



Havant
BOROUGH COUNCIL

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Mr D J Boddy
The Project Support Practice
13 Elmwood Avenue
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PO7 7LG

For: Bayith Rest Home

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

Application Number: APP/17/01193

Site Address: Bayith Rest Home, 18-20 Bevan Road, Waterlooville, PO8 9QH

Proposal: **Proposed single storey front extension, partial first floor rear extension and single storey rear extensions. Increase from 12 to 16. (Resubmission).**

Further to your application received on 07 November 2017, which was valid from 09 November 2017 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 external materials used shall be as stated under Section 9 (Materials) of the application form, together with those stated on the bin and cycle store details.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The accommodation to be provided by the care home following the implementation of the extensions hereby permitted shall be limited to only 16 single occupancy bedrooms unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

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- 4 No development shall commence on the site until further information on foundation design has been submitted to and approved in writing by the Local Planning Authority. This should include as a minimum:
- a) the methods to be used;
 - b) the design depths of the various structures involved and rationale;
 - c) the density of piling, if any; and
 - d) details of materials to be removed or imported to site.
- The development shall thereafter be carried out in accordance with the approved details.
- Reason:** To safeguard against potential impact from piling on the underlying groundwater and the Havant and Bedhampton Springs public water supply, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location plan
 - Proposed block plan
 - Drg no. 17/4/BRH-1A Existing ground and first floor plans
 - Drg no. 17/4/BRH-2A Existing front and rear elevations plan
 - Drg no. 17/4/BRH-3A Existing side elevations plan
 - Drg no. 17/4/BRH-4A Proposed ground floor plan
 - Drg no. 17/4/BRH-5A Proposed first floor plan
 - Drg no. 17/4/BRH-6A Proposed front and rear elevations plan
 - Drg no. 17/4/BRH-7A Proposed side elevations plan
 - Drg no. 17/4/BRH-8A Existing site plan
 - Drg no. 17/4/BRH-9A Proposed site plan
 - Parking assessment dated 11/01/2018
 - Proposed floor and elevations plan of bin and cycle store
 - Design and access statement
 - Parking statement and plan
- Reason:** - To ensure provision of a satisfactory development.

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.

- (4) 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:

- You were updated about issues after the initial site visit.

- (5) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

- (6) Portsmouth Water will only agree to the use of soakaway systems (including boreholes or other structures that bypass the soil layers) for surface water if the developer can show that all of the following apply:

- there are no other feasible disposal options and that they can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented; and
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Please contact Portsmouth Water, PO Box 8, Havant, Hampshire PO9 1LG (Tel: 023 9249 9888) or www.portsmouthwater.co.uk.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

28 February 2018