

Recommendation: **GRANT PERMISSION**

APP/19/00025 - Erection of a 2 bed detached chalet bungalow to rear of existing

property. (Revised application)., PERM,18/02/2019

3 Proposal

The proposal is for the erection of 1No. 2 bed detached chalet bungalow, with a flat roof rear dormer with parking and a single garage with an associated access (devised design).The principle of a dwelling to the rear has already been established by the previous grant of planning permissions as set out above. The Policy position has not changed since the previous grants of planning permission.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer - Comment

In order to adequately protect the offsite Oak an AIA, AMS and TPP will need to be supplied. The current plans are insufficient and do not show the accurate root protection area.

Arboricultural Officer - 2nd Comment - No Objection

I have no objection to the proposal providing the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by PJC Consultancy dated 10/5/2017.

Building Control, Havant Borough Council

Fire Authority access to comply with Approved Document B1 section 5

Solid waste storage has not been shown must comply with Approved Document H
Garage will be exempt as under 30msq
Building Regulation consent will be required for this work

Officer comment: following amended plans the proposed bin storage is provided to the front of the site.

Community Infrastructure, Planning Policy & Urban Design

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

Additionally, instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of net additional dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

County Ecologist 1st comment

No additional comments to make to my advice provided on 4 February 2019, which are as follows:

In summary, as with the previous proposal the submitted information is satisfactory. My only additional comment is that specific ecological enhancement measures should be secured by condition.

The application is accompanied by a Preliminary Ecological Appraisal (the Ecology Partnership, May 2017) which provides a useful assessment of this typical garden site. The site is of limited ecological interest, containing garden structures, hardstanding, managed lawns and ornamental plantings with taller boundary vegetation including trees and a hedgerow. The site is considered to offer minimal potential for supporting protected species. The proposal will require a contribution towards the Solent Recreation Mitigation Strategy (SRMS).

The site is immediately adjacent to Land West of Emsworth Recreation Ground Site of Importance for Nature Conservation (SINC). It is considered that the proposal would not result in any impacts to this grassland site.

If you are minded to grant permission, can I suggest that ecological mitigation and enhancement measures are secured by condition. In terms of enhancements, I would suggest that a minimum of one bat roosting unit and one bird nesting box be installed on the new dwelling.

County Ecologist - Final Comment - No Objection

The application is accompanied by a Preliminary Ecological Appraisal (the Ecology Partnership, May 2017) which provides a useful assessment of this typical garden site. The site is of limited ecological interest, containing garden structures, hardstanding, managed lawns and ornamental plantings with taller boundary vegetation including trees and a hedgerow. The site is considered to offer minimal potential for supporting protected species. The proposal will require a contribution towards the Solent Recreation Mitigation Strategy (SRMS).

The site is immediately adjacent to Land West of Emsworth Recreation Ground Site of Importance for Nature Conservation (SINC). It is considered that the proposal would not result in any impacts to this grassland site.

If you are minded to grant permission, can I suggest that ecological mitigation and enhancement measures are secured by condition. In terms of enhancements, I would suggest that a minimum of one bat roosting unit and one bird nesting box be installed on the new dwelling.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (the Ecology Partnership, May 2017) unless agreed in writing by the Local Planning Authority. The new dwelling shall incorporate a minimum of one bat roosting unit and one bird nesting box, installed as per manufacturer's instructions and maintained in a condition suited to their intended function. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

County Minerals

No comments received.

Crime Prevention -Minor Apps

No comments received.

Natural England - Final comments - No Objection

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment 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, providing that all mitigation measures are appropriately secured in any planning permission given. Please find comments on the mitigation below.

Solent Recreation Mitigation Strategy

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Havant Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.

Deterioration of the water environment

The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the

competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget.

Please note the calculation is based on all wastewater from the development being treated at Thornham WwTWs. If this situation changes, a reassessment of the nutrient calculation will be required and a revised Habitats Regulations Assessment will be necessary.

In line with Natural England's advice, it is noted that a planning condition will be imposed on any permission to secure that the dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.

It is noted that the approach to address the positive nitrogen budget for this development is via Havant Borough Council's mitigation scheme. We welcome and support this initiative which has scope for nutrient offsetting and biodiversity gain.

Natural England has reviewed the Position Statement and Mitigation Plan for Nutrient Neutrality Development (August 2020) and Warblington Farm Study Evidence Base (Ricardo, June 2020). Natural England concurs with the conclusion of this work that this scheme will deliver effective mitigation for developments draining to Budd's Farm WwTW and Thornham WwTW.

