
Site Address:	108 Woodgreen Avenue, Havant, PO9 3EE		
Proposal:	Erection of 1No. 2bed dwelling with shed, bin storage and parking.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01177	Expiry Date:	13/02/2023
Applicant:	Mrs and Mr Kerrigan and Urry		
Agent:	Mrs Futter	Case Officer:	Selina Donophy
	KF Planning Consultancy		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey end of terrace property located on the west side of Woodgreen Avenue, Havant. This property is of brick construction with a pitched roof . The proposal site comprises the area of side garden located directly to the south of the dwelling which is sited on a corner plot where Woodgreen Avenue meets Fraser Road. The plot is set on a rise as land levels incline from east to west. The area of side garden is currently surrounded by a low brick boundary wall and however retains an open boundary with the public highway.

The area is predominantly residential in character, with Havant rugby club and grounds located to the west of the site.

2 Planning History

54/03093 - for layout of roads, etc. for residential development , UNK,13/08/1954
APP/18/00885 - Proposed 2No. 1 bed dwellings with associated parking and bin storage., REF,10/12/2018 - appeal dismissed

3 Proposal

Erection of 1No. 2bed dwelling with shed, bin storage and parking.

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)
CS14 (Efficient Use of Resources)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

CS19 (Effective Provision of Infrastructure)
CS20 (Transport and Access Strategy)
CS21 (Developer Requirements)
CS8 (Community Safety)
CS9 (Housing)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)
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

Building Control, Havant Borough Council

This work will need to benefit from Building Control Approval

Access to the property should comply with Approved Document M (Disabled access and internal layout lights switches etc incl WC GF)

Side window to bedroom 3 should comply with AD B MOE requirements 450mm clear opening or 0.33msq

Further comments will be made once B Regs application made

Officer Comment: *following amended plans the proposal is now for a 2 bedroom dwelling.*

Councillor D Guest

No comment received

Councillor Liz Fairhurst – Bedhampton

No comment received

Councillor Mark Inkster

No comment received

Crime Prevention -Minor Apps

No comment received

Environment Agency

No comment received

Hampshire Highways – 1st Comment – Additional Information Required

The Highway Authority wish to make the following comments.

The applicant is proposing a new vehicular access to the front of a proposed dwelling as shown in drawing 01 Rev F. The Highway Authority require the full length of the proposed dropped kerb. This should also include the existing dropped kerb for any adjacent dwellings if one is present. It is noted that the parking arrangements for 108 Woodgreen Avenue are not existing and it is understood that a dropped kerb is also to be provided for this dwelling as part of this application.

Visibility splays and pedestrian visibility splays in accordance with Hampshire County Council Technical Guidance TG3 should also be provided in support of this planning application. Further information can be found at the following link: TG3 – Stopping Sight Distances and Visibility Splays (hants.gov.uk).

The vehicular access to the rear of the dwelling is existing, with no amendments and thus no comments are to be provided

The applicant should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: Apply for a vehicular access | Hampshire County Council (hants.gov.uk). It is important to note that

Director of Hampshire 2050

Gary Westbrook

Call charges apply. For information see www3.hants.gov.uk/contactus/call-charges

Your name and

address will be recorded in our database and may be made available to others only in accordance with the ata

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.

In addition to the above, the street lighting column in front of the dwelling will also require relocation. Further information regarding the relocation can be found at the following link: Hampshire Street Lighting Services | Frequently asked questions (lightsonhampshire.co.uk). The applicant should be made aware that they will be responsible for the cost of relocating the associated lighting column to facilitate their vehicular access.

Having regard to the above, the Highway Authority require the following further information before a formal recommendation can be made.

Case Officer comment : Further plans have since been provided

Hampshire Highways – Final Comments – No Objection

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has provided vehicular visibility and pedestrian intervisibility splays as shown within drawing PL.613.22-02. Visibility will be secured through an appropriate

planning condition to ensure that all visibility splays will be kept free of obstructions. Whilst the applicant has confirmed that the full length of the dropped kerb is to exceed 10m which would usually require a S278 licence, in this instance, vehicular access via an extension to the existing dropped kerb can be provided using a S171/184 licence.

The applicant is reminded that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). 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.

