
Site Address:	Land between, 26-32 Padnell Road, Waterloooville		
Proposal:	2No. new dwellings with associated car parking and bin/cycle storage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00685	Expiry Date:	08/11/2023
Applicant:	D & K Contracting Services		
	DeSouza		
Agent:	Mr Chahal	Case Officer:	Leanne Richardson
	ACA Design Limited		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1. Site Description

1.1 The application site relates to an open parcel of land located on the south side of Padnell Road, opposite St Wilfred's Church. It comprises a gap in an otherwise built up frontage within the defined urban area, close to the Cowplain District Centre. There have been no known permanent structures on the site since at least the 1950's and as such the site is not considered to comprise Previously Developed Land as defined by the NPPF.

1.2 The site is currently secured to the Padnell Road frontage with high wooden boarding and gates. The perimeter of the site is enclosed with 2m high close boarded fencing and a green railing fence runs across the centre of the site. The site slopes down to the south with mature trees the subject of a Tree Protection Area Order on the land immediately to the south, beyond which are the Padnell infant and junior schools.

1.3 Either side of the site are residential dwellings. No. 32 to the east is a detached chalet style bungalow which has a ground floor window and first floor dormer window facing directly into the site. To the west, No. 26 is a semi detached two storey dwelling having a single storey side garage built right up to the shared boundary.

1.4 This southern side of Padnell Road is characterised by predominantly detached dwellings of a mix of architectural design and age, but all set in a linear arrangement with long rear gardens. The northern side of the road includes the church and Nightingale Lodge, which comprises retirement apartments.

1.5 There are no parking restrictions directly outside the application site, although there is a stretch of double yellow lines outside the church. A Southern Water surface water drain runs close to the eastern boundary of the site.

2. Planning History

APP/21/00024: Erection of block of 6 flats with associated parking and bin/cycle storage. Appeal dismissed.

APP/21/01041: Erection of 2No.3bed and 2No.2bed dwellings associated parking and bin/cycle storage. Appeal Dismissed.

APP/20/01026 - Demolition of the existing garage and summer house and construction of 1No. detached 3 bedroom bungalow with associated soft and hard landscaping and parking. Appeal Dismissed.

3. Proposal

3.1 The scheme is a resubmission of APP/21/01041 which sought planning permission for the construction of 4no. dwellings. This scheme proposed 2 dwellings to the front (Plots 1 and 2) and 2 dwellings towards the rear (Plots 3 and 4).

3.2 The current proposal relates to the construction of 2 x 3bed dwellings with associated parking and bin/cycle storage. The design and siting of the proposed dwellings (Plots 1 and 2), when viewed from Padnell Road, is largely similar to the scheme previously submitted under planning ref: APP/21/01041. The Inspector did not raise concern with regards to the principle of the two frontage plots, instead dismissing the appeal on the basis of three areas of significant harm:

" Harm to the character and appearance of the area arising from the locations of Plots 3 and 4;

" Harm to the living conditions of Nos 26 and 32 Padnell Road arising from the location and access arrangements of Plots 3 and 4; and

" Harm to the living conditions of Plots 1, 3 and 4 given the small plot sizes, access arrangements and proximity to TPO trees to the rear.

3.3 Following the removal of Plots 3 and 4 to the rear, the private amenity space to Plots 1 and 2 have increased to circa 26m, with access and parking confined to the frontage of the site.

3.4 Cycle and refuse stores would be suitably accommodated within each plot.

4. Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17(Concentration and Distribution of Development within the Urban Areas)

CS19(Effective Provision of Infrastructure)

CS21(Developer Requirements)

CS9 (Housing)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application is for the construction of two semi-detached properties that will share car parking at the front facing onto Padnell Road. The properties would enjoy large south facing rear gardens that border Padnell Junior School. Within the school grounds are several mature trees that are subject to Tree Preservation Order 2107.

The application includes a Arboricultural Survey Impact Assessment & Arboricultural Method Statement (RMT565-Rev B) that recognises the importance of protecting the trees in the grounds of the school and how their roots, which extend into the rear garden of each property, would be protected.