The nitrogen capacity of the land and proposed management of the offsetting land has been discussed and agreed. It is understood that this has been secured through legal agreements to ensure that effective mitigation is delivered for the lifetime of the development. It is also understood that a system has been set up to monitor the developments using the mitigation scheme to ensure there is capacity available for each scheme. Provided this is the case and the long term management of the mitigation scheme is monitored by the local planning authority, as competent authority, to ensure effective mitigation for the lifetime of the development, Natural England raises no further concerns.

It is for the competent authority to determine the importance of timing issues for each development, depending on location and form of mitigation applied. Given the close proximity of the mitigation land to designated sites, Natural England is not expecting any significant timing issues in this case, provided the land is brought into appropriate management at the earliest opportunity. In considering the significance of timing issues within an appropriate assessment competent authorities should take account of the average time taken from the removal of agricultural activities to first occupation and rate of completions for each development. Provided the local planning authority is satisfied that timely mitigation can be delivered in this case, Natural England raises no further comments for consideration.

Natural England- Initial Comment - No Objection
Habitats Regulation Assessment Consultation Solent Recreation Mitigation
Strategy – no objection subject to mitigation

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Your Appropriate Assessment has taken this into consideration, therefore, providing the appropriate mitigation is secured by any approval, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site, and has no objection to this aspect of the application.

Nutrient Neutrality – no objection subject to mitigation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

Your Appropriate Assessment 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. With regard to deterioration of the water environment, it is noted that the approach to address the positive nitrogen budget for this development is to offset against the interim strategy, with measures to ensure this approach can be adequately secured and accounted for.

It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Please consult Natural England on the discharge of the Grampian condition.

Forestry Commission

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS)

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, ancient trees or veteran trees, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175c).

You can find the updated NPPF at

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The **Forestry Commission** is a **non-statutory consultee** on developments in or within 500m of ancient woodland - further details.

The Forestry Commission has prepared joint standing advice with Natural England (Last updated 5 November 2018) on ancient woodland, ancient trees and veteran trees which we refer you to in the first instance. This:

- is provided in place of individual responses to planning consultations,

- should be taken into account by planning authorities where relevant when determining planning applications,
- will provide you with links to Natural England's Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts.

In the majority of cases this will provide the advice you need to help you make your decision about a development proposal. If you wish to consult further the Forestry Commission please contact your local Forestry Commission Area office. In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives. For instance through:

- the inclusion of green infrastructure (including trees and woodland) in and around new development; and
- the use of locally sourced wood in construction and as a sustainable, carbon lean fuel.

Hampshire Highways - No Objection

There has been a previous application for the same level of development and my former colleague was concerned to know the access width included or not the hedge on the southern boundary. I suspect the retention of the hedge would be important from the landscape point of view and therefore request you seek a drawing showing both the actual position of the hedge and proposed access drive. Whether or not this is before you issue a decision, or after, in which case I presume a condition would be appropriate is a matter for the LPA. I recommend no objection subject to :-

Conditions :-

1. Prior to occupation at least the first 6m. of access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material. The surfacing shall be retained in this condition at all times.
2. Prior to occupation the area shown on the approved plan for the parking and manoeuvring of vehicles shall be constructed and retained for these purposes at all times.

Policy - No Objection

I confirm there is sufficient space at Warblington.

Property Service Manager

No comment.

Public Spaces

No comment.

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make.

Waste Services Manager

No comment.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

7 **Planning Considerations**

Appropriate Assessment (AA)

The Council has conducted a Habitats Regulations Assessment (HRA), including an Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. 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 European Sites due to both the increase in recreation and the decrease in water quality that would be the result of the proposed development.

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. The applicant has agreed to enter into legal agreements to secure the mitigation packages.

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. The applicant has entered into the two legal agreements to secure the mitigation packages. Unilateral Undertakings have been completed and returned for the Solent Mitigation Recreation Strategy and the nutrient mitigation and the relevant financial contributions have been paid.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Residential amenities of the proposed dwelling
- (v) Highways
- (vi) Ecology
- (vii) Habitats Regulations Assessment (HRA)/Developer Contributions/CIL

(viii) Trees

(i) Principle of development

- 7.2 The application site is situated within an urban area as defined by Policy CS17 where further development is considered acceptable subject to the usual development control criteria. Planning permissions have already been granted for an additional dwelling on the site to the rear of 15 Horndean Road, under a number of references since 2017. Therefore the principle of an additional dwelling is acceptable in planning terms.
- 7.3 Land to the rear and north of No 15 has been included in the Borough's housing provision and is identified as a strategic site. In addition, an application to the rear of this site was granted on 4/2/21 under reference APP/19/00768 for the 'Erection of 16 new dwellings with associated access, parking and open space'. This application, if permitted, would not impact on the implementation of the strategic site or the development to the rear of the site. The recommended pre-commencement conditions have been agreed with the applicant.

