
Site Address: 216 Stakes Hill Road, Waterloooville, PO7 5UJ
Proposal: 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.
Application No: APP/15/00361 Expiry Date: 30/06/2015
Applicant: Mr Maloney Team: Team 1
Agent: Mr K Droutsas Case Officer: David Eaves
 PWP Architects Ltd
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

Oaklands Care Home is a long established Rest Home at Stakes Hill Road in Waterloooville. The applicant has owned the property since 1988 over time improving the facilities, and increasing the size of the home. In 2005 the adjacent house (No.218) was acquired and joined to the main house as office and staff accommodation. To the rear of the site is a line of trees with raised crowns with a mix of lower planting and fencing with residential properties's beyond. Side boundaries are marked by fencing and some planting. There is a large Horse Chestnut tree to the south of the vehicular access onto Stakes Hill Road and this is covered by a TPO.

2 Planning History

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. Withdrawn December 2014.

05/52148/006

Change of use of 218 Stakes Hill Road from residential dwelling to form part of the neighbouring care home at 216 Stakes Hill Road, to include an extension to the north east elevation and a single storey linking extensions between the properties. Modifications to the existing care home. 14/02/06 Permission

3 Proposal

The existing Home has 26 care bedrooms of which 4 are doubles (only 6 of these have en-suite WC facilities) and 3 staff bedrooms. In addition the home provides Bathrooms and fully assisted Bathrooms in accordance with CQC standards. The proposed extension together with the retained existing bedrooms would provide 45 care bedrooms of which 4 would be doubles.

The 28 new single bedrooms would all have their own WC and wash basin and there would also be 3 assisted bathrooms and 3 further shower/staff rooms providing modern facilities.

The development would also provide a new entrance and reception area together with a 'daylight room' which would act as the social and recreational part of the building

incorporating a glazed facade.

The extensions would provide two storey accommodation and single storey entrance and daylight rooms.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
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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Borough Design Guide Supplementary Planning Document December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments

Economic Development

Proposal should benefit the employment of local residents as well as catering for the ageing population. Therefore no issues.

Environmental Health

(Food)

Informative requested in relation to kitchen area.

Officer Comment - This informative will be added.

(Contamination/Air Quality)

Site history considered and possibility of contamination issues:

It is not considered that an intrusive ground contamination investigation & risk assessment is justified, however it would be appropriate to formally require the applicant to inform the LPA of-, and appropriately deal with-, any soils encountered that the applicant (or any consultants/contractors etc. acting on behalf of the applicant) suspects of representing contaminated ground.

Condition requested.

Officer Comment - A condition is recommended.

No adverse comments in respect of Air Quality.

(Environmental)

I object to the proposals for the following reasons:-

The development could lead to a detrimental loss of amenity if not nuisance, to nearby residential properties due to odour, noise and general disturbance.

There is residential accommodation within a distance of 25 metres of the proposed new extraction system. The detail provided basically advises that the proposed extraction system does not require any odour reduction or filtration, anti-vibration measures, noise reduction or attenuation. It also does not show any predictions of potential noise impact. As this is a mostly residential area I would ask that more detail be provided to show that the proposed new extract system will not cause nuisance to the nearest residential receptors.

If permitted conditions and informatives recommended relating to kitchen extract, construction hours, bonfires and dust control.

Following further discussion with the agent the EHO has confirmed that he has *no objection to something being approved with conditions, with the provisor when the works are due to go ahead all the relevant info is provided (obviously at a further cost to the applicant) for us to discharge the condition.*

Officer Comment: It is considered that planning conditions can be imposed as requested to seek to avoid unneighbourly impacts from the additional cooking and ventilation that the application would necessitate.

Development Engineer - Highways

Final Formal Highway Authority Response

I have been sent an email from the developer addressing my concerns. This email makes it clear that the vegetation will be removed adjacent to the three parallel spaces which now make the space usable so ensuring that vehicles will park within the marked spaces and not limit the manoeuvring of vehicles within the site. As a result the Highway Authority has no adverse comment on this application but would advise the Planning Authority to condition the parking as shown on the submitted plan including the removal of the of the vegetation at the front of the building. Also the provision and retention of the cycle facilities should be conditioned

Officer Comment - Conditions to address these comments recommended.

