



Havant
BOROUGH COUNCIL

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For: LRH Home Ltd

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

Application Number: APP/18/01087

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.

Further to your application received on 24 October 2018, which was valid from 22 November 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 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

- 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.

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 Planning and Development service at the Plaza or by telephoning 023 9244 6015.

(1) In accordance with paragraphs 38-50 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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

09 April 2019