
Site Address:	216 Stakes Hill Road, Waterloooville, PO7 5UJ		
Proposal:	Two storey extension to existing care home for the elderly building with a single storey daylight room and additional car parking.		
Application No:	APP/18/00196	Expiry Date:	25/04/2018
Applicant:	Mr Maloney		
Agent:	Mr Watford	Case Officer:	Tina Pickup
	PWP Architects Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the western side of Stakes Hill Road, on a prominent, but well landscaped, corner site opposite Oaklands School. It currently comprises a two storey render former dwelling that has been in use as a rest home since about 1988. In 2005 the adjacent chalet style bungalow to the south, (No.218) was acquired and joined to the main house as office and staff accommodation. The land undulates in the area - when approaching from the south the land gradually rises.

The properties in Shaftesbury Avenue to the south comprise two storey stepped terraced dwellings constructed of buff brick with low profile concrete roofs. Place Crescent runs to the rear, west, of the site and comprises high density semi-detached buff brick properties backing onto the site in quite close proximity - their rear gardens are only about 8m deep. This shared western boundary includes a line of trees with raised crowns with a mix of lower planting and fencing. To the north of the site is a detached dwelling set quite close to the shared boundary. The mix of house type, age and materials is such that there is no over-riding character in the immediate area. The landscaped grounds of the school provide a verdant setting opposite the site. There is also a large grassed verge to the south of the site fronting Shaftesbury Avenue, which is not adopted highway but is land owned by HBC and includes mature deciduous trees.

Within the application site, to the south of the vehicular access, there is a large Horse Chestnut tree that is covered by a TPO.

The existing Rest Home has 21 single rooms and 5 twin rooms (and only 6 of these have en-suite WC facilities), totalling 31 bed spaces ie potential residents. Current staff levels include 1 manager plus 2 deputies; 6 care staff working 0700 - 1300; 4 from 1300 - 1900; and 3 overnight from 1900 to 0700. In addition there is a laundry operator, chef and 3 part time cleaners.

2 Planning History

88/52148/000 - Single storey extension to provide eleven bedrooms and communal areas for existing rest home, PERM,12/01/1989

94/52148/002 - Variation of Condition No. 5 of Planning Permission No. 88/52148 to allow increase of residents from 24 to 25., PERM,

94/52148/003 - Conservatory in existing courtyard., PERM,

94/52148/004 - Erection of garden shed in north east corner, PERM,24/11/1994

03/52148/005 - Single storey extensions to south east elevation and south western side of an internal courtyard to form an additional 4 number bedrooms, alterations to existing car parking layout and associated landscaping., PERM,04/02/2004

06/52148/008 - Application for crown raise to 6 metres, branches overhanging highway, of a Horse Chestnut tree (T1) subject to TPO 1390. , PERM,19/12/2006

07/52148/009 - Variation of Condition 7 of Planning Permission 06/52148/007 to increase number of residents from 29 to 30. Single storey side extension to provide kitchen and storage. , PERM,25/06/2007

APP/14/00817 - Two storey extension to an existing care home for the elderly building and additional car park following demolition of an existing building. Single storey extension of main entrance and sunroom area., WD,15/12/2014

APP/15/00361 - Two storey extension to an existing care home for the elderly building and additional car park following demolition of an existing building. Single storey extension of main entrance and sunroom area., PERM,14/07/2015

3 Proposal

Two storey extension to existing care home for the elderly building with a single storey daylight room and additional car parking.

The proposal would involve the demolition of the former chalet bungalow (No 218) at the southern end of the site and its replacement with a two storey extension, linked with a single storey glazed day space and corridor to the south-west corner of the main care home. The proposed development is an alternative design and layout to a APP/15/00361 which was permitted on 14/07/2015 and is therefore currently an extant permission. The design concept now proposes two storey, gable ended modern design with contrasting buff and black/dark brick areas.

