
Site Address: 4 Wittering Road, Hayling Island, PO11 9SP
Proposal: Extensions and alterations to all elevations including the installation of 1No balcony.
Application Type: Full Planning Permission
Application No: APP/22/00809 Expiry Date: 27/12/2022
Applicant: Ms E Richardson
Agent: Mr Vaizgenis Case Officer: Selina Donophy
Hebden Design Studio
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the east side of Wittering Road, Hayling Island. This property has a cantilever first floor level which extends towards the harbour with the ground floor set horizontally with the harbour . The side first floor forms a balcony and the elevations are formed from render and horizontal timber cladding.

To the east of the site is the Chichester Harbour AONB. The site is also located within Flood Zone 3.

2 Planning History

93/58382/000 - Retention of slipway, PERM,16/12/1993

08/58382/001 - Demolition of existing dwelling and erection of 1No. 4 bedroom dwelling with integral garage., REF,21/05/2008

08/58382/002 - Demolition of existing dwelling and erection of 1No. 4 bed dwelling with integral garage, new sea wall flood defence. (Amended Application.), REF,09/09/2008 Appeal Allowed 29/01/2009

08/58382/003 - Demolition of existing 4 bed house. Replace with new 1No. 3 bed house. Application to include new sea wall defence., PERM,12/02/2009

09/58382/004 - Discharge of Condition No's 2, 3, 4, 5, 7, 8, 12, 13 and 18 of Planning Permission 08/58382/003., PERM,03/06/2009

3 Proposal

Extensions and alterations to all elevations including the installation of 1No balcony.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour AONB Joint Supplementary Planning Document 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Erosion Risk)
CS16 (High Quality Design)
DM9 (Development in the Coastal Zone)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: excessive bulk and insufficient variation in roofline.

I visited the site remotely via archive photography on 13.10.2022: having had regard to the policy framework* below make the following comments.

This side of the street is within the AONB boundary.

I note that planning permission had initially been refused twice for a wholly two storey contemporary-style dwelling under 08/58382/001 & 08/58382/002, for having excessive bulk and being considered harmful to the character of the AONB.

The current dwelling was then granted permission under 08/58382/003 on 18 th December 2008.

Striking, contemporary-style, well detailed, flat-roofed part two and part single storey dwelling on east side of street backing onto Chichester Harbour, where it is easily seen and notably taller than most adjoining/adjacent dwellings running north. Dwelling is raised up on a plinth/semi-basement.

First floor addition to south side proposed to create (4th) master bedroom, that would make dwelling wholly two-storeyed, albeit addition to be fractionally sub-ordinate to highest part of exist dwelling. Balcony with glazed balustrade also to be formed on harbour elevation. Full length glazing to harbour to be tempered by two panes being overlaid by timber louvred panels. The 'TV screen' window cantilever facing the Harbour

is to be further extruded out by about another metre or so.

Notwithstanding the positive offer to improve biodiversity at the site by incorporating 2 No. bat boxes, there has been no calculation of the silhouette increase (over the pre2008 original dwelling see attached slides). The materials palette put forward is sympathetic, but concerns about massing increase from earlier refusals have not really been addressed and a less varied roofline would result.

Case Officer comment : Silhouette increase plan has since been provided and revised plans submitted removing the cantilever extension facing the harbour.

Chichester Harbour Conservancy (further comment following revisions to plans)

Whilst noting the modest adjustments to the submitted design for APP/22/00809, Conservancy Officers have not altered their opinion and maintain their objection.

The main visual impact is to the silhouette facing the Harbour. Reducing/deleting the overhang at first floor has not altered that.

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

County Ecology

The supporting EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT (Phillips Ecology, May 2022) confirms that the building to be affected by the proposals has negligible potential for roosting bats and the garden area is mainly supported by managed amenity grassland, ornamental shrubs and a defunct hedge and therefore of lower ecological value.

The only concern in relation to this scheme is the presence of Solent Maritime SAC, Chichester and Langstone Harbours SPA and Ramsar and Chichester Harbour SSSI, immediately outside the eastern boundary of the site. Therefore, if you were minded to grant permission, I recommend that the below conditions are secured to ensure no adverse impacts on the integrity of the designated sites and their qualifying features and an overall net gain in biodiversity:

- No noisy works that would produce in excess of '69dB_Amax at the sensitive receptor' shall be carried out during the overwintering bird season which runs between October and March inclusive. Reason: to avoid disturbance of qualifying features of the Chichester and Langstone Harbours SPA and Ramsar.

