



Havant
BOROUGH COUNCIL

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Mr Droutsas
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For: LRH Homes Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/00462

Site Address: Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant, PO9 3JY

Proposal: Construction of part 3 storey, part 4 storey detached building with additional car parking and cycle store.

Further to your application received on 01 May 2014, which was valid from 12 June 2014, 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 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 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
Note: In the first instance a trenched assessment of the area of impact should be undertaken the results of which will inform whether any further mitigation is required and the nature of this mitigation.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

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- Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 4 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 5 The proposed works shall be carried out in accordance with the Arboricultural Development Statement of June 2014 CBA6436 v1 and Site Logistics Plan 4055 1312 Rev C.
Reason: To ensure that trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The hard and soft landscaping shall be completed in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 7 The building 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.
- 8 The building hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the grounds 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 having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The building shall not be occupied until provision for cycles has been provided within the site in accordance with details to be agreed in writing with the Local Planning Authority. 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.

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

Planning statement Rev A; 26 August 2014 Job 4055
Arboricultural Development Statement June 2014 CBA6436 v1
Transport Assessment - April 2014 Motion
Technical note: Parking Assessment 18/9/2014 Motion
Location Plan & Block Plan 4055 1200 B
Site Plan 4055 1300 C
Ground Floor Plan 4055 1301 D
Basement and first floor Plans 4055 1302 C
Second Floor Plan & Roof Plan 4055 1303 B
North & South Elevations 4055 1304 D
East & West Elevations 4055 1305 C
Materials Details 4055 1306 C
Proposed Details 4055 1307 C
Drainage Plan 4055 1308 C
Phasing Plan 4055 1309 C
Levels Plan 4055 1310 C
Trees, Hard Landscaping, Fences & Hedges Plan 4055 1311 C
Site Logistics Plan 4055 1312 C
Section A 4055 1313 C
Car park section 4055 1314 D
Section B-B 4055 1315 A
Section C-C 4055 1316 A
Section D-D 4055 1317 A
Application Form

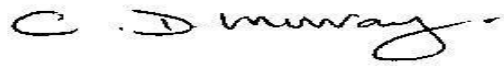
Reason: - To ensure provision of a satisfactory development.

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.
- (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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

09 October 2014