



Havant
BOROUGH COUNCIL

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Mr N Sutton
Maven Plan Ltd
The Boathouse
Embankment
Putney
SW15 1LB

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

Application Number: APP/12/00785

Site Address: 127A-127B London Road, Waterloooville

Proposal: Demolition of existing dwellings and erection of a part two, part three storey building comprising 26No. Category II sheltered apartments and 1No. visitor suite with 8 parking spaces. (Revised Application.)

Further to your application received on 26 July 2012, which was valid from 27 July 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 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 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.

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Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies D1 and L6 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 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 occupied 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 CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 The development hereby permitted shall not be occupied until the soft landscaping has been fully implemented in accordance with the Landscaping Plan - Drawing No.LP/APA/AP/2012/158 Rev A prepared by AP Arboriculture. 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 CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Report prepared by AP Arboriculture and submitted to the Local Planning Authority on 27 July 2012.

Reason: To protect the trees within the development site and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.
Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers, having due regard to policies DM1 and DM7 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 10 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework 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: In the interests of public amenity and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 12 No external plant or equipment shall be installed or used without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 13 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 14 The development shall not commence until a programme of the suppression of dust during the construction/demolition period has been submitted and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/ demolition unless any variation has been approved by the Local Planning Authority.
Reason: In the interests of safety and amenities having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 15 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 as shown on the Site Plan: Drawing No.LRW/P12/03Sk01. 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.

- 16 No development hereby permitted shall commence until a scheme for protecting the proposed dwellings from traffic noise from road traffic (London Road and Maurepas Way) has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B.

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

Daytime 38 dB LAeq,16h

Night time 30 dB LAeq,8h

Reason: To safeguard the amenities of occupiers of those dwellings 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.

- 17 Notwithstanding the details shown on Drawing No.LRW/P12/03Sk01, full details of the highway works must be submitted to and approved in writing by the Local Planning Authority in consultation with Hampshire County Council. The approved details must be implemented in full prior to the occupation of the development hereby permitted.

Reason: To ensure highway safety and having due regard to policy DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 18 The development shall not be occupied until the Travel Plan, produced by Dermot McCaffery (received on 27 July 2012) has been fully implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in 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.

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

Design and Access Statement

Transport Statement

Travel Plan

Proposed Context Plan - Drawing No. LRW/P12/02

Location Plan - Drawing No. LRW/P12/01

Proposed Site Layout - Drawing No. LRW/P12/03

Outline Design for New Access Into Site - Drawing No. SK-001A

Topographical Survey - Drawing No.LRW/P12/20

Proposed Ground Floor Plan - Drawing No. LRW/P12/04Sk 02

Proposed First Floor Plan - Drawing No. LRW/P12/05

Proposed Second Floor Plan - Drawing No.LRW/P12/06

Proposed East Elevation (to London Road) - Drawing No.LRW/P12/08 Rev A

Proposed South Elevation - Drawing No.LRW/P12/09

Proposed West Elevation - Drawing No. LRW/P12/10

Proposed North Elevation - Drawing No. LRW/P12/11

Proposed Roof Plan - Drawing No.LRW/P12/07

Perspective Sketch - Drawing No. LRW/P12/12

Elevations 127a London Road - Drawing No.SRC/2012/07/Sec_1

Elevations 127b London Road - Drawing No.SRC/2012/07/Sec_2

Topographic Survey - Drawing No.SRC/2012/07/1
Drainage Assessment by Robert West Consulting Engineers;
Transport Statement by Dermot McCaffery Highway and Transportation Consultant;
Travel Plan by Dermot McCaffery Highway and Transportation Consultant;
Energy Strategy by Maven Sustainability;
Arboricultural Report by AP Arboriculture.

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

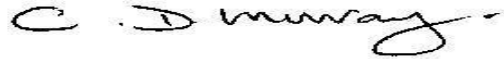
Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS16	High Quality Design
CS21	Developer Requirements
CS4	Town, District and Local Centres
DM1	Recreation and Open Space
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM7	Elderly and Specialist Housing Provision
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 appropriateness of the design, the effect on neighbouring properties, highway implications, the effect on trees, the effect on protected species and financial contribution. 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.

- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 21 September 2012 which requires a financial contribution of £43,335 towards transport.

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

Mr Chris Murray
Service Manager (Planning Development)

21 September 2012