Havant BOROUGH COUNCIL

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Mr J Bartle
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For: T Ware Developments Ltd

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

Application Number: APP/10/00631
Site Address: Raebarn House, Hulbert Road, Waterlooville
Proposal: Change of use of second and third floors from B1 office use to 6No. 2 bed flats and 20No. 1 bed flats with associated parking and use of part of ground floor for access and ancillary facilities including lobby and cycle store.

Further to your application received on 13 September 2010, which was valid from 04 October 2010, 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 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 in the interests of traffic safety 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 in the interests of traffic safety 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 hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

6 The development hereby permitted shall not be brought into use until the parking spaces as set out on Plan E and Plan 3032-PL-003 Rev B received on the 9 November 2010 have been provided in accordance with the details set out in the submitted "Car Parking arrangements statement" dated the 16 December 2010 and comprising:-

(A) prior to the implementation of the development authorised by permission APP/11/00343

1 spaces 1 to 7 are allocated to the shop,
2 spaces 8 to 18 (11 spaces) being for joint use by the flats and offices.
3 spaces 19 to 42 (24 spaces) for the offices and
4 spaces 43 to 63 of Plan E ie 21 spaces for the flats,

(B) following implementation of the development authorised by permission APP/11/00343

1 spaces 1 to 7 would be for the shop,
2 8 to 18 (11 spaces) for flats/offices,
3 19 to 39 (21 spaces) allocated to the proposed flats in Raebarn House,
4 40 to 45 (6 spaces) to the offices and
5 46 to 52 for the new flats constructed under APP/11/00343.

The parking 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.T9 of the Havant Borough District Wide Local Plan 1996-2011, and PPG13 of Planning Policy Guidance.

7 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.

8 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 PPG13 of Planning Policy Guidance.

9 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.

10 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 be 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 policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

11 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 Planning Policy Statement 22.

12 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.
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 Planning Policy Statement 22.

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

1 0S sitemap
2 location plan 8187-01
3 Floor plan 486/021a, 486/022, 486/023
4 Parking plan
5 Ground floor plan 3032-PL-003 RevB
6 Parking Plan E received 09November 2010
7 Car Parking arrangement statement received 16 December 2010.

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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
TC7 (Changes of Use Secondary Frontage)

Havant Borough Core Strategy 2011
CS14 Efficient Use of Resources
CS16 High Quality Design
CS4 Town, District and Local Centres
CS9 Housing
DM11 Planning for More Sustainable Travel
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

National Policies
PPS 1 (Delivering Sustainable Development)
PPS 3 (Housing)
PPS 4 (Planning for Sustainable Economic Growth)
PPS22 (Renewable Energy)

The Council considers, having regard to the objectives of these policies, 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 the town centre, the impact upon neighbouring users of the building, noise and nuisance issues and parking and highway implications, and Section 106 requirements. 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 8 September 2011 which requires a contribution of £17,392 to the provision of Playspace and provision of 30% (8 units) of affordable housing.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

10 November 2011