

APP/11/00278 - Erection of 1No. 2 bed detached bungalow with new vehicular access onto Norman Road, with cycle & bin stores. (Resubmission.), REF,03/10/2011
 APP/11/01130 - Crown reduce lateral branches by 2.5m and crown raise to 3.5m, 2No. Oak trees within Group 1 of TPO 1711. , PERM,31/08/2011
 APP/12/01040 - Reduce lateral of 5No. Oaks by 2m on eastern sector, back to previous pruning points, within Group 1 of TPO 1711., PERM,19/11/2012
 APP/13/00326 - Crown raise 3No. Oaks to 5m and reduce south western, western and north western sectors by 2m, all trees within G1 of TPO 1711., REF,10/05/2013
 APP/17/01164 - Crown reduce 3No. Oak trees (T1, T2 and T3) by 2m on western sector. All trees within Group G1, subject to TPO 1711., WD,07/11/2017
 APP/17/01201 - Crown reduce eastern sector of 1No. Oak by 1.5m back to previous pruning points, reduce south sector by 1.5m and west sector by 2m; crown reduce eastern sector of 1No. Oak by 1.5m back to previous pruning points and western sector by 2m; crown reduce east and west sector of 1No. Oak by 1m. All trees subject to G1 of TPO 1711., PERM,14/12/2017
 APP/17/00829 - Erection of 1No. 1bed single storey dwelling for holiday let., REF,02/10/2017
 APP/19/00726 - Erection of 1No. one bed dwelling to rear of 31 North Crescent, with access from Norman Road.
 [Note: Grampian Condition applies, contact LPA for details], PERM,16/10/2019

3 Proposal

Erection of 1No. two bed dwelling to rear of 31 North Crescent, with access from Norman Road - Amendments to approved dwelling (APP/19/00726) for a one bed dwelling. The proposed dwelling would be single story but with a small living area in part of the roof space served by a means of escape window in the front roof slope. The application is supported by a water calculator.

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
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)

Havant Borough Pre Submission Local Plan 2036

DR1	(Delivery of Sustainable Development)
E1*	(High quality design)

E12	(Low carbon design)
E14	(The Local Ecological Network)
EX1	(EX1 Water Quality impact on the Solent European Sites)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The tree report and tree protection plan as submitted is not currently sufficient for a number of reasons:

1. Oak tree T1 has a larger root protection area (RPA) than is currently shown and I believe the RPA of T3 is smaller - this needs modifying and addressing please as this affects the proposed new location of the dwelling.
2. There is no mention of how the driveway will be constructed within the RPA of these trees to ensure no damage occurs during and after development
3. I have no objection to the repositioning of the replacement trees however the replacement tree in the north east corner should be Quercus robur (and not the fastigiated variety). Both these trees will be automatically protected by TPO once planted to replace two TPO'd trees which were previously removed.

The revised Tree report and Tree Protection Plan will need to be in line with BS 5837:2012

Further comments

The report received from Alderwood is comprehensive and acceptable for this project in terms of its arboricultural merit.

It must be conditioned in terms of the AMS and also TPP for permission prior to any works commencing on site.

In addition to this once the tree protection is in place a pre commencement site meeting must be undertaken with the Arb Consultant, Tree Officer and Site Manager.

Building Control

No comments received

Community Infrastructure

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/unilateralundertaking-solent-recreation-mitigation-strategy>.

See also information on Nutrient Neutrality: www.havant.gov.uk/nitrogen

Councillor Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

No comments received

Crime Prevention -Minor Apps

No comments received

Hampshire Highways

The Highway Authority previously offered no reasons for refusal, subject to conditions, to the planning application approved under reference APP/19/00726.

Access to the property is still to be provided via Norman Road which is considered acceptable. The Highway Authority raise no objection to the proposal, subject to the following condition:

Prior to occupation a minimum of 6m. of access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material and retained in this condition thereafter.

Reason: In the interest of highway safety.

Natural England Government Team

Thank you for consulting Natural England on the updated Habitats Regulations Assessment and Appropriate Assessment for the above application.

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 Budds Farm 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.

Environment Agency

Environment Agency Position

In the absence of an acceptable flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development.

