



Havant
BOROUGH COUNCIL

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For: Mr Brown
Hillcrest Care Ltd

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

Application Number: APP/14/00107

Site Address: 24 Alexandra Avenue, Hayling Island, PO11 9AL

Proposal: **Change of use from mixed use residential children's home and ancillary education facility to sole use as residential children's home.**

Further to your application received on 31 January 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 more than 10 children shall reside at the care home at any one time.
Reason: In the interests of the amenities of the area and having due regard to Policies CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 3 The windows in the west elevation of the extension hereby converted into living accommodation shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Our Ref: APP/14/00107

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.

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

Design and access statement - January 2014
Site and location plans - Drwg No. 13-29-01 C
Existing floor plans - Drwg No. 3-29-02 A
Proposed plans - Drwg No. 13-29-04 B
Elevations - Drwg No. 13-29-03 B

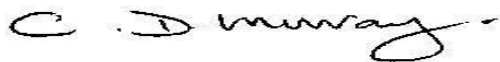
Reason: - To ensure provision of a satisfactory development.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation of the living accommodation hereby approved without the prior written approval of the Local Planning Authority.

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.

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 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 Plaza or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

28 March 2014