historic integrity of the building and would respect the character and context of the building and its setting, which contributes to the significance of this designated asset. In particular, the removal of the existing external ramp would enhance the setting of the listed building to the northern aspect and allow / open up views across the site, facing northwards.

With regards to the proposed extension to the 1980's existing extension, I am of the view that this is a sympathetic and subservient addition to the building, which would not be overbearing on the main listed building and would infill the existing link section, providing a more cohesive flow of building form between the two different sections of the care home.

Subject to conditions, I raise no objection to the application as proposed in the amended plans (as referred to above) and am of the view that the proposal is in accordance with the relevant legislation and national and local planning policies.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

Portsmouth Water Company

Initial response:

According to the Application Form the proposed foul water drainage will be disposed to an existing main sewer drainage system, the existing main sewer subject to this discharge has not been outlined in the layout and should be included in this drawing. For foul drainage in SPZ1 we require the use of the highest specification pipework and designs for schemes to minimise leakage.

The proposed surface water strategy is disposal via soakaway, this is acceptable if this is a shallow system and for roof water only. In the submitted drainage layout it appears runoff from part of the road will discharge into the foul water network. Runoff from the remaining part of the access road and car parking areas has not been included in this layout. If runoff from roads and/or parking areas are proposed to be discharge via soakaways, Portsmouth Water would request further information relating to the number of parking spaces and any pollution prevention/mitigation measures proposed.

Updated response following receipt of additional information

The principal works associated with this application are at first floor level and internal, the proposal is for a first floor extension only so we assume the ground level is already present and therefore no ground level foundations are required. Therefore, our previous comments regarding piling do not apply to this application.

The request for a Construction Environmental Management Plan (CEMP) additionally does not seem appropriate for this application, provided there is no storage of hazardous materials, chemical and hydrocarbons on site.

Furthermore, our concerns regarding runoff from roads and/or parking areas discharging to a soakaway are no longer appropriate for this application as no new car parking areas or roads are proposed to serve the new development.

Portsmouth Water therefore has no further comments to make on this application.

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: 8

Number of site notices: One

Statutory advertisement: 07/12/2018

Number of representations received: 0

7 Planning Considerations

7.1 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 on the listed building
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Highway implications
- (vi) Developer contributions
- (vii) Other matters

(i) Principle of development

The site is located on the edge of the built up area abutting the boundary of the urban area defined by Policy AL2 of the adopted Havant Borough Local Plan (Allocations) 2011. This policy seeks to protect the undeveloped gaps between settlements. The policy sets out that development will be allowed within the undeveloped gaps that helps to define the separate identity of settlements and prevent their coalescence; and also meets an overriding public need (eg for community or recreation use) or meets the policies for exceptional development in rural areas set out in the NPPF.

Paragraph 83 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. It also supports the retention and development of accessible local services.

Paragraph 84 of the NPPF goes further in stating:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the

scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Policy DM7 (Elderly and Specialist Housing Provision) of the Havant Borough Local Plan (Core Strategy) 2011 is also of relevance as it states:

Outside the defined urban areas, proposals for sheltered housing, facilities for the active elderly and for people with disabilities will only be permitted where the development involves an extension to existing facilities.

This planning application seeks to provide for a modest growth in the accommodation at this established care home site, providing the care home with a larger kitchen space, 4 additional bedroom spaces at first floor level, additional day space and additional assisted bathroom spaces. The garden area to the rear is also proposed to be revised and improved by removing the existing access ramp which cuts across it. Subject to detailed consideration of the impact of the development on the undeveloped gap, the principle of improving the existing care home's facilities in this location is supported by local and national planning policy.

(ii) Impact on the listed building

Belmont Castle is a Grade II listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. It states:

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states: *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.*

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

The current planning application has been submitted with a Heritage Statement which analyses the significance of Belmont Castle as a listed building and this has been reviewed by the Conservation Officer. The principal works requiring the benefit of planning permission comprise the first floor extension which will largely infill the gap between the existing 1980s extension with the original building. This is considered to be a sympathetic and subservient addition to the care home which would not be overbearing or overwhelm the original building. It would be constructed in a style and using materials to match that of the 1980s extension to which it would be attached, whilst retaining a modest gap between the new works and the original building. In so doing, the works would respect the character and context of the original building and its setting.