In particular, the FRA needs to:

- Take the impacts of climate change for the lifetime of the site into account. The FRA needs to assess the impact of climate change using appropriate climate change allowances:
 - o Assess the proposed finished floor levels including an appropriate freeboard with the 1 in 200 year return period plus climate change tidal flood levels for the lifetime of the development.
- Ensure flood risk mitigation measures for the lifetime of the site are adequate and make the development resilient to all extreme flood levels including:
 - o Safe access and egress routes
 - o Considering how people will be kept safe from the identified flood hazards
- 1
- o Considering the requirement for flood emergency planning including evacuation of people for a range of flooding events up to and including extreme events
- 1

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is not at risk of tidal flooding for the lifetime of the development. The applicants submitted FRA information states that the climate change maps have been checked and the development remains in Flood Zone 1. This is incorrect as the Environment Agency does not have these maps, we only have maps showing the latest flood extents from its models.

When considering the impacts of climate change there is guidance specific to planning which can be found at

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Applying these allowances will result in future flood levels higher than current flood levels.

The latest tidal flood levels from our models can be obtained by requesting a free Product 4 from our enquires team on SSDEnquiries@environment-agency.gov.uk. Please provide a detailed map in your request of data for the proposed site. Even though the actual development is not in Flood Zone 2 or Flood Zone 3, it is right on the boundary of the 2018 East Solent Flood Model. With climate change allowances included for the lifetime of the development, the development will be at risk of flooding. Therefore, detailed information of the 1 in 200 year return period tidal flood levels plus climate change allowances compared with the sites ground levels and the proposed finished floor levels should be provided. An appropriate freeboard should also be applied to the finished floor levels to keep the occupants safe for the lifetime of the development.

We ask to be re-consulted with the results of an FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Further comments

We have **no objection** to the proposal as submitted.

The Environment Agency is satisfied that the Flood Risk Assessment submitted by Critchley Architecture and Design has adequately addressed future tidal flood risk on this site.

Drawing number 20052 - 510 Rev C shows a finished floor level of 4.85 m AOD which is above the predicted 0.5% chance of flooding in 2115 including climate change.

Property Services Manager, Corporate Group

As long as the access/egress to the plot is from the eastern part of the southern boundary i.e. access is onto the part of Norman Road which is adopted highway then the Estates Department have no comment. Should the applicant require a right of access over the HBC owned part of Norman Road then they will need to make contact with the Estates Department for permission.

Officer Note; Access is on to the adopted highway.

Planning Policy

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/20/00801.

Southern Water

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

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

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Waste Services Manager

No comments 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: one

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon the character and appearance of the area
- (iii) Adequacy of the site to accommodate the development and impact on trees
- (iv) Impact upon residential amenity
- (vi) Developer contributions and other matters

(i) Principle of development

The site lies within the built up area where Policies CS17 and AL2 seek to concentrate development within the urban areas and support the principle of residential development subject to the following considerations:

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

The 2011 and 2017 applications for a dwelling on the site were refused for 2 main reasons relating to detriment to the character of the area and amenities of future residents, and impact on TPOed trees.

The 2011 application was the subject of an appeal which was dismissed. The Inspector's concerns are summarised in Paras 10 and 11:-

Although the harm I identified to the character and appearance of the area associated with the position of the proposed bungalow on the plot would be limited due to the variety of development in the wider area, I ascribe significant additional weight in relation to the long term viability of the protected tree group and the trees associated with the Council land.

As such I do not consider that the proposal responds to or respects the local context and natural features, nor does it integrate with the existing local landscape. Furthermore I do not consider that it protects the trees which are a natural feature of importance in the area. Accordingly the scheme fails to comply with Policies CS16 and DM8 of the Havant Borough Core Strategy.