- No works shall commence until a Construction Environmental Management Plan (CEMP), to cover the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not limited to details of: hoarding along the boundary of the nature conservation designated sites, details of storage of construction materials/chemicals and equipment; dust suppression; chemical and/or fuel run-off from construction into adjacent SPA/SAC/Ramsar and SSSI; waste disposal; noise/visual/vibrational impacts; measures to ensure no materials, machinery, vehicles or works will encroach on the nature designated sites. Reason: to ensure the protection of the internationally and nationally designated sites.

- Development shall proceed in accordance with the measures detailed within Sections 14. 'Mitigation recommendations' and 15. 'Enhancements' of the approved EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT (Phillips Ecology, May 2022). Reason: to ensure the protection of notable species and an overall net gain in the biodiversity of the site.

Please do not hesitate to contact me if you require any additional information.

Environment Agency

No comment received

Hampshire Biodiversity Information Centre

Within 50m - Notable and protected species - English Scurvygrass

Within 50m - Priority Habitat - Coastal Saltmarsh, Intertidal Mudflats, Coastal Vegetated Shingle

Within 50m - SSSI (Chichester Harbour); SPA/RAMSAR (Chichester nad Langstone Harbours); SAC (Solent Maritime); SINC (Lifeboat Station Saltmarsh).

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Objections raised in regards to the proposed size and the extension of the cantilever extension which is much further beyond the building line.	Comments noted. The cantilever extension in particular has now been reduced .
These comments relate to the DANDA/planning application submission for 'multiple additions and extensions' to the existing property at 4 Wittering Road, Hayling Island. The relevant text from the document is highlighted below, with comments in red. Officer Comment: Shown here in bold 1.Introduction 2.Context The street scene has a varied streetscape consisting of two to three-storey properties with the immediate neighbours being detached two storey properties. This eastern side of Wittering road is the more sensitive side in terms of the AONB landscape. The only two images supplied are of Bracklesham road not Wittering road. 3. Site Description and Topography Image 06 – View from the water. To the left of the single Scots Pine is Bracklesham road, and to the right, Wittering road. 4. Planning History The previous proposal for the site received a refusal	Noted. The previous refusal is

from Havant Borough Council for several reasons including its scale, design, and positioning. The proposed replacement has been seen to be harmful to the character of the area and might negatively impact visual amenities to AONB. This current application will further impact on the character of the area. 'The proposed replacement dwelling would by reason of its height, mass, bulk sitting, impact on boundary hedges and design be harmful to the character and visual amenities of the Chichester Harbour Area of Outstanding Natural Beauty and contrary to policies Twice refused...10/03/2008 & 15/07/2008, then passed on 18/12/2008.e 5. Proposed Development The application proposes the following: • Ground floor plan to be reorganised to accommodate additional bedroom. • Ground floor multiple extensions towards the east and west. The movement towards number 2A of the western elevation wall by 1.1m directly impacts on number 2A. The rear of this property and the front of number 4 look directly at each other (see image). , • First-floor side extension. Operating within the existing external building boundaries would significantly reduce the impact on neighbours and environment. • First floor cantilever volume to be extended. The extension of the first floor cantilever to the east, by 2.7m will directly impact on the currently unimpeded northerly view for number 2 The aim of the redevelopment is to increase the internal area to accommodate the occupants needs, while respecting the place's character and minimising the impact on the neighbouring properties. All three immediate neighbours are concerned about the impact. 6. Design Rationale – Design, appearance, layout and scale The size, mass, aesthetics, and positioning have been strictly informed by the neighbouring properties and the existing property. Informed by the neighbouring properties? Certainly of concern to the neighbours. It was important to set strict boundaries at the beginning of the design process, to prevent a flawed design that fails to address the guidelines stated by local authority and the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The east elevation of the property has been carefully designed to fit within the current street silhouette, in terms of its size, mass, height and design. The major difference between the existing and the proposed	noted however one of the previous refusals was then allowed at appeal . See part 7 below See assessment of neighbour impacts in part 7
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dwelling is the side extension (fig.13). Despite this, majority of the redevelopment has been executed in the way to be unseen, while delivering the points stated in the brief. Such an approach will have little to no impact when viewed from Chichester Harbour.	
However when viewed from the north, south or west the visual impact is evident.	
7. Access	Please see 'Planning Considerations' section of the report.
The access and existing parking allocations at the property will be maintained as existing. This does not require further development due to the amount of space available to accommodate the number of user that the property is able to host. Any development of the parking area would be limited bearing in mind that the adjacent track which runs along the property's western boundary is owned by number 2.	Please see 'Planning Considerations' section of the report.
8. Landscaping and Impact on Trees	
No details of plant numbers, or planting plan.	
As part of the green mission, tenants will be encouraged to maintain and plant more greenery.	
Tenants? Is this a mistaken cut and paste or is the property destined to be for rental?	
Sedum spectabile 'Iceberg. The image linked to the caption is a hydrangea not a sedum.	
Euphorbia characias 'silver swan'. The image linked to this variety is also not the right one.	
9. Flood Risk Assessment	Please see 'Planning Considerations' section of the report.
The selected location is in flood zone 1, but this does not take climate change into account. Climate change allowance suggests that the site is likely to be flooded in 2050 and it is in Flood Zone 2-3.	
The basement has flooded two times in severe weather in the recent past (since the original 1960's house was replaced in 2009).	
10. Water Drainage Statement	
The site also has a very low potential for any flooding from rivers and sea as well as surface water, this has been indicated in the maps obtained from the Environment Agency.	
The basement has flooded two times in the past in severe weather.	This is noted. At this stage the future flood zones are given further weight in regards to new homes and not extensions which are dealt with under the standard flood risk assessment.
11. Ecology	
An ecological enhancement will be made to increase biodiversity on the site. What is this? No details given.	
12. Sustainability	
Once the building fabric has been specified, we will assess the most suitable technologies to service the property, this will aim to reduce the energy demand from the grid. This may be achieved through the use of:	
No details given at this stage.	
13. Impact on Neighbouring Properties The proposed	

