
Site Address:	31 Forest End, Waterloo, PO7 7AD		
Proposal:	Removal of single storey shed and construction of two, semi-detached 3 bedroom homes with associated parking and private gardens.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00681	Expiry Date:	06/11/2023
Applicant:	Mr Paul Harvey Peter Ernest Homes Ltd		
Agent:	Mr Olaf Olafsson Lundi Architects	Case Officer:	Leanne Richardson
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1. **Site Description**

The application site relates to a two storey semi-detached property which occupies a prominent corner plot at its junction with Forest End. The character of the area is varied in style comprising a mix of single storey and two storey semi-detached and terraced dwellings consisting largely of red brick and render.

There are no parking restrictions on Forest End, however, a number of dwellings benefit from off street parking spaces within the front garden. There is an existing vehicular access with a dropped kerb which serves the site located at the Forest End junction.

The front and side gardens are laid with grass and enclosed with a low fence. A 1.8m fence, set in circa 6.8m from the side boundary, encloses the rear garden. There is an existing shed located within the side garden which would be demolished to accommodate the development.

2. **Planning History**

There is no relevant planning history for the site.

3. **Proposal**

The current proposal relates to the construction of 2 x 3bed dwellings located within the side garden of No. 31 Forest End. The dwellings would be two storeys in height to match the character of the area and would be constructed in red brick with concrete roof tiles. The main entrances to the dwellings would be located to the side elevations with canopies over the front doors.

Amended plans received during the course of the application have omitted a two storey extension originally proposed to the side elevation of Plot 1. The depth of the dwellings has also been reduced in order to increase the size of the private amenity spaces to the rear. Amendments have also been made with regards to the choice of materials which would now see the dwellings constructed in red facing brickwork. A 1.8m boundary fence would be constructed along the side boundary of Plot 1, which has been reduced in length, and which includes soft landscaping along the road frontage to help soften its appearance.

The rear gardens would be enclosed with 1.8m fencing and have a small patio area with side and rear garden areas.

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

Planning Policy (Nutrients)

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/>

Hampshire Highways

To support this application, a Highways Statement (hereafter, HS) has been submitted, which the Highway Authority have reviewed and have the following comments to make.

Site Location

The site currently comprises of a driveway, garage and parking area adjacent to 31 Forest end, with access currently obtained on the corner of the Forest End junction via a vehicle crossover. The site is bordered by Forest Road to the south/west and residential properties to the north/east.

Personal Injury Accident (PIA) data

The applicant has provided PIA data for a 5-year period from January 2017 to December 2021 using Crashmap records. The data provided is nearly 2-years out of date, and the use of Crashmap data is unacceptable. Notwithstanding the above, the Highway Authority have undertaken their own internal review of more recent data from Hampshire Constabulary records and are satisfied that no alternative conclusions can be made. No incidents were recorded within the study area over the most recent 5-year period.

Site Access

Access to the proposed dwellings is to be via a vehicle crossover as shown within drawing 2023-6548-001 Rev B. The Highway Authority agree that this arrangement provides a betterment over the existing access. The full length of the proposed dropped kerb has not been confirmed, however due to the width of parking spaces measuring 2.5m, the proposed dropped kerb would exceed 10.0m in length. Notwithstanding the above, the Highway Authority are content that this can be implemented via a S171/184 license. It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Tracking for a standard size car accessing the proposed parking spaces are shown within drawing 2020-6548-002 Rev B. The Highway Authority are satisfied that vehicles are able to manoeuvre and access the allocated spaces appropriately.

Visibility splays have been provided in drawing 2023-6548-005. Whilst splays have not been drawn in accordance with HCC TG3 for a 30mph design speed, the Highway Authority are content that appropriate visibility can be achieved from both access points. Drawing 2023-6548-001 Rev B notes that hedge and boundary features are to be kept below 0.6m to ensure clear visibility between drivers and pedestrians.

Refuse/Servicing:

Refuse and servicing arrangements for the proposed dwellings are to remain inline with the existing arrangements for 31 Forest End as shown within drawing 2023-6548-004 Rev B and drawing 2023-6548-003 Rev B for the refuse and fire tender respectively. The Highway Authority are satisfied that the fire tender and refuse vehicle can access the proposed dwellings in line with the required distances as laid out within manual for streets.

