Havant BOROUGH COUNCIL

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Mr J Bartle
Bartle Associates Ltd
117 Stansted Road
Southsea
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For: T Ware Developments Ltd & Purple Lodge Ltd

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

Application Number: APP/12/00100
Site Address: Raebarn House, Hulbert Road, Waterlooville
Proposal: Change of use of ground and first floors from B1 office use to 4No. 2 bed and 4No. 1 bed flats with associated parking and use of part of basement for ancillary facilities including cycle store.

Further to your application received on 27 January 2012, 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 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 having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

3 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 having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

4 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 the use hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

6 The development hereby permitted shall not be brought into use until measures, including insulation to the lift shaft, secondary glazing and ventilations systems to mitigate noise and air pollution impacts have been provided in accordance with details to be submitted to and approved in writing by the Local Planing Authority. The measures shall be permanently maintained unless otherwise agreed in writing by the Local planning authority.
Reason: In the interests of the amenities of the occupants of future occupants and having due regard to policy CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

7 The development hereby permitted shall not be brought into use until details of signs to mark the parking spaces and their intended occupiers have been submitted to and approved in writing by the Local Planning Authority. The signs shall be permanently maintained in accordance with the approved details unless agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policies CS16, DM13 and DM14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Guidance 13.

8 Prior to the implementation of the development approved by planning permission APP/11/00343 dated 2 November 2011 the timetable for the completion of that development and the provision of the car parking layout shown in 3032-PL-003B shall be submitted to and approved in writing by the Local Planning Authority. The parking layout shall be provided in accordance with that timetable.
Reason. In order to minimise the period of time during which some of the parking spaces required for the current use of Raebarn House is not available due to the construction work associated with the implementation of planning permission APP/11/00343, and to accord with policy DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

9 The development hereby approved shall not be brought into use until the buildings, structure and plant have been insulated against the emission of noise in accordance with a scheme submitted to and approved by the Local Planning Authority. Such noise insulation shall be thereinafter maintained and operated in accordance with the agreed scheme. Any new plant installed subsequent to the approval shall not increase background levels of noise as measured at the boundaries of the site without the approval of the Local Planning Authority in writing.
Reason: To ensure that the buildings, structures and plant are adequately sound proofed in the interests of the amenities of the occupants of nearby premises and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

- 486/201.Ground Floor Plan as existing.
- 486/202.First Floor Plan as existing.
- 486/303A.Ground Floor Plan as proposed (also showing parking, external cycle and bin storage, together with access).
- 486/304A.First Floor Plan and semi basement as proposed.(also showing external cycle storage,
- ANorth Elevation as existing and proposed.
- B.South Elevation as existing and proposed.
- CEast Elevation as existing and proposed.
- D.West Elevation as existing and proposed.
- E.Site Plan showing car parking
- K. Site Location Plan..
- L. Site Plan (showing layout of car parking on Curzon Road site on implementation of Planning Approval granted on July 2008 under Ref APP/Xl 735/A/08/2067034.

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

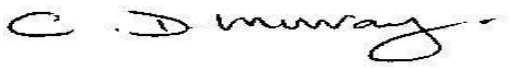
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS9	Housing
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM14	Car and Cycle Parking on Development (excluding residential)
DM3	Protection of Existing Employment and Tourism Sites

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the impact upon amenities of existing and proposed occupiers, parking and highway implications and Section 106 Agreement. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

05 February 2013

Our Ref: APP/12/00100