scheme will not have any negative impact on the neighbouring properties. The three immediate neighbours, (redacted) all objecting to the scale and scope of the proposed planning application. 15. Conclusion The proposed alterations are of a high quality, contemporary design that will improve the overall appearance of the dwelling and be in keeping with the character of Wittering Road. The proposed development complies with the adopted Havant Borough Council Local Plan, Chichester Harbour AONB and a wide National Planning Policy Guidance. The separation distance between the proposed development and the neighbouring property to the north and south is generous and will not result in any adverse impact on the amenities of the neighbouring property The Planning Officer's previous comments are just as relevant to this current proposal. 'The proposed replacement dwelling would by reason of its height, mass, bulk sitting, impact on boundary hedges and design be harmful to the character and visual amenities of the Chichester Harbour Area of Outstanding Natural Beauty and contrary to policies... Appendix I – Ecological Assessment. This document was not present. The neighbours have met with the architects twice (three neighbours on first occasion and 2 on the second) to raise questions and concerns. The plans have not been changed during this process. The neighbours have not met with the householder to discuss the application. Further comments received : I am concerned that the scale and scope of the development to this already oversized building will impact significantly on the local landscape and our quality of life. I hope that a better design can be worked up, and one that does not require what amounts to a virtual rebuild. I am happy for my comments to be added to the public pages.	Please see 'Planning Considerations' section of the report.
As neighbours we are worried about the disturbance this major project will cause to us all. We were assured in the plans that we would not be inconvenienced but this most certainly will be the case. The management of the whole building project will have to be very carefully monitored, especially the parking of the	Comment noted. Construction phase impacts are time limited. A condition requiring a Construction Environmental Management

vehicles involved in the work, Wittering Road has no parking and there is little in front of the house up a shared drive. We also feel that the overbearing nature of the building will have a detrimental impact on us all.	Plan is recommended.
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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
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Flood Zone
- (vi) Parking and highways
- (vii) Ecology

(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

7.3 This proposal has been revised following its initial submission with the cantilever extension initially proposed reduced back to existing. The proposal now therefore comprises of a first floor extension to the side above the existing ground floor and extensions at ground floor level including the addition of non reflective glazing at first floor level to the north side elevation. The proposed ground floor extensions would comprise of an extension to the front (west) elevation which would project forward by approximately 1.1 metres . At ground floor level this would project by approximately 3 metres in depth , stepping in on the south side. This would allow for the reconfiguration of the ground floor. Two new windows would be proposed to the south side serving bedroom 1 with a reconfigured window to serve bedroom 2. Two new windows are also proposed to the front (west) elevation at ground floor level serving bedroom 2 and a utility room.

7.4 At first floor level a side extension is proposed where the existing balcony is located. This would have a depth of approximately 8 metres and an average width of approximately 5.5 metres as the ground floor above which it would be located is set at an angle. The flat roof would be sited just below that of the main roof and would slightly overhang the ground floor. This space would create a master bedroom with a dressing room and ensuite bathroom located to the front (west). There would be no windows to the side (south), however there would be windows to the west serving the dressing room and ensuite. Towards the east would be a set of glazed doors leading out on to the terrace which formed part of the former balcony which would have a privacy screen with 1.8 metre height to the side. Non reflective glass would be added to the north side elevation making way for the stairwell.