Parking Provision

Car Parking:

The proposed parking spaces are to measure 2.5m X 5.0m which exceed the requirements as laid out within Havant Borough Council's Parking SPD but are more reflective of the size of vehicles.

5 parking spaces are proposed for the dwellings which is in excess of the requirements as laid out within Havant Borough Council's Parking SPD. The presence of this additional parking space would minimise any additional overspill parking onto the local highway network.

The provision of proposed dwellings leads to a displacement of the allocated parking for 31 Forest End onto the local road network. It is noted that on-carriageway parking is present which sets a precedent within the area. Whilst parking is a matter for Havant Borough Council to comment on as the Local Parking Authority, the Highway Authority are satisfied that there is sufficient provision for on-carriageway within the vicinity of the site, the displacement of parking onto the local highway network would be agreeable. The Highway Authority should be reconsulted for further comment should the LPA have concerns with the parking provision.

No commentary has been provided on EV charging provision; however, this will be for Havant Borough Council raise as Local Parking Authority.

Cycle Parking:

4 cycle parking spaces are proposed (2 per dwelling) in accordance with Havant Borough Council's Parking Standards. Cycle parking is to be provided within secure cycle stores. Cycle parking provision should not be compromised for 31 Forest End following the loss of their garage to facilitate this development. Havant Borough Council in their capacity as Local Parking Authority should confirm suitability of the cycle parking provision for 31 Forest End.

Trip Generation

The Highway Authority are satisfied that the proposed dwellings will not have a detrimental impact on the wider highway network and therefore the trip generation is agreed.

Recommendations The Highway Authority provide no objections to this planning application subject to the following condition:

ACCESS CONSTRUCTION PROVISION

Southern Water

Please find the attached extract from Southern Water records showing the approximate position of a public foul sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

The proposed development will lie over an existing public foul sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

" The 150 mm diameter public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

" No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

" No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

" All existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect/divert the public sewers, prior to the commencement of the development.

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- " Reuse
- " Infiltration
- " Watercourse
- " Storm sewer
- " Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

HBC Landscape Architect

From a landscape perspective we have the following comments in relation to this application:

" The proposals for 2 no. dwellings on this small plot is considered to be over development.

" The proposals are deemed to have a detrimental impact on the existing character of the Forest End junction. The current open built form will be eroded by the inclusion of the 2 dwellings. This would be exacerbated by the inclusion of a 1.8m high close board fence to the rear garden which abuts Forest End.

" To ensure the existing character is not detrimentally impacted the number of dwellings should be reduced to one.

" The material specification is not deemed to be in keeping with the existing built form and any proposals should adhere to the existing character

Officer comment: Revised plans have been received which reduce the extent of the 1.8m high close boarded fence and supplement it with privet hedge planting; the materials have also been revised to brickwork to reflect the host property. The general impact on the character of the area is discussed further at 7(ii) below.

Natural England

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

With regard to National Site Network sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment dated 12 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.

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: 13

Number of site notices: 1

Statutory advertisement: N/A

2 letters of support have been received

1 representation has been received commenting on the application that the boundary fence should be kept low.

7. Planning Considerations

Habitat Regulations Assessment / Appropriate Assessment

- 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.
- 7.2. The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement on Nutrient Neutral 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.
- 7.4. Having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:
 - (i) Principle of Development
 - (ii) Impact upon the character and appearance of the area
 - (iii) Impact upon residential amenity
 - (iv) Highways and parking
 - (v) Drainage
 - (vi) 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 the five-year housing supply requirement which should be afforded appropriate weight in the overall planning balance.
- 7.7 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

- 7.8 The immediate area is characterised by residential dwellings and the proposed ridge and eaves height would be similar in appearance with neighbouring dwellings. The depth of the dwellings has been reduced to be more akin to the existing dwelling at No. 31 which consequently increases the depth of the private amenity spaces to the rear. In terms of its location within the streetscene, whilst sitting slightly forward of the front building line of the host dwelling at No.31, the building line of the two properties largely echoes that of No.70 to the west and No.30 to the north and so is not considered to appear out of keeping with the spatial characteristics of the locality. A two storey side element has been removed from the side elevation of Plot 1 which has increased the distance to the side boundary. In the interests of visual amenity, it is considered necessary to remove permitted development rights to ensure that the character of the area is not harmed.
- 7.9 A 1.8m close boarded fence would be located along the side boundary with Forest End which would be set behind soft landscaping which would help soften its appearance. Final details of the proposed landscaping would be secured by condition.
- 7.10 Overall, the design and appearance of the proposal is deemed appropriate in context to the streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). The proposed development, as amended, would be appropriate in terms of its scale and design and it is not considered that the proposed development would result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity (including existing and future)

- 7.11 The main impacts in terms of residential amenity relate to No.31 Forest End which is a two storey dwelling which lies to the east of the application site. There is an existing side facing window at first floor level to No. 31.