22 new single en-suite bedrooms are proposed, but some are lost/reconfigured such that the home would have 51 bed spaces. It is stated by the applicant that 4 of the upstairs rooms in the old building would be used as replacement office and staff rooms that are currently in the bungalow to be demolished, resulting in 47 bed spaces within the whole home. There would also be 2 new assisted bathrooms and a new link day space area. The existing entrance to the care home would remain in the existing building.

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

CS1	(Health and Wellbeing)
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)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM7	(Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I note the Tree Report submitted by Bernie Harverson under reference 0738.bjh.Sept14 with its accompanying Arboricultural Method Statement, other tree detailing contained within this submission and the Tree Protection Plan referenced 0738 dated September 2014. I have no objection in principle to the extension of the Nursing Home proposed, I do however, object to the provision of a further parking bay placed immediately beneath the canopy of the protected Horse Chestnut tree on the site frontage (eastern boundary). I note the proposal to use a no-dig solution but given the levels on this part of the site and the fact that this area of open ground is the only remaining unmolested space around this tree, I do not see how works here will not result in harm to this tree to the detriment of its health and amenity value.

On amended plans:

Plans need updating to reflect other plans omitting this space beneath the tree

Officer Comment: Amended plans received to revise parking layout.

HCC Ecologist

Original Response:

Having now clarified that the proposals entail the demolition of the smaller dwelling to the southwest of the care home itself, I do think that there is justification for some ecological investigation.

The dwelling, whilst of relatively modern design, does exhibit sections of hanging tiles and may contain roof voids. These features may well be suitable for use by legally-protected species such as bats and birds

Recommend that the applicant commissions a Phase 1 ecological survey of the site

On Phase 1 Ecological Survey:

Having reviewed the submitted Phase 1 ecological survey (EcoSupport, April 2018) I am content to state that no further ecological assessment is necessary.

If you are minded to grant permission can I suggest that the ecological recommendations within the report are secured by condition.

Building Control, Havant Borough Council

No specific adverse comments but unable to measure off of plans to see if adequate fire service access is provided. This should be checked to ensure compliance with Requirement B5 of the Building Regulations

Officer Comment: Matter would need consideration in detail under Building Regulations.

Conservation Officer - for Design advice

The plot is prominent and the buildings will be instantly visible when looking north. There is no real character or defining features to the area. For such a prominent location and distinctive design the materials need to be good quality for the scheme to be a success.

Amended plans improve material choice and window detail gives lift to elevation.

Sample panel required by condition

Southern Water

Formal application for connection to the public foul sewer required; Informative recommended.

SUDS proposed and these are not adoptable therefore applicant will need to ensure long term maintenance of the SUDS facilities.
Within a Source Protection Zone and hence protection of water supply an EA matter

Environment Agency

None received

Environmental Health Manager

From Contamination/Air Quality -

Site history considered and associated risk of contaminant issues which are concluded to be a low probability of encountering significant contamination, but if found could be significant; therefore no objections to the proposals subject to the inclusion of an appropriate condition to address the potential for contamination at the site, and if present, mitigate the risk to construction personnel, future occupants, and neighbours.

From Nuisance Control -

No objection to the proposal for additional rooms.

Request Informative's re Hours of work; Bonfires; Dust Control and Light pollution.

Commercial team -

Food Hygiene have some concerns over the size and adequacy of the kitchen facilities for the number of residents and request more details of the kitchen layout and extraction system

Highways Engineer

No adverse comment

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am concerned that the height of the building will block the majority of sunlight throughout the day to my house and garden. The garden itself does not allow much light. In 2017, 4 Place Crescent had a large tree removed at the bottom of their garden and this significantly increased the amount of light into my house. I feel this new extension will significantly decrease the amount of light to mine and surrounding gardens. I am also	see consideration below

concerned about the plans to remove more trees to accommodate the new building as the care home is very close to the end of the already short gardens in Place Crescent. Having a new much larger two-story extension will provide no privacy for residents of place crescent or the care home.	
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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 upon the character and appearance of the area
 - (iii) Impact upon residential amenity for residents of the care home
 - (iv) Impact upon surrounding residential properties
 - (v) Trees and Ecology
 - (vi) Parking and highways
 - (vii) Developer Contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The approved extension granted under APP/15/00361 proposed an additional 28 bedrooms with a two storey extension to the south-western elevation. That design integrated with the main building such that many of the rooms would be out of action during construction works. To keep the existing care home fully functional during works, the scheme has been revised. This application therefore proposes a detached two storey extension, linked to the existing care home with a single storey day space and corridor.

