
Site Address: 2 Church Orchard, St Peters Road, Hayling Island, PO11
ORT

Proposal: Two storey side and rear extension, external alterations, single storey
addition to garage.

Application Type: Full Planning Permission

Application No: APP/24/00035 Expiry Date: 19/04/2024

Applicant: Mr and Mrs Hockaday

Agent: Mrs Fox Case Officer: Ikrame Essalih
Critchley Architecture And
Design (CAAD) Ltd

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2 Church Orchard, Hayling Island, is a two-storey semi-detached dwelling located to the west of St. Peters Road in Northney. The house features pebble dash-finished elevations and a double-height projecting bay with a gable roof on the front elevation, and built with a main brown tile hip and valley-style pitched roof. The front garden includes a detached garage with a hipped roof and pebble dash-finished elevations, alongside a timber-built shed used for storage.
- 1.2 The property is accessed via a shared private driveway located between St. Peters Church and Maytime. The rear garden is enclosed by timber fencing, coupled with bushes, mature hedges, and tall trees, with the southern boundary extending behind the external garage, bordered by a timber fence approximately 2 metres in height. The eastern boundary is defined by a thick hedge of at least 2 metres in height.
- 1.3 The surrounding area is predominantly residential in character, comprising detached and semi-detached properties of varying designs, ages, and heights.

2 Planning History

02/66907/002 - Application for relief from condition number 4 of planning permission 02/66907/001 which requires the window in the south elevation of the extension there approved to be top light opening only and obscurely glazed., REF,06/05/2003

02/66907/001 - Two storey side extension with amended fenestration and reduction of width to south elevation (revised application to Planning Permission 01/66907/000)., PERM,02/05/2002

01/66907/000 - Two storey side extension, PERM,28/01/2002

04/66907/003 - Erection of a double garage to the east of the dwellinghouse., PERM,09/12/2004

05/66907/004 - Garage. (Revised Submission), PERM,02/12/2005

APP/14/00334 - Single storey side extension., PERM,23/05/2014

APP/22/01044 - 1No Magnolia (T1) crown reduce by 3 metres overall to leave a height of 5metres by 4 metres width. 1No Mimosa (T2) crown reduce by 3 metres overall to leave a height of 5 metres by 4 metres width. 1No Cherry (T3) fell to ground level. Trees within conservation area of St Peter's., RNO,07/12/2022

3 **Proposal**

The proposal consists of multiple works including the construction of a two-storey side extension at south side, two storey rear extension, pitched roof single storey extension to the existing external garage and alterations at different elevations.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
St Peter's Conservation Area Appraisal 1993

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Underdeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: St Peters

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume the submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. The previous arb comment had no objection to the proposal but requested detailed pruning and planting details.

3. These have been provided, and I would consider the details to be adequate for this site. Adherence to this should be included in as condition of any planning consent.

Conclusion: **NO OBJECTION** with recommended condition.

Officer comment: A compliance planning condition is attached to the decision. Tree matters are addressed in section 7.

Conservation Officer (1)

8 May 2024

The property sits within the St. Peters Conservation area, forming the southern half of a pair of semi-detached dwellings of likely 20th century construction. The dwellings are set back by a substantial distance from the highway to the east. To the north is situated the Grade I listed church of St. Peter's. Concern is expressed as to the size and design of the proposed extension, which would form a very large addition to the property, swamping the existing modest sized semi-detached dwelling. The proposed mixture of render, cladding and flint is considered to form an unsatisfactory palette of materials, resulting in a design lacking both coherence and architectural dialogue with the context in which it would sit. It is considered therefore the proposed development would be harmful to both the setting of the Grade I listed church and conservation area in which it would sit. Objection.

Officer comment: *Further to comments, the agent submitted additional information regarding the heritage asset and conservation consideration as part of the proposed development.*

18 June 2024

Having assessed the amended plans, which show the removed sun room and simplified material palette we feel that on balance the proposal is acceptable from a heritage standpoint. Suggest submission and approval of materials prior to works above slab level.

