



Havant
BOROUGH COUNCIL

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Mr Galloway
Peter Galloway Partnership
17A Langstone Road
Havant
PO9 1RA

For: Mr Heather
Dolphin Homes

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

Application Number: APP/14/00168

Site Address: 42 Bedhampton Hill, Havant, PO9 3JW

Proposal: Two storey and single storey rear extensions to existing building (in association with conversion of building to Class C2 care home under Planning Permission APP/13/00457).

Further to your application received on 17 February 2014, which was valid from 30 April 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 The approved material compound as detailed on previously approved plan submitted on 29 January 2014, Drwg. No 12/100/LP02 in association with discharge of condition application APP/13/01258 shall be made 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 DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The materials to be used in the construction of the extensions hereby permitted shall accord with the details submitted:
 - (a) Bricks to be All About Bricks - Buff stocks, as confirmed in the email from Peter Galloway dated 6th May 2014;
 - (b) Roof, cladding and lintel details to accord with those shown on approved drawing 12/100/M01.Only such approved materials and finishes shall be used in carrying out the development.

Our Ref: APP/14/00168

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear, in accordance with the details submitted on amended plan 12/100/P01 Rev E received in association with outline application APP/13/00457. This turning space shall thereafter always be kept available for such use.

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.

- 5 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and historic asset and to prevent causing a nuisance to people living and working in the vicinity of the site and having due regard to policy CS16, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 6 The development shall not be brought into use until a minimum of 13No. car parking spaces and 13No. cycle spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to saved Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision as detailed on the plan submitted on 29 January 2014, Drwg. No 12/100/DR01B submitted in association with discharge of condition application APP/13/01258, or such other scheme as may be agreed in writing with the local planning 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 saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

NB - This plan meets the requirements of the condition insofar as protecting the on and off site trees. However, if it is found at building control stage that the proposed scheme is not adequate to provide effective on site drainage, a further submission will be necessary to re-discharge this condition. This is required so that a new scheme can be assessed in regard to any impact on trees.

- 8 The measures set out within the submitted Travel Plan received 3 June 2013 in association with outline application APP/13/00457 shall be carried out in accordance with the approved implementation programme and shall continue for the future operation of the site as approved.

Reason: To ensure that the transport impact of the development hereby permitted is reduced and does not materially exceed that forecast at the time permission was granted. In the interests of highway safety and having due regard to Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan 13201/BT4 prepared by Barrell Tree Care, dated 7 January 2014 and additional supporting email from Phil Brophy of Barrell Tree Care received 6 September 2013, submitted in association with reserved matters application APP/13/01206.

Reason: To ensure the 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 National Planning Policy Framework, March 2012.

- 10 The development shall not be brought into use until the implementation of all works forming part of the 24 Hour Acoustic Testing Report prepared by Michael Vine submitted on 17 December 2013 in association with discharge of condition application APP/13/01258 has been completed in full accordance with all detailed components of the scheme.

N.B. Maximum noise level (predicted 15 years from completion of development) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime: 35 dB LAeq,16h

Night time: 30 dB LAeq,8h

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 11 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of residential amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 There shall be no external lighting on the site other than as approved on the Lighting Scheme plan submitted 5 February 2014, Drwg. No 12/100/LP01B in association with discharge of condition application APP/13/01258.

Reason: To safeguard the amenities of the locality 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 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report prepared by Soil and Environmental Services (SES) Ltd ref SES/JNPDIL/HL/1#1 received 17 December 2013 in association with discharge of condition application APP/13/01258 shall be adhered to.

Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Havant Borough Local Plan (Allocations) 2013.

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

Arboricultural Impact Assessment and Method Statement received 19 February 2014

Location Plan 12/100/L01 received 17 February 2014

Existing Site Layout 12/100/EX01 received 17 February 2014

Existing and Proposed Elevations 12/100/02 rev B received 21 March 2014

Existing and Proposed Floorplans 12/100/01 rev B received 21 March 2014
Landscape Proposals 1579/3001 01 received 17 March 2014
Proposed Site Layout 12/100/03 received 17 February 2014
Materials details 12/100/M01 received 17 February 2014, as amended by email from Peter Galloway dated 6 May 2014

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 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.
- (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) Your attention is drawn to the provisions of Sections 12 &13 of the Hampshire Act 1983 relating to access for the Fire and Rescue Service. You can view a copy of the Act at www.legislation.gov.uk/ukla/1983/5/pdfs/ukla_19830005_en.pdf



Mr Chris Murray
Service Manager (Planning Development)

29 May 2014