7.5 It is noted that various planning applications have been submitted at this site over the years, most of these were linked to the demolition of the property which previously stood at this site with the rebuild of a new property. Under 08/58382/001 proposals

were refused due to concerns relating to the impact on the Chichester Harbour AONB . Subsequently application 08/58382/002 was submitted and the Council also refused this application however this was then allowed at appeal. Following the appeal decision a revised scheme was then approved under 08/58382/003 . The scheme allowed at appeal comprised of a full width design with a singular level flat roof not significantly dissimilar to that currently proposed . This appeal decision is deemed to hold some material consideration and therefore has been considered in comparison to this current proposal.

- 7.6 The first floor extensions alongside those at ground floor level would evidently increase the scale, resulting in some additional mass and bulk of the building line. With this in mind, however the first floor balcony is already raised high with the parapet walls surrounding it, and whilst the height would be increased, this would be recessed behind the main east elevation facing back towards the harbour . The ground floor level extensions would remain below the cantilever without jutting forward and therefore would not be highly prominent . The building is set back from the harbour and it is considered that, with the appeal decision in mind, the changes are not deemed to result in substantial additional mass and bulk to result in material harm to the character of the area . The property is set back from Wittering Road and whilst the changes proposed would be visible, they are not considered to be harmful to the streetscene. The proposed materials would be the same as existing however zinc cladding is proposed to the side extension- this is considered to be acceptable in appearance within the context of the host dwelling. The louvres would match existing also. Overall the proposal would not result in a dwelling significantly larger in scale than those surrounding it - whilst it is set closer towards the harbour than many of the other properties located along Wittering Road, the previous appeal decision has been taken into consideration and in comparison this proposal is considered to be similar in impact and therefore it would be difficult to justify a refusal in this regard.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on the AONB

- 7.8 Adjacent with the eastern curtilage of the site lies the Chichester Harbour AONB. For this reason the Chichester Harbour Conservancy have been consulted on this proposal. The Chichester Harbour Conservancy have objected to this proposal due to excessive bulk and insufficient variation in roofline. The CHC object to the full two storey width proposed - noting the set down of the proposed side extension. These consultee comments have been taken into consideration and whilst it is agreed that there would be some increase in mass and bulk, directly visible from the AONB as well as adjacent to it, the previous appeal decision does hold some material consideration in that the principle of a full two storey width design has previously been allowed at appeal at this site. Whilst it is understood this was some 15 years ago, the design guidance remains similar in terms of the impact assessment on the Chichester Harbour AONB between then and now. In addition the different materials should serve to soften the appearance of the side addition. With this in mind it is deemed that, whilst the Chichester Harbour Conservancy objection is considered, there would not be additional harm from this proposal in comparison to 08/58382/002 which has previously been allowed at appeal.

(iv) Effect on neighbouring properties

- 7.9 To the south/ south east of the site is no 2 Wittering Road. To the rear of no 2 there is a kitchen window at first floor level and it is understood this room is also served by windows to the side elevation. There would be a build up of the building line on this side with the first floor extension and whilst this is considered, it is deemed that the impact of this would not be greatly increased from the existing balcony parapet wall on this side. The proposed balcony would have a screen to the side and this would be upheld via a planning condition - the height of this screen would block any views back towards the side of no 2. The windows on this side would be obscured and therefore there would be no additional overlooking back towards no 2.
- 7.10 To the south west of the application site is no 2a Wittering Road. There are two rear bedrooms at first floor level and a living space at ground floor level which face back towards no 4. The revised proposal would include a dressing room and ensuite towards the rear - these windows would be obscured and the remaining rear windows would remain as they are currently. It is understood there would be some loss of view from no 2a back towards the harbour however this in itself is not a material planning consideration. The proposals are not deemed to result in overshadowing or deemed to be overbearing in impact to no 4.
- 7.11 To the north west of the application site is no 8 Wittering Road. The garage is located adjacent to the boundary shared with no 4 - this was converted into a garage in 1992. No 8 is set further off the boundary and whilst there would be some increase in bulk to the side elevation of the host dwelling, this would not be substantial and is not judged to result in a significant difference to amenity than the existing property. The glass section to the side would be located away from the dwelling and would not offer views back towards private amenity spaces.
- 7.12 To the west of the site is no 1 Wittering Road. There would be over 50 metres separation distance between these properties and therefore the proposals are not considered to result in overlooking, overshadowing or overbearing impact.
- 7.13 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Flood Zone

- 7.14 This site lies within Flood Zone 3. The applicant has provided a Flood Risk Assessment which stipulates that flood mitigation and resilience techniques will be incorporated into the build and that floor levels will be set no lower than existing.