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

- 7.4 The application site has had previous permissions and variations for a new dwellinghouse and now seeks a new full planning permission for a two bedroom chalet bungalow within the rear of No 15. The proposal for the current dwellinghouse is similar in design to that approved under APP/18/00613 and APP/19/00023 and includes a first floor and rear flat roofed dormer to give the appearance of a chalet bungalow to the rear whilst retaining a bungalow design to the front. The difference in size is the width of the development on the southern side and the introduction of a door in the south elevation. The internal arrangements have also changed with both bedrooms now on the first floor.
- 7.5 The proposed dwellinghouse is considered to be modest in size and would be to a height previously permitted of 5.8m which is in keeping with the neighbouring dwelling heights within Horndean Road. Due to the design of the dwellinghouse it would appear as a bungalow to the front elevation (east) and a chalet bungalow to the rear elevation (west) thereby maintaining its bungalow appearance from Horndean Road which is considered to suit and fit in with the design of the neighbouring dwellings which are typically bungalow/chalet bungalow design. Due to being in the backland of No 15 the works are also screened by the existing dwellinghouse which coupled with the mature tree line to the west and south and other boundary treatment in place would ensure that the works do not appear dominant, obtrusive or appear out of keeping to the area.
- 7.6 As to the flat roofed garage, this would provide 1 car parking space which would include a cycle storage area, which would provide part of the turning area on site. The garage would be located on the north-east boundary of the site. The size of the garage would be approximately 3.9 x 6.6 m x 2.5 m. Due to the design and location of the garage to the rear of the site it would have a minimal impact on the character and appearance of the locality. Materials would match those of the main house.. The second car parking space would be to the south west of the garage and would also form part of the turning area on site.
- 7.6 The proposal is considered to be of a sound design and the works are set off the shared neighbouring boundaries by approximately 1m which complies with the

Borough's Design Guide. The separation distance from the new dwelling to No 15 is 20 m with both the new dwelling and No 15 retaining an amenity space of approximately 10m deep on average which also accords with the Borough's Design Guide. These separations would retain a spacious and proportionate setting to the site ensuring that the works accord and are compliant with policy CS16.

- 7.7 As to materials the walls would be a combination of brick and render, with a tiled roof. If permission is forthcoming a condition would be imposed requiring details of the material to be submitted and approved by the Local Planning Authority to ensure that they would be reflective of existing development within the locality.

(iii) Impact upon residential amenity

- 7.8 The proposed site has a residential dwelling to the east, No 15 Horndean Road and a neighbouring dwelling to the north, No 17 Horndean Road. These are the dwelling houses most likely to be impacted by the proposed development as to the south and west of the application site there is no built development. As to the development recently granted planning permission to the rear for 15 dwellings, due to the separation distance and mature trees along the western boundary, the proposal would not materially impact on future occupiers of this development.
- 7.9 No 15 is the existing dwelling to the east, which has a 1.8m fence along its boundary with the application site. There would be a 20 m distance between both No 15 and the dwellinghouse, plus a flat roof garage. Further, any overlooking from the first floor windows of 15 Horndean Road would be to the front of the property, not its private amenity space. With this new application a first floor is proposed to provide 2 bedrooms, ensuite and landing area. Windows are not proposed within the front elevation at first floor and therefore privacy levels are considered to be retained between the dwellings. Three windows are proposed within the front elevation of the proposed dwellinghouse at ground floor which face No 15. However taking into account the average 20 m distance between the dwellings coupled with a 1.8 m fence, the impact caused by the ground floor windows are considered to be limited and acceptable.
- 7.10 No 15 would retain an acceptable external amenity space with a rear garden varying in depth between approx 8m - 13 m which is considered to average an acceptable provision. Two car parking spaces are provided to the front of the property. There would be an impact from the proposed access in terms of vehicular movements/disturbance. However, on balance and given the limited use of the proposed access associated with one dwelling to the rear and that No 15 is set off from the access boundary, it is not considered that a refusal of planning permission based on this impact could be sustained.
- 7.11 No 17 is the dwellinghouse to the north which is positioned in line with No 15 and is therefore substantially forward in its plot when compared to the proposed new dwellinghouse. It is considered that due to the distance between the neighbouring dwelling that the new proposed dwelling would not lead to a significant loss of outlook at No 17. The new dwelling proposes a dormer window in the rear elevation at first floor which has the potential to cause oblique over-looking into the private amenity space of No 17 to the rear of this property. This impact is however reduced due to the orientation of the proposed dwelling and that overlooking would be directed to the west of the site and into the rear amenity space of the new dwelling and obliquely into the rear garden area of No. 17. A modestly sized single window is proposed at high level in the north and south first floor side elevation of the new dwelling. The north window

which would over-look No 17, would be obscurely glazed and a condition to this effect is recommended, together with any window openings restricted to 1.7 m above the proposed finished floor level, before the development is occupied.

