
Site Address:	31 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Erection of 1No. one bed dwelling to rear of 31 North Crescent, with access from Norman Road.		
Application No:	APP/19/00726	Expiry Date:	19/09/2019
Applicant:	Bray & Webb-Jones		
Agent:	Mr Giles	Case Officer:	Daphney Haywood
	Whaleback Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises part of the former rear garden of No. 31 North Crescent which fronts Norman Road. The plot which is of irregular shape has been fenced off from that dwelling and is currently overgrown.

No. 31 North Crescent comprises a detached bungalow with a conservatory to the rear. No. 55 Rails Lane, a modern detached, two storey house, lies immediately to the east of the site, and has access off Norman Road.

Norman Road provides access to Mengham Park and the playing fields. After the junction with Silversands Gardens the road is unsurfaced and without frontage residential development.

HBC owns a strip of land between the rear gardens of properties in North Crescent and Norman Road however, Certificated A has been completed so notice has not been served on HBC, and the application is submitted on the basis that the applicant owns all the land.

The site is covered by TPO 1711, however, recent storms have resulted in the loss of 2 of the mature oak trees covered by this order. There are also mature trees to the south-west of the site, on the north side of Norman Road.

2 Planning History

02/67354/000 - Crown thin and reduce overhang on the eastern sector of 4 Oak trees within Group 1 at 30 & 31 North Crescent subject to TPO 1711., PERM,24/06/2002

03/62673/000 - Erection of a 3 bedroom detached bungalow with an integral garage utilising a new access to Norman Road., REF,16/04/2003

04/62673/001 - Construction of 1 No. 3 bed roomed detached "chalet" style dwelling, with associated car parking and new access to Norman Road., REF,07/06/2004

07/67354/001 - Application for crown reduction to eastern crown of 25% to 5No.

Common Oaks within Group 1 subject to TPO 1711., PERM,16/05/2007

APP/10/00645 - Erection of 1No. 2 bed detached bungalow with new vehicular access onto Norman Road. Cycle and bin stores. , WD,01/11/2010

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 for the following reasons:

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/13/01271 - Fell 1No. Oak within G1 of TPO 1711., PERM,27/01/2014
 APP/17/00834 - Holiday lodge (tourism let)., UNK,
 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

3 Proposal

Erection of 1No. one bed dwelling to rear of 31 North Crescent, with access from Norman Road. The dwelling would be single storey with a fully hipped roof.

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)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

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. The can be conditioned. Details of services will also need to be supplied and agreed.

Building Control

No comments

HCC Highways

The proposed access to this dwelling is from Norman Road, which for part of its length is a metalled highway and the remainder a public footpath. The proposed access is right on the boundary between the two. I confirm the Highway Authority have no objection subject to:

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.

Note to Applicant :-

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Community Infrastructure

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>.

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

I am pleased to confirm receipt of the signed Unilateral Undertaking and payment of the SRMS fee of £383.30.

I have dated the UU of the 9th of September as that was the date payment was received.

Natural England

Nutrient Neutrality

The application site is within the catchment of the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA). Natural England advises that there is a likely significant effect on the Solent's European Sites

due to the increase in waste water from the new housing within the Solent catchment.

We recommend that the waste water issue is examined as part of the requirement for Appropriate Assessment under The Conservation of Habitats and Species Regulations (as amended 2017) and note the submission of a Mitigation Checklist which will inform your Authority's consideration of the application. Natural England must be consulted on any Appropriate Assessment.

Natural England is aware that Havant Borough Council has published a Position Statement on Nutrient Neutrality which provides an interim approach to the issue and requires applicants to prepare a site specific nutrient budget or use a Grampian condition to ensure the provision of an avoidance and mitigation scheme prior to occupation of the development. Natural England recommends that site specific nutrient budgets are agreed with Natural England at the earliest opportunity via our [charged advice service](#).

Provided Havant Borough Council, as competent authority, is satisfied that the proposal is compliant with the requirements of the position statement in full and the development achieves nutrient neutrality through an agreed site specific nutrient budget or through the mitigation package outlined by the Grampian condition, Natural England raises no further concerns on this occasion. We advise that due to recent decisions you may wish to seek your own legal opinion.

Solent Recreation Management Strategy

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

Provided that the applicant is complying with the SPD or policy and the requirement for Appropriate Assessment under The Conservation of Habitats and Species Regulations (as amended 2017). Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Species and Biodiversity Enhancement

Natural England refer your authority to our national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraph 109. Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

<https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals>

Further comments Consultation on HRA

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. _

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).