- 7.12 The proposed dwellings would introduce side facing windows at ground and first floor levels which would serve a w/c and shower room. Whilst the first floor side facing windows may create a perception of overlooking, a condition would be imposed to ensure those windows are fitted with obscure glazing and non-opening below 1.7m finished floor level which would minimise the level of overlooking. The first floor windows proposed to the rear elevation would serve bedrooms. Whilst an element of overlooking would be introduced to the rear garden of No. 31, this is not uncommon in built up residential areas.
- 7.13 The maximum length of the rear garden to Plot 1 would be 8.8m. This alone would be considered substandard to serve a 3 bedroom family dwelling, however, the site additionally benefits from a side garden area which would be enclosed with soft landscaping. Similarly, with regards to Plot 2, the rear garden space would measure 8.8m however, there would be a side garden area which would be enclosed by 1.8m high fencing making it private and usable, and it would be connected to the rear garden. On balance, it is considered that the two sections of garden would provide sufficient usable private amenity space for future occupiers.
- 7.14 Overall, the proposed development would have an acceptable relationship with neighbouring properties and would not appear overbearing or lead to loss of outlook or privacy thereby complying 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

- 7.15 In accordance with the Parking SPD, a 3 bedroom dwelling is required to provide 2 car parking spaces. In this case, space would be laid out within the front garden to accommodate two vehicle parking spaces for Plot 2 and three spaces for Plot 1. The Highway Authority consider this to be acceptable with the additional parking space minimising any additional overspill parking onto the local highway network thereby complying with the Council's Parking SPD.
- 7.16 Vehicular access would via a vehicle crossover which the Highway Authority consider provides a betterment over the existing access.
- 7.17 Cycle parking provision would be provided within the curtilage of the building and would have space to accommodate 2 cycles per dwelling. This is considered acceptable as it would encourage cycling as a primary mode of travel. The Highway Authority have not objected to the proposal and therefore it is concluded that the development would not have a significant adverse impact on the highway network.

(v) Flood Risk/Drainage

- 7.18 The site is within Flood Zone 1 which has a low probability of flooding and therefore suitable for residential development. The site would remain in Flood Zone 1 with climate change in 2115.
- 7.19 Southern Water have advised that 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 advise that if permission is forthcoming, a condition is imposed requiring details of the measures which will be undertaken to protect/divert the public sewers.

7.20 Aside from the condition recommended by Southern Water, the provision of foul and surface water drainage would fall within the remit of Building Control.

(vi) CIL

7.21 The development is CIL liable for the new residential development, which amounts to 193.60sqm. 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.

7.22 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 193.60sqm which results in a Liability of £24,545.71. 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/23/00681 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:

LA2268 05 F Proposed Site Plan
LA2268 08 B Proposed Ground Floor Plan
LA2268 09 B Proposed First Floor Plan

LA2268 010 Proposed Roof Plan
LA2268 012 B Proposed Street Elevation
LA2268 013 B Proposed Street Elevation
LA2268 015 B Proposed Elevations
2023-6548-005 A Highway Visibility Plan
Highway Statement 6548 July 2023 Revision 02

Reason: To ensure provision of a satisfactory development.

- 3 Prior to the commencement of the development, details of the measures to be undertaken to protect/divert the public sewer during construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No part of the development shall commence until the access, including the footway and/or verge crossing has been constructed and lines of sight of splays have been constructed in accordance with the approved plans. The lines of sight splays and boundary features shown on the approved plans shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained as such thereafter.

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.

- 5 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 6 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 brought into use 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.

- 7 Prior to occupation of the development hereby approved, details of the soft boundary treatments along the side boundary of Plot 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full in the first planting season following the occupation of the development. Any trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dwelling annotated as Unit 2 hereby permitted, the first floor window in the east side elevation 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 dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9

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.

- 10 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.

- 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.