The street lighting column in front of the proposed dwelling will also require relocation to facilitate the vehicular access. Further information can be found at the following link: [Hampshire Street Lighting Services | Frequently asked questions \(lightsoninhampshire.co.uk\)](#). The applicant should be made aware that they are responsible for bearing the cost of relocating the associated lighting column to facilitate their vehicular access.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to the following condition:

ACCESS CONSTRUCTION PROVISION

The site access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43 metres provided in accordance with the approved plans (drawing PL.613.22-02). The lines of sight splays 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 so thereafter.

Reason – To provide satisfactory access and in the interests of highway safety.

Officer Comment: *the need for a S171/184 licence, would be an informative on the decision notice if permission is granted.*

Landscape Team, Havant Borough Council – 1st Comment – Objection

Planning Application APP/22/01177 108 Woodgreen Avenue, Havant, PO9 3EE

Erection of 1No. 3bed dwelling with shed, bin storage and parking.

From a landscape perspective we have the following comments:

- The amount of private amenity space is deemed to be insufficient. The Havant Borough Council Design Guide Supplementary Planning Document (Dec 2011) states; "Where a dwelling faces a blank gable, 10 meters separation distance is require; and Garden length should normally allow 10 meters between the dwelling and the boundary?."
- Details of proposed boundary treatments are required for submission to understand the impact on the street character. We have concerns with the impact of a 1.8m high fence/wall will have on the open character of Fraser Road.
- The applicant must demonstrate a biodiversity net gain with this application. Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain. Given the loss of the

2 no. tree these will need to be replaced and further planting will be required to achieve the net gain.

- Building materials must match existing adjacent dwellings to ensure the development ties in with the existing built form.

Landscape Team, Havant Borough Council – No Objection

Planning Application APP/22/01177 108 Woodgreen Avenue, Havant, PO9 3EE

Erection of 1No. 2bed dwelling with shed, bin storage and parking.

From a landscape perspective we have the following comments:

- The reduction in the width of the dwelling has increased the overall private amenity space.
- Details of proposed boundary treatments are required for submission to understand the impact on the street character. We have concerns with the impact of a 1.8m high fence/wall will have on the open character of Fraser Road.
- Native species hedgerow should be planted to boundary onto Fraser road and a 1.8m high fence will not be appropriate.

Natural England Government Team

Thank you for your consultation on the above dated 31 March 2023 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

DESIGNATED HABITATS SITES – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

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 30 March 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.

Nutrient Team, Planning Policy – 1st Comment

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

The applicant is however advised 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/>

Nutrient Team, Planning Policy – Final Comment

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

The applicant should be advised that the Council's strategic mitigation scheme is to be charged at £3,000 per kilogram of nitrogen (as at 18/11/22) which is to be increased annually at the start of the financial year in line with the Cost Price Index. In addition, 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/>

Portsmouth Water Company – No Objection

Portsmouth Water have reviewed the application and associated documents for APP/22/01177 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Waste Services Manager

No comment received

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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:

(7)

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking and Highways
- (v) Developer Contributions

(7) (i) Principle of development

- 7.2 .The application site is situated within an urban area where further development is considered acceptable in principle, subject to the usual development control criteria. The NPPF supports sustainable development with three aims: the economic; social; and environmental objectives. Havant Borough Council development plan comprises the Hampshire Minerals and Waste Plan; the Local Plan (Core Strategy) 2011 and the Local Plan (Allocations) 2014 and in accordance with paragraph 11 of the NPPF decisions should be made in accordance with the development plan.

- 7.6 It is noted that the Council's Five Year Housing Land Supply Update (March 2023) shows that the Borough has 1.81 years housing land supply with a 20% buffer applied, which was not the case when the previous application was refused and dismissed at appeal. 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). Significantly, however, it does not follow there is a tilted balance in favour of permission being granted – permission should only be refused where there are relevant policies of particular importance that are a clear reason for refusing the application or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The proposal seeks to address the previous reasons for refusal, which was dismissed at appeal.