Officer comment: *A pre-commencement planning condition has been agreed with the agent and attached to the decision notice.*

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Archaeologist

Thank you for your consultation, I am happy to confirm that I would not raise any archaeological issues.

Conclusion: **NO OBJECTION**

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site.

The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity 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.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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 public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public 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](https://www.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).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment: *a pre-commencement condition has been agreed with the agent and attached to the decision. An informative addressing the information provided elsewhere in the consultation response from Southern Gas is attached to the decision notice.*

Ecologist

22 March 2024

The application is accompanied by a Daytime Bat Survey report (J Denton, December 2023). The dwelling exhibits various potential bat access, egress and roosting locations and therefore further survey is recommended. This further survey work must be carried out prior to determination, so that the status of bats at the site (if present) is known and appropriate mitigation measures can be secured.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Officer comment: *Further to comments, the agent submitted additional information contained in a comprehensive Bat Report (HES, June 2024) to be considered as part of the application documents.*

20 June 2024

The application is now accompanied by a Daytime Bat Survey report (J Denton, December 2023) and a Bat Survey Report (HES, June 2024). The dwelling exhibits various potential bat access, egress and roosting locations and therefore further survey was recommended. The further survey work recorded no evidence of roosting behaviour and it is concluded that bats are not currently a constraint at the site. No further ecological survey work is considered necessary.

The Bat Survey Report includes some sensible measures to avoid and mitigate ecological impacts, as well as some proposals for ecological enhancements. These are all acceptable.

If you are minded to grant permission, can I suggest that all ecological avoidance, mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed in the Bat Survey Report (HES, June 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Officer comment: *The recommended planning condition is attached to the decision notice.*

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: 3

Number of site notices: 1

Statutory advertisement: 22/03/2024

Number of representations received: 2

Comment	Officer Comment
In <u>Support</u> of the proposed development: <i>I support this application and believe the extension design is sympathetic to the conservation area.</i>	Noted.
<u>Objection</u> for the following reasons: 1. Bulk/ Overbearing appearance of the proposed extension. 2. Overdevelopment of the site and restriction of the garden space due to the proposed bike store, shed and garden room in addition to the extension. 3. Concerns regarding Heritage report/ Conservation Officer Response/ Proposal not in keeping with the conservation area character. 4. Concerns regarding tree removals within the conservation area.	1. Acknowledging that the proposed extension is considered large in size, the proposal would still be considered subservient by dint of the lower ridge height, the roof pitch and the existence of different residential footprints within the area. 2. The proposal is for side and rear extensions to the main building and addition to the existing garage. The proposal for the garden room and shed has been removed. Considering the built and non-built space, the proposed works are not deemed to be an overdevelopment.

5. Overlooking and loss of privacy concerns due to windows facing neighbouring properties.	3. It is confirmed that a comprehensive Heritage report have been submitted. Further to consultation with the Conservation Officer, there was no objection raised in regard to the scheme or the submitted information, subject to submission and review of the proposed materials. Comment addressed in detail in planning consideration section 7.
6. Lack of information in submitted plans for the garage.	4. Further to submission of tree protection plan and Arboricultural Method Statement, the Arboriculturist had no objection to the scheme, subject to compliance condition.
7. Overshadowing concerns due to the size of the proposal	5. Comment addressed in planning consideration section 7.
8. Other concerns regarding heat pump proposal.	6. Further to assessment, the plans show sufficient information for planning consideration.
	7. These comments are addressed in planning consideration section 7.
	8. There is no information regarding a heat pump as part of this application, therefore this would not be a material consideration for this planning application.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area/
Conservation area and setting of the listed building
- (iii) Effect on neighbouring properties
- (iv) Ecology matters
- (v) Trees
- (vi) Parking matters
- (vii) Drainage
- (viii) CIL

