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Concept Design & Planning
Morgans Yard
Shepherds Road
Bartley
Southampton SO40 2LH

For: Mr Harding
Cherrymaine Estates

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/19/00156

Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Internal alterations to allow conversion from offices (class B1(a)) to form 6 No one bed flats (C3 residential units).

Further to your application received on 06 February 2019, which was valid from 14 February 2019, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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
Location Plan - drawing no. C18/060.01
Existing site plan - drawing no. C18/060.01
Existing ground floor plan - drawing no. C18/060.03
Existing first floor plan - drawing no. C18/060.04
Existing roof plan - drawing no. C18/060.05
Existing north elevation - drawing no. C18/060.08
Existing south elevation - drawing no. C18/060.06
Existing east elevation - drawing no. C18/060.07

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Existing west elevation - drawing no. C18/060.09
Proposed site plan - drawing no. C18/060.10 A

Proposed ground floor plan - drawing no. C18/060.11
Proposed first floor plan -drawing no. C18.060.12A
Proposed roof plan - drawing no C18.060.13
Proposed north elevation - drawing no. C18.060.16
Proposed south elevation - drawing no. C18.060.14
Proposed east elevation - drawing no. C18.060.15
Proposed west elevation - drawing no. C18.060.17
Drainage plan - 300 SO1 P2
Tree protection plan - drawing no. C18.060.TPI
Barrell's tree protection plan - drawing no. 15362-BT2

Reason: - To ensure provision of a satisfactory development.

- 3 No alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without express written approval of the Local Planning Authority.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 4 All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work with regards to the methods used and to material, colour, texture, profile and style.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 5 Any new outside rainwater and soil pipes must be made out of metal and painted black.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 6 The hereby approved internal partition walls shall be inserted in such a way that the original features are preserved in situ.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 7 Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-
 - a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards
and/or
 - b) the design and construction of any new fire doors/glazed screens.
 - c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
 - d) the means of providing noise isolation between units.**Reason** - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 8 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.
- 9 The acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, and between levels, shall meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.
- Reason:** To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.
- 10 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.
- 11 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 CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development shall be undertaken in accordance with Barrell Tree Consultancy Report Plan (Drawin Number 15362-BT2), which shall include tree protection.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
 - You were updated about issues after the initial site visit.
- (5) You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development. This is in order to protect the occupants of nearby residential properties from dust pollution.

- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (8) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Consultations with the Environment Agency to ensure the protection of the public water supply source.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

12 September 2019