Havant
BOROUGH COUNCIL

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To:
Sherwell Boswell Architecture
11 Oxford Street
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SO14 3DJ

For: South Africa Lodge Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 07/56387/015
Site Address: South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7LA
Proposal: Construction of 2/3 storey extension to north. 2 storey extension to east and conservatory to south, providing 37 additional bedrooms, day space, staff room, kitchens and laundry.

Further to your application received on 03 May 2007, 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, as amended by amended plans and documents, and as supplemented by additional information and plans received on 05 July 2007; and

(ii) The following conditions:

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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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development or Use Classes Order at all times following implementation of this Permission the accommodation on the site shall be used solely as a nursing home, and for no other purpose without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and the amenities of the area and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

3 At all times following implementation of this Permission, the accommodation on the site shall be occupied only by persons aged 50 years of age or above.
Reason: In the interests of the amenities of the area and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

4 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.8 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

5 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 District Wide Local Plan 1996-2011.

6 Construction of the building(s) 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

7 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

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8 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 brought into use 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

9 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 T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

10 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 T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

11 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 D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

12 Occupation of the building shall not commence until the vehicle parking space has been constructed, surfaced and marked out in accordance with the details hereby approved by the Local Planning Authority and that area shall not be used for any other purpose other than parking, loading and unloading of vehicles.

Reason: To make proper provision for off-street parking and having due regard to policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011.

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13 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 policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the following policies:-

Hampshire County Structure Plan 1996-2011 (Review)

T5	Transport

Havant Borough District-Wide Local Plan 1996-2011

D1	High Quality Design
L6	Conservation and Protection of Existing Natural Features
T7	Criteria for Access to Development
T9	Provision of Vehicle Parking and Turning Facilities
T11	Developer Contributions Towards Green Transport Infrastructure
CS3	Rest and Nursing Homes
UA2	Urban Regeneration

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 principle of development and the policy context, the design and layout and the effect on the visual amenities of the area, the effect on the neighbouring properties, the effect on trees including Preserved Trees and access and highways. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 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.

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(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, 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.

(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 is subject to a legal agreement in respect to patients detained in hospital pursuant to the Mental Health Act 1983 (as amended).

(5) A contribution of £717.00 in respect to the Council's Green Transport Strategy has been paid in respect to this application.

for Mrs J A Batchelor
Head of Development & Technical Services

12 February 2008

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