Based on the information submitted, if the officer was minded to grant permission the potential impact of the surrounding trees should be secured by way of condition, and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011)

HBC Ecologist

The application is accompanied by an Ecological Assessment (4 Woods, July 2023) which is an update to a previous 2021 site visit and report. It is clear that the site has been cleared of all vegetation and is now essentially of very limited ecological value. Prior to recent clearance, the site in 2021 was described as supporting regrowing grassland and herbage with some areas of scrub. Online imagery from 2017 shows the site to contain tall grassland with herbs and mature shrubs. Given the clearance of vegetation, the site is considered to offer limited suitability for protected and notable species.

Given the current condition of the site, the ecology report provides some recommendations for biodiversity enhancements (although these are really compensation due to the clearance of the site). These measures include the use of a new native species hedgerow along the site boundaries as well as at least one integral bat roosting unit and one nest feature for Common Swift on the new building. In addition, recommendations for no/minimal lighting, especially where it might impact the trees/woodland off-site to the south.

The proposed native species hedging around the car park extension is acceptable and should be secured by condition.

Environmental Services

1. Access Requirements:

Access/Service Roads need to be capable of taking a 26 tonne Refuse Collection Vehicle (RCV) and allow vehicle to reverse close to bin store or containment area.

Width of RCV 2.8m, maximum length 11.3m. Drop kerbs also need to be provided to allow easy transfer of bins from store area to vehicle. No bins to be pulled or waste carried more than 25 metres.

2. Bin Stores:

Almost all bulk bins utilised by the Authority are approximately 1.26 metres wide, therefore doors to stores need to be of 1.8 metres width to enable all types of container to be easily removed and returned. A standard depth of 1.0 metre also applies to the majority of bulk bins, and bin stores therefore need to accommodate the required of containers measuring 1.26m x 1.0m.

3. Bin requirements

Factors such as family size and age of occupants can influence the number of bins required and it is therefore advisable that the waste Management team be asked to confirm each calculation if possible.

4. Bin sizes for Information:

- a) 140 litre (plastic) - 1065mm tall x 485mm wide x 550mm deep
- b) 240 litre (plastic) - 1075mm tall x 580mm wide x 725mm deep
- c) 660 litre (metal) - 1310mm tall x 1260mm wide x 730mm deep
- d) 940 litre (metal) - 1500mm tall x 1020mm wide x 975mm deep
- e) 1100 litre (metal) - 1370mm tall x 1260mm wide x 990mm deep

Officer comment: Domestic refuse storage can be readily accommodated in the rear garden areas; a refuse collection point is identified to the front of the site for bin collection days which means that refuse vehicles will not need to enter the site.

Hampshire Highways

There is no objection to the proposals from a highway perspective.

Vehicle access into the site is dual width (5.0m) which is welcomed, and this leads to six parking spaces which are to be shared by the two dwellings. The parking layout is acceptable with adequately sized spaces and an aisle width in excess of the minimum guidance of 6.0m to allow for easy turning on site, allowing for forward gear access and egress.

It is noted that the northern most parking bay will have vehicle movement partially obstructed on bin collection day, via bins located in the bin collection point, however this would be acceptable as a short term issue.

HBC Community Infrastructure Officer

CIL Liable:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

Additionally, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:

- (a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of additional dwellings and their respective number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough

Council

b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>

HBC Nutrients Team

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at: <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers>

Natural England

With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment, dated 23rd October 2023, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development. This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development.

Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant. Provided that your authority is assured and satisfied that the budget calculations are suitably precautionary and accurately reflect the proposal, then Natural England raise no concerns with regard to the nutrient budget.

Portsmouth Water

Portsmouth Water has no concerns regarding this proposed development, and it is deemed to be low risk to groundwater quality.

Whilst the site is located in Source Protection Zone 1c for an essential public water supply source, the impermeable surface geology (London Clay - approx. 15m in thickness) offers protection to the Chalk aquifer which underlies the impermeable London Clay.

Therefore, site drainage, possible land contamination and the foundation solutions for the proposed two houses are unlikely to impact groundwater.

However, should a foundation solution be proposed that penetrates the full thickness of the impermeable clay we would wish to be reconsulted.