Arboriculturalist

I would require a AMS to provide details of proposed construction of no dig parking spaces in relation to the large mature tree to the front of the site. This should not be dealt with by condition.

There are no Arb concerns relating to the rest of the site.

Officer Comment The car parking has been amended to avoid further encroachment into the RPA of the Horse Chestnut Tree, the dropped kerb work is limited to the existing hardsurfaced highway area. These changes are considered to overcome concerns regarding potential impacts on this important tree. Other potential impacts

are dealt with by condition.

Southern Water

Formal application for connection to public foul sewer to be made by the applicant or developer. Informative requested.

The application makes reference to SUDS. The applicant will need to ensure that arrangements exist for the long term maintenance of SUDS facilities. Good management will avoid flooding from the proposed surface water system which may result in the inundation of the foul sewerage system.

SUDS requirements set out.

Council's BC Officers or technical staff should comment on the adequacy of soakaways to dispose of surface water.

Condition requested in relation to details of foul and surface water sewerage disposal.

Officer Comment - A condition is recommended.

Crime Prevention -Minor Apps

No comments received.

Hampshire Biodiversity Information Centre

None

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: 2

Statutory advertisement: 17/04/2015

Number of representations received: 1 (One letter 2 names)

Summary:

Overlooking to property and garden affecting privacy.

Negative impact on daylight and outlook.

Previous assurances from applicant that he would only ever build a single storey extension to protect our privacy.

Officer Comment: This planning application has to be assessed on its own planning merits.

Claiming a right to light.

Comment: This is a private legal issue.

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
- (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 nature of the series of extensions over time and joining to the adjacent property has created an arrangement of spaces that are not ideal for the elderly residents. The proposed development would significantly improve the quality and standard of living to the residents.

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 address in greater detail below.

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

The proposed development has effectively two public frontages to Stakes Hill Road and Shaftesbury Avenue. The proposed development represents a very significant addition to the existing development at the site.

From Stakes Hill Road the existing main building would remain the dominant element. A the lower glazed entrance would abut the existing building with a two storey element significantly set back when viewed from the road. There would then be a two storey element of similar width to the existing two storey building before the glazed daylight room (single storey) and a further set back two storey element. Whilst this development would present a long built form on the elevation view, importantly the elevation is broken up and its impact reduced by the articulation of the design with two storey elements generally set back and interspersed with glazed single storey elements.

From Shaftesbury Avenue the extensions will appear as a more dominant feature than the rather recessive house which is to be demolished, however this impact will be

considerably reduced by the substantial grass verge between the site and the road. The closest two storey element of the two storey development would be set approximately 17m from the kerb line of the road. This would be set back further in the Street scene than No's 95 and 97 Shaftesbury Avenue to the west of the site. The other elements of the development would be set well back from this frontage.

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.

Overall the extensions whilst fundamentally changing the scale of the development on this site are considered to be well designed and to have an acceptable impact on the character and appearance of the area.

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

The current proposals have been amended to provide more space to the rear (west) of the building and there is a wheelchair accessible walkway provided from the front of the building to the south and rear of the site. This layout would allow accessible outside amenity area for residents, staff and visitors. The layout also provides additional internal amenity space with the glazed dayspace room where communal activity and association can take place. Most of the proposed bedrooms are provided with views across the external garden areas. Overall the proposed layout is considered to provide the opportunity for acceptable amenities for residents.

(iv) Impact upon surrounding residential properties

It is considered that the main impacts from the development would be to properties in Place Crescent (even 2-12), 95 and 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 two storey elements of the houses and the two storey elements of the development would be set 20m off, this distance is consistent with the Borough Design Guide which requires that where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation. It should also be noted that there are retained trees along the common boundary and that the closest windows in the new extension are rooflights or obscure glazed (W.C.) affording a restricted view.

In terms of daylight, it is considered that the separation distance now proposed would result in an acceptable impact on daylight (minimum 10m separation distance is exceeded).

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.

No's 95/97 Shaftesbury Avenue are set at right angles to the proposed extension with a flank wall to No.97 is set 15.8m off at the closest point. It is considered that this separation distance together with the orientation between the buildings would 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 with a higher level flue. The kitchen extension is not considered to have a significant impact on the neighbouring property. In order to ensure that the flue would not cause unacceptable environmental impacts in terms of smell or noise to No.214 it is considered necessary to impose conditions recommended by the Environmental Health Officer.