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

- 7.3 This proposal has been amended following its initial submission , with the width reduced to be more in keeping with the surrounding pattern of development. The parking allocation siting has also been amended which is discussed in further detail in the 'Parking and Highways' section of the report.
- 7.4 This proposal comprises the construction of a two bedroom end of terrace dwellinghouse attached and located to the south of no 108 Woodgreen Avenue on a corner plot where Fraser Road meets Woodgreen Avenue . The plot would be irregular in shape with an average total length of 17 metres and width of 10 metres . The plot currently forms an open boundary to the road, located on a raised land level. The proposed dwelling would have a pitched roof which would have a height level with the attached terrace with a width of approximately 5.7 metres and a depth of 7.3 metres. Proposed materials would match that of no 108. Internally the property would be similar in layout to that at no 108, comprising of a front doorway accessed via steps, leading into a living room at ground floor to the front, served by a front elevation bay window, to the rear of that would be a kitchen served by two windows to the rear elevation and a door to the side elevation . Stairs would lead up to the first floor level where there would be one window to the front, served by two front elevation windows , and a bedroom and bathroom to the rear both served by rear elevation windows. The landing would be served by a side elevation window at first floor level.
- 7.5 The proposed dwelling would be in keeping with the character of surrounding properties in terms of appearance, with the roof and width in keeping with the terrace- noting the width would be slightly increased for the new dwelling than that of no 108 however this is not deemed to be significantly different in appearance as the width increase is small. The general pattern of development within the immediate streetscene comprises of linear rows of terrace properties – this proposal would follow this style . It is noted that the dwelling would result in some loss of space to the boundary however the dwelling would not project much beyond the front elevation of no 34 Fraser Road to the west nor no 79 Woodgreen Avenue to the east. Therefore the property would not step out by a notable degree beyond the existing building lines and is subsequently considered to be in keeping with the immediate streetscene. The property is sited on higher ground so would be a prominent feature within the road however it would be set off the shared boundary by approximately 4.5 metres which would reduce its prominence and visibility when viewed from the eastern end of Fraser Road. The materials would be in keeping which would help for the blending in within the terrace.
- 7.6 It is of significance to note that this site has been the subject of an appeal and subsequent dismissal in 2018 under application reference APP/18/00885 for a planning application for two dwellings , each with one bedroom. This development resulted in two dwellings which totalled a wider width than that proposed as part of this application, which came much closer to the side boundary. The appearance also differed, not reflecting the 'two up two down' layout of the road , in contrast to the existing terrace. At appeal the Inspector concluded that the issues surrounded the one bedroom dwelling proposals which were deemed to be smaller and out of character with the character of the area. The Inspector noted that there is some degree of variance in scale of garden areas in the locale however with this proposal both sections of garden area both to the rear and side would both serve the one dwelling. Overall, there are considerable material differences between APP/18/00885 and this current application whereby it is felt that issues have now been overcome, on balance.

- 7.7 In terms of garden sizes, the rear garden serving no 108 would evidently be significantly reduced in size and this would now be 10 metres at the longest length with the garden plot set at an angle and 4.7 metres wide on average. The garden serving the new dwelling would have a more private area located towards the rear where a shed for bike storage would be located however the majority of the garden area would be located to the side which would be set on high ground and publicly visible. Noting the comments made by the Inspector under the APP/18/00885 appeal, there is some degree in garden sizes in the surrounding area. The size would meet the 10 metre minimum length requirement when the entire garden area including the side garden is taken into account. The Landscape Team has requested details of boundary treatments to this side space - it is noted that high fencing would not be appropriate within the streetscene- this will be agreed via condition.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the area and would not have an adverse impact on the visual amenity of the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

- 7.9 To the west of the application site is no 34 Fraser Road. To the side of no 34 there is a brick built office outbuilding however there would be approximately 11 metres back to side elevation relationship between these two properties. At first floor level is a small landing window however there are already views towards this window from no 108 and the same relationship exists with the outbuilding window - views towards of which would not be considered harmful. The new dwelling would be set towards the front of no 34 and located away from the rear garden. The new dwelling would be sited slightly forward of no 34 however it would be separated by a degree so as to mitigate against any harm to amenity.
- 7.10 To the east of the application site is no 79 Woodgreen Avenue. There would be approximately 25 metres separation distances between these two properties and the relationship would be that of a normal front to front relationship between properties on the opposite side of the road to one another. No harmful impact to no 79 has been identified.
- 7.11 To the south of the application site are nos 23 and 25 Fraser Road. There would be approximately 27 metres separating these properties - a new landing window is proposed at first floor to the side elevation however the separation distance would mitigate against any harmful overlooking impact.

