Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr Bendinelli
The Planning Bureau Ltd
26-32 Oxford Road
Dorset
BH8 8EZ

For: McCarthy & Stone Retirement Lifestyles Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00599
Site Address: 344 London Road, Waterlooville, PO7 7SN
Proposal: Demolition of existing building and construction of 39No. retirement apartments with associated communal facilities, car parking, landscaping and new vehicular access from Beaconsfield Road.

Further to your application received on 06 September 2010 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 your application, received on 19 November 2010and 26 November 2010 and as supplemented by additional plans received on 08 November 2010; and

(ii) The following conditions:

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 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

3 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To safeguard neighbouring and visual amenities, which might be affected by uncontrolled changes in levels, and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 Notwithstanding any information contained in the current application the development hereby permitted shall not be commenced until a 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 saved policies D1, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

6 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, including related surface water drainage provisions, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied 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 surface water drainage and having due regard to saved policy D1, of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 25.

7 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be used at the site boundaries have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

8 No development hereby permitted nor any related site clearance shall commence until a tree protection method statement specifying the measures to be undertaken to prevent damage to existing trees and shrubs on the site and close to its boundaries, 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 statement shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or shrub 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 and of a size and position which shall first be agreed in writing with the Local Planning Authority.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided 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 saved policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 13.

10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23.

11 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the 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 when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to saved policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

12 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality and having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

13 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

14 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to saved policy and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011,which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1 and 23.

15 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to saved policies and proposals D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 13.

16 The development shall not be brought into use 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 plans. 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 T9 of the Havant Borough District Wide Local Plan 1996-2011,which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

17 Construction of the development shall not commence until details of proposed means of foul sewage and surface water disposal, (including sustainable drainage measures) have been submitted to and, approved in writing by, the Local Planning Authority in consultation with Southern Water. Development shall only be occupied once these provisions for foul sewage and surface water disposal have been fully implemented.
Reason: In order to ensure the provision of adequate drainage in the interests of the amenities of occupiers and the locality and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011,which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 25.

18 The development shall not commence until a programme of the suppression of dust during the construction/demolition period has been submitted and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/ demolition unless any variation has been approved by the Local Planning Authority.
Reason: In the interests of safety and amenities having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1 and 23.

19 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.
Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers, having due regard to saved policies D1, R17 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

20 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to saved policies and proposals PC1 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 5 and 7.

21 The kitchen windows in the south elevation of the building since marked 'X' on the plans hereby approved shall:-
at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
EMP6	(Protection of Land and Premises in Employment Use)
EMP7	(Conversion and Change of Use)
HE15	(Roads with Special Character)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC2	(Control of Development in the vicinity of Polluting or Potentially Polluting Development)
T6	(Public Transport, Cycling and Walking New Development)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)

National Policies

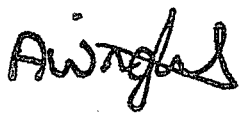
PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)
PPS 6	(Planning for Town Centres)
PPS 7	(Sustainable Development in Rural Areas)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the streetscene and character of the area, effect on neighbouring properties, highway considerations and the effect on the surrounding trees and Environmental effects. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Civic Offices or by telephoning 023 9244 6015.



Julia Potter
Executive Head of Planning and Built Environment

06 December 2010