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area/
Conservation area and setting of the listed building

- 7.3 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.4 Paragraph 201 of the NPPF 2023 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.
- 7.5 St Peters Conservation Area is significant because it encompasses North Hayling and early settlement in a rural settling, with 8 Listed Buildings including St Peter's Church.
- 7.6 As identified by the Council's Conservation Officer the site is also within the setting of Church of St.Peter's as Grade I listed building which significance can be ascertained from its listing as follows '*Parish church. Transitional and Early English, and C19. Nave of 4 bays with north and south aisles, north transept at the eastern nave bay, small chancel, timber- framed bell turret above the east bay of the nave, north and south porches. Prominent tile roofing, the bell turret having shingled sides and broach spire. Walls of flint and stone rubble, with stone dressings; old diagonal buttresses to the chancel, C19 buttresses at the other corners and between the east windows. The chancel windows are lancets (triple at the east end), and there are tall lancets to the transept and the ends of the aisles, small Victorian lancets at the sides of the aisles, and a Perpendicular window above the Perpendicular west door. There are north (C15) and south porches, with open timber frames on stone base walls. The interior is original, with pointed nave arches on simple cylindrical columns (most with cushion caps and square bases), the chancel arch rests on ½ round attached columns with moulded caps. Stone tub font, with pyramid 8 panelled wooden cover, Jacobean rails, 2 old benches, and 2 oval wall monuments (of 1780 and 1829).'*'
- 7.7 The proposed development consists of multiple works including the construction of a two-storey side and rear extension and external alterations at different elevations. The side and rear additional build would form a wraparound extension to the south side of the main dwellinghouse. At ground floor level, the combined extension would comprise a family and Kitchen/ Dining open plan area and a utility/ boot room while the existing living and dining area would be converted to an office and snug room. At first floor level, an additional master bedroom would be formed and one of the existing bedrooms would be relocated to the proposed side extension in addition to other internal works. The proposed side extension would be partially a single-story structure at the ground floor level with a mono pitched roof, closer to the south boundary.

The proposed side extension would be protruding by approximately 6.25 metres from the south side elevation and the rear extension would be protruding by approximately 3 metres from the rear elevation at the ground floor and approximately 5.5 metres at first floor elevation forming a recessed balcony and ensuite. The proposed roof design shows a lower ridge height with a pitch ending in a cat slide roof form to the south side and a hipped end to the rear west side.

- 7.8 The other alterations part of the proposed development would include a replacement of the entrance door, a front facing window at the first floor and a change of the external walls and windows materials. The roof slate and tiles would be matching the existing while the elevations' external material and windows casing would be changed. Considering the proposal as a whole and with reference to the Conservation Officer comments, although it is acknowledged that the external appearance of the dwellinghouse would be partially altered, these changes are considered acceptable and would not adversely impact the character of the dwellinghouse and the surrounding area. Furthermore, following the submission of the amended proposal, the Conservation Officer is of the opinion that the simplified material palette and alterations would be acceptable on balance from a heritage standpoint. The Conservation Officer recommended a condition for the details/sample of materials to be submitted and approved by the LPA prior to construction works above slab level.
- 7.9 While it is acknowledged that there would be a significant increase in the original footprint of the dwellinghouse and a change of the external appearance, it is considered that the proposed roof design and sitting of the proposed extension would be leading to a subservient appearance and would be sympathetic to the existing property and neighbouring area. Furthermore, with consideration of the location of the dwellinghouse at the end of a private access road and behind a high mature hedging screen at the east side boundary, it is deemed that the proposed extensions and alterations would not be readily visible from the main road, thus would have a limited and acceptable impact on the streetscene. With consideration of the conservation area character, the proposed extensions and design alterations are deemed acceptable on balance considering the existing architectural and design features within the neighbouring area and listed buildings as well as the Conservation Officer's comments.
- 7.10 The proposal also involves the construction of a single storey pitched roof extension to the existing detached garage to form a cycle store and a storeroom. The extension would have a total height of approximately 3.7 metres with a lower ridge of approximately 235 mm compared to the existing garage and matching its eaves height. These works would result in an increased footprint of the original garage, however by dint of purpose, location and lower height compared to the existing, it is considered that the proposed works would have a limited and acceptable impact on the character of the existing.
- 7.11 It is noted that the garage is located in a concealed position from the public realm and the main street, therefore it is deemed that the proposed works would not result in an adverse impact to the character of the area and streetscene.

