



**Havant**  
**BOROUGH COUNCIL**

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27 June 2016

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**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Discharge of Conditions Application - Part Discharge**

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**Application Number:** APP/14/00854

**Site Address:** Care Home, Site E1, Land West of Waterloo, Hambledon Road, Denmead

**Description:** Erection of extra care accommodation with 48 units and associated communal facilities, access, car parking and landscaping.

Request to Discharge Condition No. 3 of Planning Permission APP/14/00854 (16.05.16).

This decision relates to your request to discharge conditions which was valid from 16/05/2016.

**Havant Borough Council as Local Planning Authority hereby PART-APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/14/00854.**

**The following conditions are part discharged: Prior to installation and other details.**

**Condition 3:**

Prior to installation 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted

to and approved in writing by the local planning authority:

- Parapet cappings
- Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs.
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of the ceilings to overhangs, under-crofts and balconies
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by

the local planning authority prior to their installation;

- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before the building is occupied.

**Reason:** To ensure that the external appearance of the development is of a high quality on this prominent site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

**Details submitted:**

Balconies - drawing numbers HIG.DUK-01/00-A

Proposed elevation plan

Smoked glass material sample.

Parapet Capping – drawing numbers 1507/SK.01A

1507/SK.01A/A

Main entrance canopy – drawing number HIG.013-04/00/A

Cycle shelter – Broxap Wardale Shelter RAL 7016

Drawing number 1507/SK.02/A

External lighting – Images on data sheets

Drawing number WD100 – E.

Walls and railings as per e mail and plans. The applicant has confirmed that the railings and walls are also to be included in the discharge. Wall 1.2m high and railings black 1.2m high Jackson Barbican railing with no finials.

Solar panels, plant and machinery on the roof are not visible from the public realm and therefore details are not required. This is also the case for metering and rain water goods which will be provided internally.

I can confirm that the details submitted are acceptable and development should proceed in accordance with these approved details.

**Reasons for approval**

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning  
Date: 27 June 2016