(v) Trees

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 agree Arboricultural mitigation measures. The extensions to the rear of the site are set off the retained line of trees.

(vi) Parking and highways

With regard to car parking the proposal now includes 13 car parking spaces. The total number of bedrooms would be 45 with 4 twin rooms so a maximum of 49 residents and 8 staff. The Havant Borough Residential Parking and Cycle Provision SPD would normally require 16 parking spaces for residents and staff in an accessible area. The submitted Transport Assessment demonstrates that the site is accessible. It also states that on site observations and information from the site operator indicate that the existing 7 spaces are operating at 60-70% capacity. The parking is increased to 13 spaces an 85% raise in provision. The bedroom numbers change from 29 to 45 an increase of 65%. It is therefore considered that notwithstanding the marginal under provision of parking at the site when assessed against car parking standards, 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. In order to improve the usability of the parking spaces to the front of the building a small amount of planting will need to be removed.

The southern access is proposed to be slightly altered by the provision of a wider dropped kerb although no works are proposed beyond highway land, this would improve access into the site.

The Development Engineer (Highways) now confirmed that the proposals are acceptable subject to the conditioning of cycle parking.

(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 proposals would have an acceptable impact on 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 amendments provided. 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00361

(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 Construction of the extensions 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 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 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted

report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy, and the National Planning Policy Framework, March 2012.

- 5 Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the bringing into use of the kitchen extension hereby permitted and thereafter maintained.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties 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 The extraction equipment installed in pursuance to Condition No.5 above shall 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.

- 7 A scheme shall be agreed in writing with the Local Planning Authority, which specifies the provisions to be made for the control of any noise emanating from the extraction system, prior to the bringing into use of the kitchen extension. The agreed measures shall be put in place, before the kitchen extension is first brought into use.

Reason: To protect the amenities of occupiers of adjoining properties having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 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.

- 10 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.

- 11 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 in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 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 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 2012.

- 13 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 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.

- 14 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.

- 15 The WC window to Bed 13 as shown on drawing No. 1203 rev B at 1st floor level in the north-west facing elevation of the extension 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 The residential extension shall not be occupied before the proposed dropped kerb alteration to the southern access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 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. This shall include the removal of existing vegetation adjacent to proposed spaces 9-11. 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.

- 18 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.

- 19 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.

- 20 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.

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.

- 21 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 policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 Prior to the occupation of the development a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority following the submission of evidence that this is not financially or technically viable.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Planning Statement Job No. 5011 Revision A dated 07/07/15
Confirmation of Existing and Proposed Bedrooms and Bed Spaces received 13/07/15

Transport Statement PWPA/14/2068
Arboricultural Impact Assessment ref: 0738.bjh.Sept14
Tree Survey and Constraints Plan Drawing No. BJH.01/02
Tree Retentions & Removals Plan Drawing No. BJH.03
Sequence of Operations detail
Letter PWP dated 27th March 2015
Information Required to Support Planning Application for a Commercial Kitchen BWF ref: 14633
Extraction Systems Operation and Maintenance
Systemair Fan Details Doc date 2014-01-22
Odour Risk Assessment BWF ref 14633
Proposed Kitchen Layout Drawing No. J1393-01

Site Location Plan Drawing No. 1100 rev A
Existing Ground Floor Plan Drawing No. 1101 rev B
Existing First Floor Plan Drawing no. 1102 rev B
Existing Elevations Drawing Number 1103 rev A
Existing Elevations 2 of 2 Drawing No. 1104 rev B

Location Plan & Block Plan Drawing No. 1200 rev C
Site Plan Drawing No. 1201 rev C
Proposed Ground Floor Plan Drawing No. 1202 rev B
Proposed First Floor Plan Drawing No.1203 rev B
Proposed Roof Plan Drawing No. 1204 rev C
Proposed Elevations Drawing No. 1205 rev B
Proposed Elevations Drawing No. 1206 rev B
Proposed Sections Drawing No. 1207 rev B
Proposed Perspectives Drawing No. 1208 rev B
Details and Proposed Parking Provision Plan Drawing No. 1209 rev C
Proposed Kitchen Extract Fan Design Drawing No. 1210 Rev A

Reason: - To ensure provision of a satisfactory development.