Water Efficiency

Portsmouth Water encourage local planning authorities to consider higher standards of water efficiency in new developments, with all new homes being built to a minimum standard of 100 litres per person per day. Planning policy can help to ensure long-term sustainability and management of water supplies, which is likely to reduce the need to take less water from the environment to protect local streams and rivers and the wildlife which rely on them.

For developments that can demonstrate meeting high standards of water efficiency of no more than 100 litres per head per day, Portsmouth water offer an incentive of a 50% discount on the Infrastructure charge.

Southern Water

The submitted document (Drawing No: 2023/01) indicating 3 metres easements to 225 mm public surface water sewer would be satisfactory to Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 64

Number of site notices: Yes

Statutory advertisement: N/A

Number of representations received: 3

2 letters of objection raising the following issues, with officer comments in italics:

6.1 There is no defined front boundary

o *The submitted plans indicate a low wall with railings and planting - further details can be secured by condition*

6.2 The parking arrangements are out of character with the area. Each dwelling should have their own access

- o See Section 7(ii)
- 6.3 Proposed planting will make the transport of bins from Plot 2 difficult
 - o *Noted; however this is not considered to provide grounds for refusal of the application. A side access gate is provided.*
- 6.4 Provides limited access to the rear of Plot 2 for heavy equipment
 - o *Noted; however this is not considered to provide grounds for refusal of the application. A side access gate is provided.*
- 6.5 The side access would potentially lead to the potential for future development for homes to be built to the rear. Further development and/or structures to the rear will lead to increased noise and disturbance
 - o *Permitted development rights are proposed to be removed; further dwellings on the site would require a separate planning permission.*
- 6.6 The current scheme proposes side facing windows
 - o *The first floor windows, which serve bathrooms, can be conditioned to be obscure glazed and limited opening to protect privacy.*
- 6.7 The single storey rear element is excessive
 - o *The separation distances and plot depths are such that this element of the scheme is considered acceptable - see Section 7(iii).*

7. Planning Considerations

7.1. The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites (as defined in the applications HRA) due to both the increase in recreation and the decrease in water quality that would be a result of the proposed development.

7.3. The Appropriate Assessment concluded that the avoidance and mitigation packages are sufficient to remove the significant effect on European Sites which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment.

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity (for existing and future residents)
- (iv) Highways, parking, cycle storage and refuse

- (v) Drainage
- (vi) Trees and Ecology
- (vii) CIL

(i) Principle of development

7.6 The Council's Five Year Land Supply Update March 2023 indicates the Council has 1.81 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is a presumption in favour of sustainable development (para 11d of the NPPF). However, there is still a need to carry out a balancing exercise in assessing whether there would be adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme. The addition of 2 dwellings would make a positive contribution to the Council's five-year housing supply requirement which should be afforded appropriate weight in the overall planning balance.

7.7 Although the site has not been occupied by any permanent structure and had until recently been wooded for many years, it nevertheless falls within the defined urban area. Therefore, although not Previously Developed Land (PDL) as defined by the NPPF, i.e. a brown field site, it does represent a site within a settlement policy area with an associated presumption in favour of development, subject to other material considerations.

7.8 Policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and AL2 of the Havant Borough Local Plan (Allocations) 2014 direct development to the main urban areas of the Borough and as such the development of this site is considered appropriate in principle, subject to other detailed considerations.

(ii) Impact upon the character and appearance of the area

7.9 The site is located within an urban area predominately characterised by detached chalet style and two storey dwellings set in a linear arrangement. The proposed ridge and eaves height would match number 26 and the use of a hipped roof would minimise visual bulk to the street scene. The proposed dwellings would be constructed in red brick with black slate roof tiles.

7.10 In assessing the planning history of the site, it has previously been accepted that Plots 1 and 2 would represent a logical infill between the adjacent chalet bungalow at No. 32 and the two storey semi-detached dwelling at No 26 in relation to its impact on the street scene. This view was echoed by the Planning Inspector in the recent appeal decision (3305931) which is a material planning consideration in the overall assessment of this current application.