North Crescent leads onto Norman Road which provides access to a large area of public open space at Mengham Park, as such the road is well used by pedestrians. The existing character of the western part of Norman Road comprises unbroken mature planting, however, the site is located near the junction with Rails Lane and opposite two storey development at Silversands Gardens, and this is reflected in the appeal Inspectors decision, with the Inspector giving limited weight to this matter and greater weight to the impact on TPOed trees stating:

Of greater concern, however, are matters relating to the second main issue and the importance of the trees on the plot. They form a fine backdrop to both Rails Lane and North Crescent and provide an important feature of the entrance to and the general setting of the public open space. The access, hard standing and parking areas proposed would be totally overshadowed by the crown spread of the oaks, as would

the majority of the eastern side of the plot. With the position of the proposed dwelling, this would only leave a small open area to the northwest of the plot, which would be enclosed with a poor outlook and a very close relationship to the rear and side gardens of No 31 , which has an extensive conservatory extension here.

Since the 2017 proposal and prior to a further application in 2019 the mature oak trees on the site were removed following assessment as dead, dangerous or diseased. The subsequent 2019 application was assessed by the Council's Arboriculturalist and no objection was raised subject to a condition. It was therefore considered that the previous reasons for refusal were no longer applicable and planning permission was granted for a detached one bedroom dwelling. The current application has a similar acceptable impact on the character of the area.

(iii) Adequacy of the site to accommodate the development and impact on trees

The site is covered by a Tree Preservation Order and at the time of the 2017 application the trees were a prominent feature in the local area, and the application was refused due to the poor relationship with trees. This reason for refusal was supported on appeal with the Planning Inspector considering this impact a significant issue.

Since the 2017 proposal the mature oak trees on the site have been removed following assessment as dead, dangerous or diseased in consultation with the Borough Council and replacement planting has been agreed with the Council's Arboriculturalist. The present proposal in respect to the relationship with retained trees and replacement trees has been assessed by the Arboriculturalist who advises that:

The submitted Arboricultural report and Tree Protection Plan is comprehensive and I agree to the proposed removal of one Hawthorn tree as it is a poor quality specimen. Two Oaks have been removed from this site and it is noted that two replacement trees are to be planted. I agree that a Quercus robur and Quercus robur 'Fastigiata Koster' is acceptable given the space implications. Both trees are appropriate to replace the lost amenity of the two which were removed. Once planted they will automatically be subject of the TPO. A condition should be added that if the trees die after planting, replacements should be planted.

I would also like to see the foundation details as the building encroaches into the RPA of T1. This can be conditioned. Details of services will also need to be supplied and agreed.

The replacement trees whilst considered appropriate to replace the lost amenity of the two which were removed, when mature will have smaller canopies resulting in less overshadowing and providing a more acceptable relationship and improved amenity area. This was a major concern under the 2017 application which is now addressed.

The proposed dwelling would be served by amenity space and parking in accordance with the adopted guidelines and can be satisfactorily accommodated on the plot.

(iv) Impact upon residential amenity

The separation distance between the proposed dwelling and 31 North Crescent, to the rear would be in the order of 12m, and a new mixed native hedgerow would be provided along this boundary. Additionally the height of the existing 1.8m wall would be increased to provide screening whilst the hedge became established. Given the

single storey height of the proposed dwelling with a fully hipped roof the impact in terms of loss of light and outlook would be limited and acceptable. Additionally as now proposed the useable amenity area is more extensive and of an appropriate size to serve the proposed dwelling.

In relation to No. 55 Rails Lane, the proposed development would be set off the boundary and owing to its low profile would not detrimentally impact light or outlook. In respect to 32 North Crescent the proposed dwelling would be sited in proximity to the boundary but would have a single story profile with pitched roof and only roof lights in this elevation with a cill height greater than 1.7m above floor level and as such the impact tin considered to be acceptable.

(v) Highway Implications

Norman Road serves only No. 55 Rails Lane to the northern side and Silversands Gardens to the south. The Highway Engineer has identified Norman Road is for part of its length a metalled highway and the remainder a public footpath and having assessed the proposal raises no objection to the provision of a new access to this road subject to a condition. Given the size of property 2 parking spaces would be required and together with turning can be provided within the site.

(vi) Developer contributions and other matters

The application has also been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in population, which would be likely to lead to a significant effect (as described in Regulation 61(1) (a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. Furthermore the development is not necessary for the management of the European sites

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 be a 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. 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 application submission indicated a willingness to enter into a legal agreement to secure the mitigation packages, and the contributions and deeds in respect to both requirements have now been received.