The other works requiring planning permission comprise firstly, the removal of the access ramp which crosses and divides the rear garden area, and the replacement of the access door leading to it with a window; and secondly the provision of a new raised terrace on the north elevation with a revised ground floor layout serving it. In the case of the access ramp removal, this is considered to be a positive aspect of the proposals and would enhance the setting of the original building in particular by opening up its garden and northerly aspect. The window proposed to replace the door in the 1980s extension which currently serves the ramp would be sympathetic to the character and materials of the existing building.

In the case of the raised terrace and north elevation alterations, these would replace the existing stepped access to the ground floor from the garden and provide for improved circulation arrangements connecting this part of the care home with the garden. Following amendments secured during the life of the application, the design of the revised north elevation is considered sympathetic to the host building; whilst the deck would be of simple timber or composite construction and again would not harm the historic integrity of the building.

Taken together, the alterations are considered to preserve and in some respects enhance the listed building and its setting, and would accord with the NPPF and Local Plan Policies CS11, CS16 and DM20.

(iii) Impact upon the character and appearance of the area

As discussed at (i) above, the site is located on the edge of the built up area abutting the boundary of the urban area defined by Policy AL2 of the adopted Havant Borough Local Plan (Allocations) 2011. The policy sets out that development will be allowed within the undeveloped gaps that helps to define the separate identity of settlements and prevent their coalescence - and therefore the impact of the proposed development in its wider context is of particular relevance to this policy.

In the present case, the proposal seeks to undertake limited works of infilling and

alteration within the main body of the existing care home on the site; with the first floor extension (the principal addition) lying well within the existing building envelope and not exceeding the scale of development presently found on the site. Having regard to these characteristics, it is considered that the development would have a minimal impact on the existing gap between settlements, and little of it would be seen from beyond the confines of the site itself.

Furthermore, the design of the proposed extension and other alterations are, as discussed at (ii) above, sympathetic to the character and context of the existing care home.

It is therefore considered that the extensions and alterations proposed would be compatible with the objectives of Local Plan Policies AL2 and CS16.

(iv) Impact upon residential amenity

The application site adjoins residential properties to both the west and east. To the west the site adjoins a private drive which serves No.22 Portsdown Hill Road (a 2-storey dwelling); No.24 (a ground floor flat adjoining the north side of No.22); and No.26 (a first floor flat adjoining the north side of No.22). In the case of No.22, this property's outlook and amenity space is focussed to the south, west and east, and in the latter case aligns with the original Belmont Castle building. The first floor addition proposed will be obliquely visible from the curtilage of No.22, however it will lie over 18m to the north west and behind No.22's curtilage. As a result it is considered that the proposed extension will not appear overbearing or lead to any intrusive overlooking of No.22.

With regard to Nos 24 and 26, these flats each have their entrance doors and a high level corridor window facing east towards the area where the proposed first floor extension will lie, with intervening garage and parking areas. There will as a consequence be a change in outlook arising from the development in relation to the approach to the entrances to the flats. That said, the principal aspects of these properties are away from Belmont Castle, instead facing west over open fields. The east elevation of the flats lies approximately 18m away from the proposed extension, and the scale of the addition proposed is compatible with the existing 1980s extension and less bulky than the original Belmont Castle building which already forms part of the setting of these flats. In terms of privacy, the entrance approach to the flats and the open ground around them is already overlooked to a significant degree by the existing Belmont Castle buildings.

Consequently the impact of the proposed development on the amenity of the occupiers of the flats will be limited and acceptable, and it is noted that no representations have been received.

To the east, the application site adjoins Towers Farm, a mixed residential dwelling with guest accommodation and swim school premises set in substantial grounds. The first floor extension proposed will lie over 40m from the curtilage with this property, with a degree of natural screening along the shared boundary - as such it is not considered to adversely affect the outlook or amenity of Towers Farm. The other external alterations proposed (removal of ramp; alterations to elevations and provision of external terrace) are at ground floor level and will have a very limited impact on Towers Farm. Again, it is noted that no representations have been received.

The residential properties on the southern side of Portsdown Hill Road will be

unaffected by the proposals, as the existing Belmont Castle building will effectively screen the new works.

Taken together it is considered that the impact of the proposed development on the amenities of adjoining residential properties would be limited and acceptable, and would meet the requirements of Local Plan Policies CS16 and DM10.

(v) Highway implications

The first floor extension will result in an additional 4 bedrooms being provided at the premises, taking the total number of bedrooms to 44. The application form states that no additional staff are required to deal with this increase in residents, and that the existing access and car parking arrangements will remain.