Policy DM7 of the Havant Borough Council Core Strategy refers to Elderly and Specialist Housing Provision. The policy states that within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.
2. A setting for the building is provided which is in keeping with the surrounding area.
3. Sufficient space for servicing is provided.
4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.
5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

These matters are addressed in greater detail below.

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

The site is visually prominent with two public frontages to Stakes Hill Road and Shaftesbury Avenue and the proposed development represents a very significant,

distinctive addition to the site. The proposed 'L' shaped footprint with double gabled ends would extend quite close to the site's southern boundary (within 2m). The design concept contrasts to the traditional design of the existing care home but does reflect the buff materials and scale of the properties on the south side of Shaftesbury Avenue. The double gabled roof provides articulation and keeps the height lower than the main building on the site and of an appropriate relative scale. The elevation to Stakes Hill Road would read as a different style of development, but with similar eaves line and lower ridge, would be subservient in scale and massing.

The flat buff gable ends would provide the visual statement to the corner with the darker, black elevations receding. Amended plans have been submitted changing the original slate elevations to a dark brick with contrast window detailing - the use of dark brick would allow for the mortar line to provide some relief and with the window details the facade would now be lighter with more interest. The quality of materials are considered important to the success of the development and therefore it is recommended that a sample panel be conditioned to ensure a high quality of finish.

It is considered that the site can take a 'statement' building - it is in a prominent position but there is no over-riding character to the area and the landscaped area and trees to the south provide the setting to the site and would remain. The proposed development would become a dominant focal point when approaching from the south but it is considered would enhance and provide an identity to the area.

The development would result in an increase in car parking to the frontage of the site, however, these spaces would not significantly increase the area of hardstanding and would have an acceptable appearance in the street scene. The car park layout is identical to that previously approved under APP/15/00361.

Overall the extensions, whilst fundamentally changing the scale and appearance of the development on this site, are considered to provide a focal building of interest that would have an acceptable impact on the mixed character and appearance of the area.

(iii) Impact upon residential amenity for residents of the care home

The proposal provides a new internal day space as part of the single storey link to the existing home with glazed elevations. This would provide an area of high natural light with views of the gardens for residents and visitors which would compliment the otherwise internal communal areas within the main home. This would be accessible to both existing and future residents. A wheelchair accessible walkway would be provided from this new day space around to the front of the building to the south and rear of the site. The layout would improve internal amenity options for residents and allow accessible outside amenity area for residents, staff and visitors in accordance with policy DM7.

In terms of the adequacy of the kitchen facilities this is not strictly a planning matter - a kitchen extension is proposed and the final layout and equipment would be a matter for Environmental Health based on the types of meals made at the site.

(iv) Impact upon surrounding residential properties

It is considered that the main impacts from the development would be to properties in Place Crescent (even 2-8), 97 Shaftesbury Avenue and 214 Stakes Hill Road.

Properties in Place Crescent are semi-detached dwellings with relatively short rear gardens. Some of the properties have single storey additions. The occupier of No 6 has objected on the basis of loss of light and screening affecting privacy. The two storey elements of the houses and the two storey elements of the proposed development would have a minimum separation of 20m which is consistent with the Borough Design Guide

SPD to achieve an acceptable relationship. Whilst it is acknowledged that the two storey siting is marginally closer to the north-western boundary than the previously approved scheme, nevertheless the separation is in excess of the recommended minimum of 20m and it would be difficult to substantiate an unacceptable impact on the neighbours in Place Crescent. In terms of impact on daylight to internal rooms, the proposed siting exceeds the minimum of 10m to protect internal daylight and as such would result in an acceptable impact on daylight.