(vi) Parking and highways

- 7.15 Ownership certificates have been served on those with ownership interests on the land involved as part of this application. Towards the front of the site three parking spaces have been shown - although the space is fairly tight for maneuvering, the measurements of these spaces show that 3 spaces could be accommodated meeting the size requirements as specified in the Havant Parking SPD.

(vii) Ecology

- 7.16 The County Ecologist has been consulted on this proposal and has stated their only

concern is in relation to this scheme is the presence of Solent Maritime SAC, Chichester and Langstone Harbours SPA and Ramsar and Chichester Harbour SSSI, immediately outside the eastern boundary of the site. They have therefore suggested three planning conditions, one is requesting a Construction Environmental Management Plan which will be applied via condition, another relates to noise of works and the third is that development shall proceed in accordance with the measures detailed within Sections 14. 'Mitigation recommendations' and 15. 'Enhancements' of the approved EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT (Phillips Ecology, May 2022). The suggested conditions will be applied.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00809 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:

2204 3.000 REV 03 LOCATION & BLOCK PLAN
2204 3.001 REV 02 PROPOSED HARBOUR SCENE
2204 3.002 REV 02 SITE PLAN
2204 3.100 REV 02 PROPOSED GROUND FLOOR
2204 3.101 REV 03 PROPOSED FIRST FLOOR
2204 3.102 REV 01 PROPOSED ROOF PLAN
2204 3.200 REV 03 PROPOSED NORTH & SOUTH ELEVATIONS
2204 3.201 REV 03 PROPOSED EAST & WEST ELEVATIONS
MATERIAL PALLETE Document uploaded on the 17.01.2023
EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT uploaded on the 21.02.2023
FLOOD RISK ASSESSMENT

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension or outbuilding permitted by Schedule 2, Part 1 Classes A 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: In the interests of the character and appearance of the Area of Outstanding Natural Beauty and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan.

- 4 Prior to the use of the balcony hereby approved commencing the approved screening to the south elevation shall be erected in the approved position and height as shown on drawing 'Proposed south elevation' , drawing number **2204 3.200 REV 03** and shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and thereafter retained and maintained in that position.
Reason: In the interests of the amenities of the occupiers of the neighbouring property No.2 Wittering Road and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the following windows:
- the dressing room and ensuite bathroom window to the west elevation at first floor level and;
the three ground floor south elevation windows serving bedrooms 1 and 2 and;
the first floor south elevation window serving the living room
- shall be fitted with 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The materials shall match those submitted under the approved MATERIAL PALLETE Document uploaded on the 17.01.2023 or shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed by the local planning authority.
Reason: In the interests of the amenities of the area and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 All new windows on the east and north elevations shall be provided with a non-reflective finish to match the non reflective coating on the existing windows. The windows shall thereafter at all times be and remain non reflective.
Reason: To reduce the visual impact of the development on the character and appearance of the Area of Outstanding Natural Beauty and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan.
- 8 No noisy works that would produce in excess of '69dB(A)max at the sensitive receptor' shall be carried out during the overwintering bird season which runs between October and March inclusive.
Reason: To avoid disturbance of qualifying features of the Chichester and Langstone Harbours SPA and Ramsar in accordance with policies CS11 and DM9 of the Havant Borough Local Plan.
- 9 No works shall commence until a Construction Environmental Management Plan (CEMP), to cover the construction phase, has been submitted to and

approved in writing by the Local Planning Authority. The CEMP shall include, but not limited to details of: hoarding along the boundary of the nature conservation designated sites, details of storage of construction materials/chemicals and equipment; dust suppression; chemical and/or fuel run-off from construction into adjacent SPA/SAC/Ramsar and SSSI; waste disposal; noise/visual/vibrational impacts; measures to ensure no materials, machinery, vehicles or works will encroach on the nature designated sites.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 10 Development shall proceed in accordance with the measures detailed within Sections 14. 'Mitigation recommendations' and 15. 'Enhancements' of the approved EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT (Phillips Ecology, May 2022).

Thereafter, the new bird nest and bat roost features shall be permanently maintained and retained in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.