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 development is CIL liable and the assumption of liability has been submitted.

8 **Conclusion**

The proposed development is considered to be of appropriate design and sympathetic scale and mass as to be acceptable in this context. Subject to conditions, it would not adversely affect the amenity of the neighbouring properties. An Appropriate Assessment has been carried out which concluded that proposed mitigation is sufficient to remove the significant effect on the SPAs. The recommendation is therefore to grant Planning Permission subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00801

(A) 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:

LOCATION AND BLOCK PLAN 101 Published 24 Sept 2020

AMENDED - PROPOSED SITE PLAN 110 REV C

AMENDED - PROPOSED TREE PLAN 111B

PROPOSED HARD AND SOFT LANDSCAPING 112 Published 24 Sept 2020

PROPOSED CONSTRUCTION MANAGEMENT PLAN 113 REV A

PROPOSED SURFACE WATER AND FOUL DRAINAGE PLAN 114
Published 24 Sept 2020

PROPOSED GROUND AND FIRST FLOOR PLANS 410 Published 24 Sept
2020

FOUNDATION PLAN 411 Published 24 Sept 2020

PROPOSED ELEVATIONS 510 REV C Published 9th December 2020

SOUTH EAST SITE ELEVATIONS/SECTIONS 512 REV A

PROPOSED STREET AND BOUNDARY TREATMENTS ELEVATION 511 A

VEHICLE TRACKING PLAN 20052-110B published 11 Nov 2020

TREE PROTECTION - UTILITIES SPECIFICATION Published 21 Sept 2020

NITROGEN CALCULATOR

WATER CALCULATOR

UPDATED EUROPEAN SITE AVOIDANCE AND MITIGATION CHECKLIST
Published 21 Sept 2020

ARBORICULTURAL IMPACT ASSESSMENT REF D2076AIA

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until the tree protection is installed in accordance with Arboricultural Impact Assessment and Method Statement Report : D2076AIA dated 17th December 2020 and Tree Protection Plan ref 20052-11D

A pre commencement site meeting with the Arboricultural Consultant, the Council's Tree Officer and the Site Manager following installation of the tree protection shall be carried out prior to the commencement of development.

The development shall be carried out strictly in accordance with the submitted Arboricultural Impact Assessment and Method Statement Report : D2076AIA dated 17th December 2020.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.

- 4 The development shall be undertaken in accordance with levels and datum points shown on drawing 20052_510C and 20052_110C.

Reason: To safeguard the amenities of the locality, and against risk of flooding and undue damage to existing trees and/or other vegetation at the site 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.

- 5 The provision for foul and surface water drainage shall be carried out in accordance with drawing 20052_114. 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 service provision.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and to safeguard against undue damage to existing trees and/or

other vegetation at the site 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.

- 6 The construction of the foundations shall be strictly in accordance with the details shown on drawing 20052_411.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site 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.
- 7 A development shall be carried out in accordance with the landscaping specification shown on drawings 20052_111B, and 20052_112 within the first planting season following occupation of the dwelling and any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory 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.
- 8 The development shall be carried out strictly in accordance with external materials setout on:
PROPOSED HARD AND SOFT LANDSCAPING 112 Published 24 Sept 2020
PROPOSED ELEVATIONS 510 Rev C
unless otherwise agreed in writing by the Local Planning authority. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 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.

- 10 Prior to occupation of the dwelling hereby permitted the access shall be constructed in accordance with the approved plans and a minimum length of 6m. of access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material and retained in this condition thereafter.

Reason: In the interests of highway safety and to avoid excess material being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 The development hereby permitted shall not be occupied until boundary screening comprising 600mm trellis above the existing 1.8 boundary wall to provide a total height of 2.4m along the northern boundary with 31 North Crescent has been erected in accordance with the details shown on drawing 20052-512 Rev A, and shall thereafter be retained.

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

Reason: 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.
- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, outbuildings, or additional windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS 11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order) as amended, prior to first occupation of the building hereby permitted the roof lights on the south west elevation shall be fitted with, to a height of no less than 1.7m above first floor 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.
- 15 Only external lighting the subject of details submitted to and approved in

writing by the Local Planning Authority shall be installed on the site.

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