It should also be noted that the existing trees along the common boundary are shown for retention on the Arboricultural Tree Protection Plan, and although they have been heavily topped, they do nevertheless provide some screening.

Overall, whilst the extensions would have some impact on these neighbouring properties, the separation distance would result in an acceptable relationship between existing and proposed dwellings. In this established residential area the additional first floor windows at 20m distance would not result in material harm to amenity.

No's 95/97 Shaftesbury Avenue are set at right angles to the proposed extension with Nos 97 having a blank gable end and attached single storey garage closest to the site. The closest corner to corner separation distance would be approximately 14m; given the lack of any side windows and orientation between the buildings this is considered to result in an acceptable relationship between buildings.

No.214 Stakes Hill Road is a detached house to the north of the application site. This property has a blank flank wall facing the application site. There is a small proposed side extension to provide an extended kitchen. The kitchen extension is not considered to have a significant impact on the neighbouring property. No details of any flue have been submitted but is likely to be required and so it is considered necessary to condition details of any flue and extraction to protect the amenity of these neighbours.

(v) Trees and Ecology

There is a large Horse Chestnut to the southern side of the southern site access which is subject to a TPO, there is also a line of trees to the rear (western boundary). The horse Chestnut is a very significant tree in the street scene. The proposals have been amended to avoid encroachment of car parking and access alterations into the RPA of the protected tree. The walkway is however within the RPA and a condition is recommended to ensure hand digging and Arboricultural mitigation measures. The extensions to the rear of the site are set off the retained line of trees.

The existing bungalow to be demolished was suspected of being suitable for bats and so a Phase 1 Ecological Survey has been undertaken. This survey did not identify any bats at this time but due to the transient nature of roosts if any are found then works should stop and a ecologist consulted immediately. It was recommended that an integrated bat roost be included into the development aswell as bird boxes. The County ecologist has confirmed he has no objection to the scheme with conditions to implement the provision of bat boxes etc.

(vi) Parking and highways

With regard to car parking the Council's new Parking SPD, 2016 has been adopted since the past application in 2015. Therefore the Transport Statement has been updated to take account of this change in policy and revised application and bedroom numbers. The site currently has 26 rooms and a peak staff presence of 13 served by 7 parking spaces. The proposal provides 13 car parking spaces. The total number of bed spaces would be 47 with peak staff of 16.

The Transport Statement argues that the site is within an accessible location close to a frequent bus service. It also notes the shortfall in spaces provided on site and compared the percentage of the Standards concluding that there would be an increased proportionate amount of parking provided: the existing 7 spaces represent 33% of what should currently be provided, whereas the 13 spaces proposed represents 46% of the parking standards. It further notes the availability of on-street parking on Shaftesbury Avenue in the event of an over spill and the nursing home demands do not generally conflict with the local school peak times.

Given that there is an extant permission for 48 rooms with 13 parking spaces then a refusal of planning permission based on the car parking provision would not be justified. Cycle parking is also required and a condition is recommended to ensure on site provision.

The existing access to the bungalow would be stopped up and the remaining two access points would be used with the southern access providing an entrance and the northern an egress with signage. This simplification of access points would reduce the risk of conflict and improve highway safety. The Development Engineer (Highways) has raised no objection to the proposal.

(vii) Developer Contributions

The care home exemption is exempt from CIL requirements as set out in HBC Developer Contributions Guide. With regard to SDMP requirements, given the nature of accommodation provided, it is not considered that residents would lead to increases in recreational pressure at the coast. In this instance SDMP contributions are not considered to be required.

8 **Conclusion**

In conclusion, the development is considered to be acceptable in principle. The design would be striking and create a focal point to the area which would enhance the character and appearance of the area. The development should provide improved facilities for residents and improve the internal and external amenity spaces and accommodation. Whilst there will be some impact on neighbouring residential amenities, this is considered to meet the Councils standards for separation distances and impacts would be limited and acceptable in planning terms. The impact on trees has been addressed and conditions should ensure that long term retention of the important Horse Chestnut Tree, other trees are set off the proposed development. Finally, highway and parking issues have been discussed with the agent and updated Transport Statement submitted justifying the spaces proposed. The scheme is considered to provide adequate car parking and a condition is proposed to ensure suitable cycle parking provision.

Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00196

(A) subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3

years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used on the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. In addition a sample panel of the proposed black/dark coloured brickwork elevations shall be constructed on site to accurately reflect the brick bonding, finish, mortar type and colour with accompanying specification for written approval by the Local Planning Authority. The approved sample panel shall be retained on site until the work is completed and the works carried out in full accordance with the approval granted. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No development shall take place until finished floor levels for the proposed building/extension relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development has an acceptable impact on neighbours residential amenities in accordance with policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 In the event that suspected contamination (contaminated soil / groundwater, or any significant deposit of buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate results/reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A. A statement confirming that no suspected contamination was identified during development,
OR;
B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants.

- 5 Prior to the bringing into use of the kitchen extension hereby permitted, any equipment to be installed to extract, suppress and disperse fumes and/or smell produced by cooking and food preparation shall first be submitted to and approved in writing by the Local Planning Authority. Such details shall include the technical specification of the extraction system; the external appearance, colour, sizing and position of the associated flue(s); and the provisions to be made for the control of any noise emanating from the extraction system. The approved equipment and measures shall be put in place, before the kitchen extension is first brought into use unless otherwise first agreed in writing with the Local Planning Authority.

The extraction system installed shall thereafter be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority and shall not be resumed until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

Reason: To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 having due regard to policies CS11, CS16 and DM8 of the Havant Borough

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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 2012.
- 8 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted shall commence unless and until an Arboricultural Method Statement taking into account the layout hereby approved including the positioning of walkways has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the agreed Arboricultural Method Statement.

Reason: To ensure that the development does not result in harm to existing trees and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 The extensions hereby permitted shall not be occupied/brought into use until a specification of the provision to be made for the storage and disposal of refuse following the commencement of use of the extensions hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification. The approved provision shall thereafter be retained and maintained on site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.
- 11 The premises shall be used only for a Care Home, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in

any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with the terms of this application, to ensure that the use is adequately served for parking and in the interests of the amenities of nearby residents having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS16 and DM13 together with the provisions of the National Planning Policy Framework 2012.

- 12 The residential extension shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 The residential extension shall not be brought into use unless and until cycle parking provision has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking provision shall thereafter be maintained in accordance with the approved details.

Reason: To encourage non car based transport options in the interests of sustainable development having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

- 15 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

If the details submitted include a Sustainable Urban Drainage Scheme (SUDS), the details of surface water drainage details should include details which:

- Specify the responsibilities of each party for the implementation of the SUDS scheme

- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall thereafter be provided and maintained in accordance with the approved details.

Reason: To ensure that the development is satisfactorily drained having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012 and associated Technical Guidance.

- 16 Development shall proceed in accordance with the ecological mitigation measures detailed within the Phase 1 ecological survey (EcoSupport, April 2018) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the Havant Borough Local Plan(Core Strategy) 2011.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No 1150 rev B
 Location Plan & Block Plan Drawing No 1151 rev C
 Site Plan Drawing No 1152 rev C
 Proposed Perspective Drawing No 1164 rev B
 Proposed Elevations NE & NW Drawing No 1406 rev C
 Proposed Elevations SE & SW Drawing No 1405 rev C
 Detailed Elevations Drawing No 1408 rev A
 Proposed Roof Plan Drawing No 1157 rev A
 Proposed Ground Floor Plan Drawing No 1155 rev C
 Proposed First Floor Plan Drawing No 1156 rev B
 Tree Retentions and Removals Plan by Bernie Harveson dwg No BJH.03 Rev A

Planning Statement by pwparchitects dated February 2018
 Transport Statement by rgp dated May 2018
 Phase 1 Ecological Survey by ecosupport Its dated April 2018

Reason: - To ensure provision of a satisfactory development.