- 7.12 In conclusion, considering the proposal vis-à-vis the application site location and existing buildings as well as the neighbouring area character and features, it is deemed that the proposed works would be acceptable on balance and would not result in an adverse impact on the character of the dwellinghouse, the visual amenity and the special character of the conservation area. It would not result in harm to the significance of the conservation area or the setting of the listed building. The proposal would therefore accord with the Havant Borough Design Guide SPD and Policies CS16 and CS11 of Havant Borough Local Plan Core Strategy (2011). Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.13 Closer to the south side boundary and located at approximately 2.42 metres at the closest point, the proposed two-storey side extension would be a single storey structure featuring a cat slide roof design, thus minimising the visual impact and the bulk on this side of the application site. Furthermore, while the proposed windows at ground floor level, facing the properties at the south would be screened by the existing 2 metres high fence, at first floor level there would be no side windows facing this side and the proposed balcony at the rear would be screened by the main south elevation wall. Additionally, it has been confirmed with the agent that all first floor rooflights would be set above 1.7 metres floor level. Therefore, it is considered that harmful overlooking, loss of privacy or overshadowing and generally adverse impacts resulting from the extensions' proposal would be avoided on this side.
- 7.14 In regard to the proposed garage's extension, although it would be located at approximately 850 mm at the closest point to the south side boundary, it is noted that the closest neighbouring structure on this south side is located at approximately 6.1 metres from the south facing elevation of the existing garage and the proposed extension. Therefore, considering the existing 2 metres fence at the boundary line and that the proposed addition to the garage would be a single storey with a hipped roof, it is deemed that the proposal would not result in a harmful impact to the neighbouring properties on the south side and that any visual effect would be limited and acceptable.
- 7.15 To the north side lies the adjoining property at No. 1 Church Orchard. It is noted that this neighbouring property has previously benefitted from two-storey side and single-storey rear extension works, while the proposal under this planning application includes a two-storey side and two-storey rear extension works. Therefore, a main impact to assess on this side would be related to the proposed rear extension as there is a rear-facing window serving a habitable room at the neighbouring property. The agent has submitted an additional drawing demonstrating that the existing window would not be impacted, as it is positioned outside of the 45-degree shadow zone. Further to assessment and noting the separating distance between the extension, the north boundary line and the neighbouring property window, it is considered that the proposed extension would not result in a harmful overshadowing and loss of daylight or view to this adjoining property. Additionally, it is deemed that the proposal would likely create more visual balance between the two semi-detached properties by dint of their mass, design and footprint. As for the garage's extension, it is noted that the proposal would be located at sufficient distance to avoid any detrimental impact to this neighbouring property.

- 7.16 To the east side, it is noted that the proposal would be mainly screened by the mature tall hedging and trees as the east side boundary. Additionally, although a new window would be created at the first floor on the main front elevation, it is deemed that the view would not be materially different from the currently established one by dint of the existing front elevation windows, at first floor level, facing east. Therefore, it is considered that the proposal would result in a limited and acceptable impact to the neighbouring properties on the east side.
- 7.17 To the west side is an open field with no residential properties or amenities. Therefore, it is deemed that no adverse impact would result from the proposal on this side of the application site.
- 7.18 Considering all the above, it is deemed that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, views, daylight or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011).