In terms of access, the site is currently served by two established access/egress points onto Portsdown Hill Road which are clearly signed to both arriving and departing traffic. The submitted Transport Statement demonstrates that sightlines of 2.4m x 59m are available to the east and west of both access points. The Statement also sets out that there is a maximum of 15 staff on site at any one time.

In terms of car parking provision, there are existing car parking areas both to the front of the building and to its eastern side. The Transport Statement refers to there being 28 parking spaces available on site; although the submitted plans show only 24 formally marked out, the space available about the building does allow for some additional incidental spaces.

The adopted Parking SPD sets out standards for car and cycle parking in respect of nursing and rest homes - these are:

Car: 1 space per 4 residents and 1 space per staff

Cycle: 1 long stay space per 6 staff and 1 loop/hoop per 4 units

In relation to car parking provision, and based on the information provided in the Transport Statement, the expanded care home will generate a maximum demand of 11 spaces for residents and 15 spaces for staff. The 24 identified spaces and additional incidental spaces available are considered to appropriately meet the likely car parking demand.

In relation to cycle parking provision, the expanded care home should be supported by 3 long stay spaces for staff and 11 loop/hoops for visitors - albeit that the additional demand generated by the additional bedrooms alone only amounts to 1 loop/hoop for visitors. No cycle provision is shown on the submitted drawings, however, and in order to address this a condition is recommended.

Subject to the condition in respect of cycle parking provision, the scheme is considered to be acceptable in respect of access and parking requirements and would meet the objectives of Local Plan Policies CS20 and DM14.

(vi) Developer Contributions

The Council's published Developer Contributions Guide (2018 update) confirms that the Community Infrastructure Levy (CIL) is not applicable to a development involving a residential care home, and so the additional floorspace proposed in this application is not CIL liable.

With respect to the Solent Disturbance and Mitigation Project the subject of Local Plan Policy DM24, this only applies to new residential development. The proposed development makes no changes to staff arrangements, and therefore no staff are required to be resident at the site as a result of the modest extension works proposed. In terms of those cared for, the nature of the accommodation provided at the Belmont Castle care home is such that the additional residents are not considered to result in any effect on the Solent's Special Protected Areas, and therefore a Habitats Regulations Assessment is not required for this form of development.

(vii) Other Matters

It is noted that Portsmouth Water initially raised concerns regarding the potential foul and surface water drainage arrangements associated with the development. Following clarification provided by the case officer as to the nature of the application, those concerns have been withdrawn.

8 **Conclusion**

The application seeks to provide a modest addition to the number of residents capable of being accommodated at the Belmont Castle care home, together with a number of other alterations to the external appearance of the building. In principle the expansion of the care home outside of the built up area can be supported, and will not harm the character and appearance of the area. The design of the extensions is considered appropriate to the Grade II listed status of the building, and will preserve and in some respects enhance the building and its setting. The development can be carried out without detriment to neighbouring residential amenity, whilst the car and cycle parking demands associated with the expanded site can be accommodated on site.

The application is therefore recommended for approval. Pre-commencement conditions are recommended as requested by the Conservation Officer - these have been agreed by the applicant's agent.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01087 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location & Block Plan 4055 1100 A
Proposed Lower Ground Floor Layout 4055 1250 D
Proposed Upper Ground Floor Layout 4055 1260 D
Proposed First Floor Layout 4055 1270 C
Proposed Second Floor Layout 4055 1280 A
Proposed Roof Layout 4055 1290 A
Proposed East Elevation 4055 1340 C

Proposed West Elevation 4055 1350 C
Proposed North Elevation 4055 1360 D
Proposed South Elevation 4055 1370 C
Transport Statement by Motion for LRH Homes - Final Rev A
Design, Access & Heritage Statement Job No. 4055

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used), of all external materials (including new staircase handrail and external terrace materials) have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall thereafter be carried out in implementing the development.
Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.
- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise: -
 - a) Plans to clearly identify the window and door in question and its location within the property;
 - b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
 - c) The materials used, method of opening and finishes.The works shall be carried out in full accordance with such approval and be retained thereafter.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the listed building consent.
- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues/guttering shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any such features subsequently installed shall be in accordance with the approved details.
Reason: To protect the character of the listed building and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 6 The new bedrooms hereby approved shall not be occupied until a plan and particulars specifying the provision to be made within the site for cycle parking to support the increased occupation of the care home have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be made available prior to the occupation of the new bedrooms, and shall thereafter be retained and used solely for those purposes.

Reason: In the interests of providing sustainable travel options and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the new bedrooms hereby permitted shall be made fully available for use prior to the new bedrooms being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.