7.11 Separation to number 32 benefits from a Southern Water easement, but to number 26 is only some 0.5m. However, in visual terms No.26 only has single storey development to the shared boundary so the two-storey to two-storey separation would be some 4.5m which is considered comparable to other spacings in the vicinity and is appropriate to the characteristics of the area.

7.12 Following the removal of the rear units, the private amenity areas to the rear of Plots 1 and 2 have been increased and the internal layout of the proposed dwellings have been reconfigured at ground floor level to introduce a study and create an open plan kitchen/living area.

7.13 The dwellings within the vicinity typically have long rear gardens and the proposed dwellings would have a maximum garden length of circa 26m, which would exceed the requirements set out in the adopted Design Guide SPD and would be compatible with others in the vicinity where long landscaped gardens delineate the character of the area.

7.14 Concerns were previously raised regarding the extent of hardstanding to accommodate frontage vehicle parking, however, the Planning Inspector (paragraph 12 of appeal ref: 3305931) states:

....the proposal for an area of vehicle parking to the front of the site would not appear inconsistent with the areas of parking at the frontages of properties along Padnell Road. Furthermore, a new boundary would be formed, and a suitably worded condition could secure appropriate landscaping and boundary treatment to ensure the parking area at the front of the site is sympathetic to the character and appearance of the street were planning permission to be granted.

7.15 The Inspector found that frontage parking would not be inconsistent with the character of the area, and that appropriate conditions could be secured to ensure the parking area would be sympathetic to the area. The Inspector's decision is a material planning consideration in assessing the suitability of this current application.

7.16 Overall, the design and appearance of the proposal is considered acceptable and would comply with the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity (for existing and future residents)

7.17 The main impacts in terms of residential amenity relate to No's 26 and 32 which lie either side of the application site. With regards to No. 32, there is a side dormer which faces towards the application site. There are no existing upper floor windows to the side elevation of No. 26.

7.18 The proposed dwellings would introduce side facing windows at ground and first floor level. Whilst the first floor side facing windows may create a perception of overlooking, a condition could be imposed to ensure those windows are fitted with obscure glazing and non-opening where below 1.7m finished floor level to minimise the perception of overlooking; the windows serving bathrooms whereby outlook is not a requirement. The first floor windows proposed to the rear elevation would serve a bedroom and en-suite. Whilst an element of overlooking would be introduced to the rear gardens of both No's 26 and 32, this is not uncommon in built up residential areas.

7.19 The current proposal introduces a single storey element to the rear elevation which projects 4.5m deep and would measure 3.2m high with a flat roof. Due to the Southern Water easement located to the east, there would be a separation distance of 4m between the edge of the extension and No. 32, and approximately 3.2m between the edge of the extension and No.26. Given its single storey nature and separation distance, it is not considered that the development would detrimentally harm the amenities of neighbouring residents to an unacceptable degree.

7.20 A side access road running immediately adjacent to the shared boundary with No. 32 (originally proposed as part of the previous scheme) has been omitted and no

longer forms part of the proposal. This area now forms part of the private amenity space for Plot 1.

7.21 Overall, the proposed development would have an acceptable relationship with neighbouring properties and would comply with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

(iv) Highways, parking and accessibility issues

7.22 In accordance with Havant's Parking SPD, a 3 bedroom dwelling is required to provide 2 car parking spaces. Similar to the previous scheme, car parking provision for 6 vehicles would be located to the front of the dwellings, this would result in an overprovision of 2 spaces.

7.23 Paragraph 34 of appeal decision (ref: 3305931) references the overprovision of car parking spaces and it was accepted that although the scheme proposes two more parking spaces than would be required in accordance with the Parking SPD, those are minimum car parking requirements and an overprovision of parking would not result in a highway safety concern.

7.24 The Highway Authority have been consulted and raise no objection to the proposed access and parking arrangements. They have, however, commented that the most northern parking bay would have vehicle movement partially obstructed on bin collection day although it is accepted that this would be a short term issue. Covered cycle and refuse stores would also be provided within the rear garden of each properties.

7.25 Overall, in light of the comments made by the Inspector, the proposed parking arrangements are not considered to be visually harmful in terms of the impact upon the street scene terms and would function appropriately. As such there is no reasonable justified reason to refuse the application on highway grounds.

