Havant BOROUGH COUNCIL

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Mr Partridge
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For: Dr Sargent

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

Application Number: APP/11/01035
Site Address: South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7LA
Proposal: Variation of Condition 3 of Planning Permission 99/56387 to allow persons aged 18 or above to reside at South Africa Lodge.

Further to your application received on 17 May 2011, 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 regards 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 At all times following implementation of this Permission, the accommodation on the site shall be occupied only by persons aged 18 years of age or above.
Reason: In the interests of the amenities of the area and having due regard policies CS16 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Site Location Plan H/216/001
Block Plan H/216/002

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

CS1	Health and Wellbeing
CS16	High Quality Design
CS7	Community Support and Inclusion
CS9	Housing
DM7	Elderly and Specialist Housing Provision

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 effect on neighbouring properties, and government advice. 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 Development Control 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 4 April 2012 which requires compliance with the Admissions Protocol.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

12 July 2012

Our Ref: APP/11/01035