(iv) Ecology matters

- 7.15 The applicant has submitted a Daytime Bat Survey Report (J Denton, December 2023) followed by a comprehensive Bat Survey Report (Hampshire Ecological Services, June 2024) further to the Council's Principal Ecologist comment. Following consultation and review of the submitted documents, no further objection was raised, subject to a condition to ensure compliance with the submitted ecological avoidance, mitigation and enhancement measures and information detailed in the approved reports.
- 7.16 The condition has been attached to the decision notice. This is householder development and therefore is exempt from BNG.

(v) Trees

- 7.17 The proposed works would result in the removal and replacement, the relocation and/or the cutting back of trees within the application site. The applicant has submitted an Arboricultural Method Statement followed by a Tree Pruning and Removal Specification document further to initial comments from the Arboriculturist consultee. Following review of all documents and consultation, no further objection was raised with a recommendation of a compliance condition. The Arboricultural Method Statement and Tree Pruning and Removal Specification is part of the approved documents.

(vi) Parking matters

- 7.18 The proposal would result in the extension of the existing garage to allow for bike storage and storeroom without the loss of a car parking space, while the main residence extension would result in the addition of one bedroom resulting in a total of 4 bedrooms at the property. It is noted from the site visit that the front of the property is mainly paved while the site plan shows an existing provision of 3 parking spaces at the front garden in addition to the garage. Therefore, considering the minimum requirement of three car parking spaces on site, it is deemed that the current and proposed provision of car parking spaces would be concurring with Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan

(Core Strategy 2011).

(vii) Drainage

- 7.19 Following a consultation with Southern Water in regard to this planning application no objection was raised, subject to a condition regarding measure for the protection of the public sewers. The condition has been agreed with the agent and is attached to the decision. An informative is also added to the decision notice.

(viii) CIL

- 7.20 The proposed works would result in a net gain of residential floor space of approximately 170.50 sqm which is therefore CIL liable. the exact amount is generating a developer's contribution of £29,000.22. It has been confirmed that self-built residential exemption is being claimed and extension relief will be granted.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00035, 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:

Amended Construction Management Plan - 23053_104A - Uploaded 26 September 2024
Location and Block Plan - 23053-101B - Uploaded 18 June 2024
Proposed Site Plan - 23053_103C - Uploaded 18 June 2024
Proposed Floor Plans - 23053-401-D - Uploaded 01 february 2024
Proposed Elevations 1 - 23053_501F - Uploaded 18 June 2024
Proposed Elevations 2 - 23053_502G - Uploaded 18 June 2024
45 degree test plans - 23053_105A - Uploaded 18 June 2024
Proposed Garage Extension - 23053-411-C - Uploaded 01 february 2024
Heritage Report - Uploaded 16 January 2024
Daytime Bat Survey - Uploaded 16 January 2024
Bat Report - Hampshire Ecological Services Ltd dated June 2024 - Uploaded

11 June 2024

Arboricultural Method Statement - Gifford Tree Service, prepared 05

December 2023 - Uploaded 30 May 2024

Tree Pruning and Removal Specification - Uploaded 30 May 2024

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of all external facing and roofing materials, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All first floor rooflights shown on the south side elevation of the development hereby permitted shall be positioned with the lowest part of the opening a minimum of 1.7m above the internal floor level of the room to which it serves.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 Prior to the commencement of development, details of measures to be undertaken to protect or divert the public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 6 Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed in the Bat Survey Report (HES, June 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and having due regard to Policy CS11 of the Havant Borough (Core Strategy) 2011.

- 7 The development must be undertaken in accordance with the Arboricultural Method Statement (AMS)/ Arboricultural Impact Assessment (AIA) including the Tree Protection Plan (Gifford Tree Service, prepared 05 December 2023), and the Tree Pruning and Removal Specification (Uploaded 30 May 2024) prepared by Gifford Tree Service, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the conservation and enhancement of existing natural features and having due regard to Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.