- 7.12 In order to ensure that no roof alterations and subsequent windows are installed on the property, a condition removing permitted development rights is recommended, this would ensure that the LPA retains control over development on this site.
- 7.13 Closed timber fencing have been erected between the new dwelling and No 17 and the proposal. As to the hedging along the southern boundary it has been agreed that the majority would be maintained, with an area removed to provide space for a fire service vehicle and a condition to this effect is recommended. As to other fencing on the site, this is not clear from the application, so a condition is recommended which would require submission of this information.

(iv) Residential amenities of the proposed dwelling

- 7.14 The layout shows how the site would be laid out and includes two parking spaces. An average garden depth of approx 10.5m with an average width of 14m would be provided which is in general compliance with the Borough's Design Guide and is considered to be an appropriate size for the proposal. The proposal would be in a backland position along Horndean Road, but any overlooking of the private rear amenity space from existing development would be minimal due to the proposal location and boundary treatment. The proposal would also be set away from the shared boundary to the north by approximately 1m. Therefore overall it is considered that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Highways

- 7.15 Both the new dwelling and No 15 Horndean Road would have two parking spaces. A vehicle space is also shown for a fire service vehicle on the southern boundary, which on the information available would comply with Building Regulations. However, part of the area (ie 1 m) required for a fire service vehicle to park on the land falls outside of the application site to the south, on the adjacent Recreation Ground. Due notice has been served on the Council.
- 7.16 The highway authority has been consulted and no objection to the proposal has been raised. However, conditions are sought as to non-migratory material for part of the access and provision of the parking prior to occupation. The suggested conditions are recommended.

(vi) Ecology

- 7.17 Both Natural England and the County Ecologist have raised that ecological mitigation and enhancement measures should be secured as part of the application. The County Ecologist has suggested that a minimum of one bat roosting unit and one bird nesting box be installed on the new dwelling. This is considered to satisfactorily address the points raised and is recommended.

(vii) Habitats Regulations Assessment (HRA)/Developer Contributions/CIL

- 7.19 The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. 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 European Sites due to both the increase in recreation and the decrease in water quality that would result from the proposed development.

- 7.20 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. The applicant has indicated they wish to enter into two legal agreements to secure the mitigation packages.
- 7.21 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. The applicant has entered into a Unilateral Undertaking for the SRMS and payment of £545 has been made. The applicant has also entered into a Unilateral Undertaking for the nutrient mitigation and payment of £1,012.70 has been received.
- 7.23 The application is liable to pay the Community Infrastructure Levy a total of £14,574.06 and the relevant forms have been sent including a draft liability notice.

(viii) Trees

- 7.24 The Arboricultural Officer has been consulted in relation to the new proposal and following additional information has raised no objection subject to the works carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by PJC Consultancy dated 10/5/2017. A condition to this effect is recommended.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling in the rear amenity space of No 15, with appropriate conditions will not give rise to any undue amenity space issues, and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan policies and the guidance set out in the Borough Design Guide SPD, Parking SPD and the NPPF. The application is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00554 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:

Design & Access Statement

Preliminary Ecological Appraisal May 2017 by The Ecology Partnership

Arboricultural Method Statement and Tree Protection Plan by PJC

Consultancy dated 10/5/2017.

Proposed Block, Location, Elevations and Floor Plan - Drawing No. 19063 - 01 B

Proposed Site Plan - Drawing No. 19063 - 02 B

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, turning areas and other vehicular access arrangements shown on the approved plan for the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: 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 Prior to occupation of the development hereby approved the first 6m. of the access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material. The surfacing shall be retained in this condition at all times.

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.

- 5 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained. The hedge along the southern boundary shall be retain at a minimum height of 2 metres, with the exception of the area shown on Drawing No. 19063 - 02 B.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or a further specification of the materials to be used externally on the buildings 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.

- 9 No above ground construction works shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the window in the first floor on the north elevation serving the bedroom and facing No 17 Horndean Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure or windows (including within the roof) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The development hereby approved shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (the Ecology Partnership, May 2017) unless otherwise agreed in writing by the Local Planning Authority. The new dwelling shall incorporate a minimum of one bat roosting unit and one bird nesting box, installed as per manufacturer's instructions and maintained in a condition suited to their intended function.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 13 The development hereby permitted shall not be occupied until:
- 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.
- At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed 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 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.
- 14 The development hereby approved shall be carried out strictly in accordance with the Arboricultural Method Statement and Tree Protection Plan by PJC

Consultancy dated 10/5/2017.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.