(iv) Parking and Highways

- 7.12 The proposed dwelling would have two bedrooms which requires a minimum of 2 on site parking spaces as specified in the Havant Parking SPD. Following concerns raised by Highways due to the southern sited parking space located to the front of the property, this has now been moved to the rear of the site, accessed via the existing dropped kerb. A new dropped kerb is proposed to the front of the site to serve the second parking space. Visibility splay plans have also been provided by the applicant and these have been accepted by the Highways Authority. It is also noted that the lamp post will require relocation to allow for parking access and the applicant will need to apply for agreement with Hampshire County Council in relation to the dropped kerb

works.

(v) Developer Contributions/CIL

- 7.13 The proposal would result in the net gain of one, two bedroom dwelling which needs to comply with the Habitats Regulations. 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 (Amendment) (EU Exit) Regulations 2019. 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 due to both the increase in recreation and the decrease in water quality that would result from the proposed development resulting in the gain of 1 additional 2 bedroom dwelling.
- 7.14 Using Natural England's updated Methodology in March 2022, 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.
- 7.15 With respect to the Solent Recreation Mitigation Strategy the applicant has entered into a Unilateral Undertaken and paid the appropriate sum of £2,190 to address the potential recreational harm from the new development. Therefore it is considered that this recreational element of the impacts of development have been adequately mitigated against. With respect to the water quality issue and the Council's updated Position Statement, May 2022, the applicant has been able to also enter into the mitigation scheme at Warblington Farm to offset the nitrogen from the development. A Unilateral Undertaking has been received, together with the appropriate contribution of £2,760 as nutrient mitigation. This is based on the development achieving a water efficiency of 110 l/p/p/d and to ensure these measures are provided as part of the development, and for ongoing compliance, it is necessary to add 2 conditions.
- 7.16 The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs 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 and raise no further objection. The Council's assessment as competent Authority under those regulations is included in the case file.
- 7.17 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This 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. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant .
- 7.18 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable, and the appropriate forms have been submitted. The proposed total gross floor area would be 66 sqm. which would generate a total CIL liability of £8,367.86 . The applicant has not claimed relief, assuming liability.

8 Conclusion

- 8.1 The proposal has addressed the previous reasons for refusal. As 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 and therefore the tilted balance benefit of 11d additional residential unit towards the Borough's housing need prevails.
- 8.2 The proposal meets the Habitats Regulations with recreational and water quality impacts adequately mitigated against. Overall the proposal is therefore considered acceptable and recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01177

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:
- PL.613.22.01 F AMENDED - PROPOSED FLOOR, ELEVATIONS
SITE PLANS
Uploaded on the 06 Dec 2022 ARBORICULTURAL IMPLICATIONS
ASSESSMENT 'Arboricultural Consultant: Kim Gifford 07831488456 dated
3rd October 2018'
Uploaded on the 04 Apr 2023 VISIBILITY SPLAY PLAN
- Reason:** - To ensure provision of a satisfactory development.
- 3 The car and cycle parking spaces for the dwelling hereby permitted, shown on the approved plans, shall be kept clear and available for the parking of vehicles and bicycles prior to the development being first brought into use 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, roof addition, additional windows, outbuildings or building alteration permitted by Schedule 2, Part 1 Classes A, B, D or E of the 2015 Order, as amended, shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: To retain adequate outdoor amenity space for future occupiers, prevent over-development and to ensure adequate on-site parking, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 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.
To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 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.
To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations.
- 7 Notwithstanding any description of materials in the application no above

ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 No above ground construction work shall take place until details of levels and datum points have been submitted to and approved in writing by the Local Planning Authority

Reason: To safeguard the amenities of the locality, and against risk of flooding and having due regard to policies CS11, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to occupation details of boundary treatments for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of the date of the approval and thereafter retained in the approved position.

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.

- 10 The site access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43 metres provided in accordance with the approved plans (drawing PL.613.22-02). The lines of sight splay 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 so thereafter.

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.