The 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.

Property Services Manager, Corporate Group

The Estates Department has no comments.

Public Spaces

No comments received

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
We would like to support the application to build a bungalow on this land. For many years we have walked our dog passing this site. The area has been for over a decade been an absolute eyesore. If anything this would enhance the area. Its seems common sense, so why people are objecting to this we cannot understand? We look forward to seeing this area smartened up.	Noted
The proposed bungalow is supported and development of the site would tidy up the land There is a shortage of bungalows for the elderly	Noted
Adverse impact on trees and loss of natural habitat	See section 7
Proposal previously refused and reasons not changed. Too close to 32 North Crescent - loss of privacy.	See section 7
Hayling is being spoil by development on small patches of garden land.	see section 7
2 healthy trees have been cut down and not replaced	see section 7
20 properties have gardens backing onto Norman Road and the proposal would create a precedent for access onto an unadopted road which is little more than a track.	This application has to be considered on its merits
Verge is owned/used by at least one service provider which could prevent access from Norman Road	The applicant is aware and would need to contact the relevant service provider.
Access of Norman road would create a concealed entrance and hazard to pedestrians.	The Highways officer has assessed the proposal and is satisfied with the details.
Site near to playground and increased traffic would be an unnecessary	The Highways officer has assessed the proposal and is satisfied with the details.

hazard.

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 concentration development within the urban areas and supports 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.

Having regard to the size and shape of the plot, its relationship to adjoining properties and the proximity of mature trees, the proposed development would result in a cramped and contrived layout, detrimental to the visual amenities and character of the area, and upon the amenities of the future occupiers of the proposed dwelling. As such the proposal is contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

The layout and siting of the proposed development would result in trees important in the local landscape and subject to a Tree Preservation Order being located such as to have an excessive and over-bearing impact on amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the trees. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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 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. This is considered below.

(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 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 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 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 an more acceptable relationship and improved amenity area. This was a major concern under the 2017 application which is now addressed.

(iv) Impact upon residential amenity

Whilst the proposed development would be less than 6m from the rear of 31 North Crescent, the development would be single storey with a fully hipped roof and 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. The dwelling has been designed such that windows face away from the neighbouring dwellings or are in the form of roof lights.

In relation to No. 55 Rails Lane, the proposed development would be in excess of 14m from the rear (west) windows at No. 55 Rails Lane. Additionally it would be at an angle and single storey and the existing planting on the boundary provides a break, and reduces the impact of the development.

The site falls such that the adjoining properties in North Crescent are sited on lower land and the application has been amended to provide for additional screening in the form of fence with trellis, providing additional screening to the boundaries.

(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 1 parking space 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 results 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 indicated a willingness to enter into a legal agreement to secure the mitigation packages, and the contribution and deed in respect to the Solent Mitigation Project

together with confirmation through a European Site Avoidance and Mitigation Checklist the applicant's commitment to providing a mitigation package have 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 under Regulation 63 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/19/00726 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 Map
Block Plan as proposed- 1596- 03
Site Plan as Proposed - 1596-05 Rev D
Ground floor plan as proposed - 1596- 10 Rev A
North-east elevation as proposed - 1596 - 15 Rev A
South-east elevation as proposed - 1596- 16- Rev A
South-west elevation as proposed - 1596- 17 Rev A
North-west elevation as proposed - 1596- 18
Arboricultural Impact Assessment and Method Statement Report dated May 2019
Tree Protection Plan - TSP-KC/31NORTH/003
Reason: - To ensure provision of a satisfactory development.
- 3 No development shall take place until details of existing and finished floor and site levels relative to previously 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: To safeguard the amenities of the locality and to safeguard against undue damage to existing trees and/or other vegetation at the site and having

due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all service runs including foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary works 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 service 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 to safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have

been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 7 The development hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

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 for 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 of the Pre-Submission Havant Borough Local Plan 2036.

- 8 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 soil 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.

- 9 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.
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.
- 10 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.
- 11 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.
- 12 The development shall be carried out strictly in accordance with the submitted Arboricultural Impact Assessment and Method Statement Report dated May 2019 and the Tree Protection Plan - TSP-KC/31NORTH/003.
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.
- 13 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order), prior to first occupation of the building hereby permitted the ground floor window on the south west elevation 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.
- 14 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order), prior to first occupation of the building hereby permitted the roof lights on the south west elevation shall be fitted with non-opening lights 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.