



**Havant**  
**BOROUGH COUNCIL**

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Mr D J Boddy  
The Project Support Practice  
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For: Mrs C Norris

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

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**Application Number:** APP/15/00837

**Site Address:** Two Beeches, 2 Wallis Road, Waterlooville, PO7 7RX

**Proposal:** Extensions and alterations to existing nursing home including: proposed front dormer windows and roof alterations and tile hanging; east side and rear single storey extension (including plant room and conservatory); rear two storey and single storey extensions (including two conservatories); alterations to car park and landscaping.

Further to your application received on 27 July 2015, which was valid from 13 August 2015, 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:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until finished floor levels for the proposed building(s) 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 safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and full specification of materials to be used externally on the buildings 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

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**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 4 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of boundaries, acoustic fences, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

**Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall 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 policies CS11 CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 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 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 CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The extensions hereby permitted shall not be occupied 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 including nature conservation interests and having due regard to policy CS16 of the Havant Borough (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 9 The accommodation to be provided by the care home following the implementation of the extensions hereby permitted shall be limited to only 26 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.

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

Site Plan - DN: P1

Block Plan - DN: P2

Proposed Site Plan - DN: 09/15/WR - 04 - dated 23/9/15

Proposed GF plan - DN: 07/15/WR-03

Proposed FF and SF plan - DN: 04/15/WR-03

Proposed front elevation - DN: 07/15/WR-09

Proposed rear elevation - DN: 07/15/WR-11

Proposed side elevation - DN: 07/15/WR-12

Proposed side elevation - DN: 07/15/WR-10

**Reason:** - To ensure provision of a satisfactory development.

- 11 Prior to the occupation of the extensions hereby approved, a scheme showing details of the means of extraction and filtration of cooking odours including details of the finish of any external flue(s), manufacturers operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to occupation and shall remain operational thereafter.

**Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

**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 2012.

- 13 The car parking layout and number of spaces shall be retained as shown on the Proposed Site Plan - DN: 09/15/WR - 04 - dated 23/9/15.

**Reason:** To ensure the retention of adequate car parking and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development hereby permitted shall be occupied until details of the location of all bat boxes to be erected on site have been submitted to and agreed in writing by the Local Planning Authority. The approved bat boxes shall be installed prior to the occupation of the development hereby approved. At all times thereafter, the bat boxes shall be retained in the agreed location in a wholly sound and effective condition.

**Reason:** To enhance bat roosting habitat in the Borough and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The provision of the bin store and cycle storage shed (timber garden shed) as shown on the proposed site plan (DN: 09/15/WR - 04 - dated 23/9/15), shall be provided prior to the occupation of the extension hereby approved and retained for those purposes thereafter.

**Reason:** in the interests of the amenity of the site and having due regard to Policy CS16 DM10 and DM13 of the Havant Borough Local Plan (2011), and the National Planning Policy Framework 2012.

**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](http://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) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) 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](http://www.southernwater.co.uk)

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- (8) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (9) The applicant is advised that sensible precautions must be applied when development works commence: all birds, their nests, eggs and young are afforded legal protection under the Wildlife & Countryside Act 1981.

*Andrew Biltcliffe*

Andrew Biltcliffe  
Executive Planning Service Manager

08 October 2015