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BOROUGH COUNCIL

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McCarthy & Stone Retirement Lifestyles Ltd
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1 Embakment Way
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For: Mr Paull
McCarthy & Stone Retirement Lifestyles Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/18/00385

Site Address: 38-44 London Road, Purbrook, Waterlooville, PO7 5LJ

Proposal: Variation of Condition 2 of Planning Permission APP/17/01141 relating to
2No.1bed and 1No. 2bed units within approved roof space.

Further to your application received on 10 April 2018 (which was valid from 11 April 2018) Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than 21 December 2020.
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 and Ground Floor Plan - DN: AC 200 REV Q
GF Plan - DN: AC 210 REV K
FF Plan - DN: AC 211 REV J
SF Plan - DN: AC 212 REV J
Roof Plan - DN: AC 213 REV G
Proposed Elevations North and West - DN: AC 220 REV H
Proposed Elevations East and South - DN: AC 221 REV J (amended plan)
Proposed Elevations Courtyard - DN: AC 222 REV H
Proposed Streetscene - DN: AC 225 REV E

Reason: - To ensure provision of a satisfactory development.

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- 3 The development shall be carried out in strict accordance with the Site Investigation and Contaminated Land Report by ACS approved by the Local Planning Authority on 23 May 2018 under reference APP/17/01141.
Reason: In the interest of the safety of the site and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development shall be carried out in accordance with the details approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141 with regards to contractors' vehicle parking and a material storage compound, comprising:
Site Set up Plan - Drwg No. SO-2168-05-AC-005-A.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development shall not be brought into use prior to the completion of the implementation of all drainage provision in full accordance with the plans and particulars approved by the Local Planning Authority on 23 April 2018 under reference APP/17/01141 and comprising:
Drainage design report
Drainage drawings
Addendum report
Drainage Layout Drwg SO - 2168-05-DE-20
Manhole details - SO-2168-05-DE-21A
Pipework details - SO-2168-05-DE-22A
Drainage layout inc subs - SO-2168-05-DE-23
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development shall be carried out in accordance with the levels details approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141, comprising:
Site Survey Party Wall Plan - SO-2168-05-AC-001-A
General Site Plan - SO-2168-05-AC-002-A
Hard Landscape Drawing - SO-2168-05-LA-003
Ground Beam Layout - SO-2168-05-SE-8377-002
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 7 The development shall be carried out in accordance with the sample panel of brick and flintwork and Drwg No. SO-2168-05-AC-099-A approved by the Local Planning Authority on 23 May 2018 under reference APP/17/01141. The approved sample panel shall be retained on site until the work is completed.
Reason: To ensure the appearance of the development is of appropriate quality and having due regard to policies and proposals 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.
- 8 With regards to the surfacing of all open parts of the site agreed to be hard surfaced, the development shall be carried out in accordance with the details approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141, comprising:

Hard Landscaping Drwg - SO-2168-05-LA-003.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 9 The development shall be carried out in strict accordance with the soft landscaping details approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141 and comprising:
Hard Landscape drawing SO-2168-05-LA-003
Soft Landscape drawing SO-2168-05-LA-004
Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 No part of the development shall be first occupied until all means of enclosure including boundaries, screens or retaining walls have been carried out in accordance with the details approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141, comprising:
Construction details boundaries Drwg No. SO-2155-05-LA-006
Hard Landscape Plan Drwg No. SO-2168-05-LA-003
Soft Landscape Plan - Drwg No. SO-2168-05-LA-004
External Retaining Walls - SO-2168-05-SE-8377-006A
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 Prior to the commencement of use of the building, the measures approved by the Local Planning Authority on 13 April 2018 under reference APP/17/01141 with regard to the eradication and/or control of Japanese Knotweed shall be implemented in full; those measures comprising:
Japanese Knotweed Assessment and Methodology
Completion report and warranty.
Reason: In the interests of the amenity of the locality and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 The proposed shop fronts (elevations and vertical cross-sections including the stall riser and fascia) shall be constructed in strict accordance with the details approved by the Local Planning Authority on 23 May 2018 under reference APP/17/01141; those details comprising:
Elevations SO-2168-05-AC-020-A
Super structure details SO-2168-05-AC-053A
Reason: To ensure the appearance of the development is of appropriate quality and having due regard to policies and proposals 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.
- 12 The development shall be carried out in strict accordance with the acoustic report prepared by Parsons Brinkerhoff dated May 2017 and approved under reference APP/17/01141.
Reason: In the interests of the amenity of occupiers and the nearby locality and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 13 With the exception of any site manager/warden's accommodation, at no time shall the sheltered apartments development hereby approved be occupied by persons under the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55.

Reason: In order that the occupancy of the development is compatible with the limited amount of on-site parking provision, and having due regard to Policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
 - (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
 - (3) 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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance: ,

- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins

Head of Planning (East Hampshire and Havant)

24 August 2018