(v) Flood Risk/Drainage

7.26 The site is within Flood Zone 1 which has a low probability of flooding and therefore suitable for residential development.

7.27 Southern Water have commented on the application and raise no objections. The detailed connection to the foul drainage would be a Building Regulations matter and the subsequent capacity of the surface water network to serve the development would also be a matter for Southern Water directly.

(vi) Impact on Ecology and Trees

7.28 The site is supported by an Ecological Assessment which notes the site has been cleared of all vegetation. Given the clearance of vegetation, the site is considered to offer limited suitability for protected and notable species.

7.29 The Ecological Assessment recommends mitigation measures including the use of a new native species hedgerow along the site boundaries as well as at least one integral bat roosting unit and one nest feature for Common Swift on the new building. In addition, the Ecological Assessment includes recommendations for no/minimal lighting, especially where it might impact the trees/woodland off-site to the south. The

Council's Ecologist does not object to the proposal subject to the recommended ecological avoidance, mitigation and enhancement measures detailed in the Ecological Assessment being secured by condition.

7.30 The application is supported by an Arboricultural Survey Impact Assessment & Arboricultural Method Statement (RMT565-Rev B) that recognises the importance of protecting the trees in the grounds of the school and how their roots, which extend into the rear garden of each property, would be protected. The Council's Arboriculturist has reviewed the AIA and AMS and raises no objection subject to conditions relating to pruning works and tree protection measures being secured.

(vii) CIL

7.31 The development is CIL liable for the new residential development, which amounts to 212sqm. The Havant Borough Community Infrastructure Levy Charging Schedule, was adopted by the council on the 20th February 2013 and followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough.

7.32 The levy to be charged for this development would be £80 + indexation per square metre on new floor space. The net gain in floor space amounts to 212sqm which results in a Liability of £26,878.57. The Draft Liability Notice has been sent to the agent.

8 Conclusion

8.1 Due to the Borough's current housing supply position, paragraph 11d) of the NPPF is engaged which gives a presumption in favour of granting permission unless there are any significant adverse impacts that would outweigh the benefits. There has been no identified harm arising from this development to outweigh the tilted balance benefit of 2 additional residential units towards the Borough's housing need.

8.2 The proposal meets the Habitats Regulations with recreational and water quality impacts adequately mitigated against. The scale and design of the development is considered appropriate to its surroundings and the proposal therefore accords with the development plan when considered as a whole and is recommended for conditional permission.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00685 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Plans

2023/01 Proposed Plans

2023/02 Proposed Elevations and Sections

Documents

Design and Access Statement ACA Architectural Design July 2023
Arboricultural Impact Assessment and Method Statement RMTTree
Consultancy LTd ref: RMT565 Rev B dated 26th July 2023
Ecological Assessment 4 Woods Ecology July 2023
European Site Avoidance and Mitigation Checklist
Nutrient Budget Calculator & Occupancy Calculator

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out in accordance with the ecological avoidance, mitigation and enhancement measures detailed in the Ecological Assessment (4 Woods, July 2023) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall only be carried out in accordance with BS5837:2012 Arboricultural Survey Impact Assessment & Arboricultural Method Statement (RMT565-Rev B) provided by RMT Tree Consultancy Ltd.

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The external materials used shall be as specified on the submitted plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Prior to first occupation of the development hereby approved, secure cycle and refuse storage shall be made fully available in accordance with the approved details and shall be retained thereafter for their intended purpose.

Reason: To provide a satisfactory standard of development, in the interests of highway amenity and having due regard to the Havant Borough Council Parking SPD 2016, and policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 Prior to first occupation of the development hereby approved, details of hard and soft boundary and landscaping treatments for the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the development hereby approved.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dwelling hereby permitted the first floor windows in the side elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of the adjacent dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first occupied and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other enactment modifying or revoking that Order, no enlargement, improvement, extension, addition or alteration permitted by Classes A, B, C or E of the Order shall take place to any of the dwellings hereby permitted without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and to prevent overdevelopment in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

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The development hereby permitted shall not be occupied until:

- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
- (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

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At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

