

Recommendation: **GRANT PERMISSION**

APP/18/00938 - Demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/ A2/ A3/ A4/ A5 use including rear single storey extension. Rear two storey plus room-in-the-roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space, 1 x 2bed flat and 1 x 2bed maisonette at first floor and roof space level with associated car parking and external works., Refused,19/12/2018 for the following reasons:

1 The proposed development would by reason of its height, mass and design have an unacceptable and intrusive impact on the existing building and on the character and setting of the Conservation Area. The development would therefore conflict with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2018.

2 In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas and so is contrary to Policy DM24 Havant Borough Local Plan (Allocations Plan) and the Conservation of Habitats and Species Regulations 2017.

APP/17/00067 - Demolition of existing single storey additions to rear; alterations to existing building to provide second floor accommodation to rear; construction of 2No. 3-bedroom townhouses to rear with three storey link to existing building; car parking to rear., Refused on 29/03/2017 for the following reasons:

1 The proposed development would by reason of its height, mass, bulk and design have an unacceptable and intrusive impact on the existing building and on the character and setting of the Conservation Area. The development would therefore conflict with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties of 1D and 1E School Lane. In addition the proposed windows would result in unacceptable over looking and loss of privacy to neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Partnership, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

APP/16/00093 - External alterations in connection with proposed change of ground floor A4 use to flexible A1/ A2/A3 /A4/A5 use including rear extension. Conversion of first and second floors to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works., PERM,04/04/2016- This development has been implemented.

APP/16/01181 - Installation of new shopfront., PERM,21/02/2017

3 Proposal

The proposal is for the demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/ A2/ A3/ A4/ A5 use including rear single storey extension. Rear two storey plus room in the roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space, 1 x 2bed flat, 1 x 2bed maisonette at first and roof space level, with associated car parking and external works. (Revised application).

This site has been subject to extensive pre-application discussions, following the refusal of application APP/18/00938, in order to address the reasons for refusal in that application. This has resulted in the size and scale of the proposal being reduced in order to address the impact on amenities of neighbouring properties. The overall design ethos has changed fundamentally and now proposes a contemporary addition to the building. The agent for this application has outlined that the changes are as follows:

- Vehicular entrance to the development is located between No.10 & 12 West Street (this also provides access to West Cottage, Emsworth Brewery and a substation)
- Angled rear elevation has been reduced in size and scale with gable facade, removing the previous flat roofed element, which is orientated south west with large window openings to reflect the existing sash windows in the rear facade
- Pitched metal standing seam roof with flush gutter and galvanised Rain Water Pipe's, with the colour to match existing terracotta tiles
- Vertical black timber cladding to single storey rear extensions with flat 'living roofs'
- Existing 1.8 metre high brick boundary wall retained, forming rear garden wall to No.1D and 1E School Lane
- Access to the stair core is accessed from the rear of the site through a gated pedestrian pathway, providing access to the upper storey units
- Daylight and natural ventilation levels are considered with full height windows where feasible and conservation rooflights to the top storey
- Ground floor one bedroom flat has private amenity space
- Secure and well lit communal entrance pathway
- Three car parking spaces are provided
- Landscaping in the form of Tall planting / climbers and two small trees will assist in softening the impact of the proposal.

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

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS21 | (Developer Requirements) |
| CS9 | (Housing) |

Havant Borough Local Plan (Allocations) July 2014

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|------|---|
| DM20 | (Historic Assets) |
| 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) |

Pre-submission Havant Borough Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded some weight, dependent on the level of objection received to each individual policy during the consultation process.

The relevant planning policies of the emerging Local Plan are:

DR1 - Delivery of Sustainable Development
E1 - High Quality Design
E2 - Health and wellbeing
E3 - Landscape and settlement boundaries
E13 - Historic Environment and heritage assets
E14 - The Local Ecological Network
E15 - Protected Species
E16 - Solent Special Protection Areas
E22 - Amenity and pollution
H1- High Quality Homes
H2 - Affordable Housing
C8 - Food, drink and entertainment uses

Emerging Emsworth Neighbourhood Plan

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No Objection

Chichester Harbour Conservancy

No Objection

Community Infrastructure, Planning Policy & Urban Design

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

We have some queries arising from the CIL 'Additional Information Form and these should be conveyed to the applicant:

(a) The existing buildings are declared to be last in use in June 2016, please note that for the existing floorspace to be taken into consideration it must have been in continuous use for 6 months of the three years preceding the decision date, the onus to provide proof falls upon the applicant otherwise we can allow no 'discount' for the existing floorspace.

(b) Notwithstanding (a) if the existing floorspace was to be taken into consideration we would need more information regarding the existing use of the outbuildings and the roof space.

Conservation Officer, Development Control

No objection, subject to details of all external materials to be submitted and agreed in writing prior to the commencement of development; and windows details are submitted prior to commencement of development.

County Ecologist

No Objection

Developer Services, Southern Water

No Objection

Hampshire Highways

No Objection

Natural England Government Team

No Objection

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: 36

Number of site notices: 1

Statutory advertisement: 01/06/2019

Number of representations received: 2

Comment	Officer Comment
May I please first refer to my letter sent to the Planning and Development Department dated 12th March and to my latest letter sent specifically to Mr Oliver dated 16th May.	Support noted
My wife and I are in support of this application. The two main objections to the last application (rejected in December last year) were that the	

proposed flat roof extension at the back was inappropriate and that the use of 'contemporary' materials was not in keeping with the needs of a conservation area. The new design at the back shows very two very attractive gables and first floor windows angled so as to be less intrusive on the privacy of our property at 1E. The front of the building looks as if it will be preserved more or less in its original state and as for the back, although generally part of the Emsworth conservation area, this is not an area where the public generally go. Even so the materials proposed appear to be entirely appropriate for the work in question. We would recommend that subject to the usual check on drains, access etc that this application is approved. It is in the interests of both residents and businesses in Emsworth that this interesting old building is developed and renovated as soon as possible before further deterioration occurs.	
As the closest neighbour to this project I would like to fully support the plans to extend the ground floor at the back of 2-4 West Street. I am satisfied that the proposed plans will benefit the area and will not affect neighbouring properties as the extension can not be seen by the general public. As it stands without the extension the property is unsightly and in need of renovation. Therefore, the extension will be a significant improvement. Mr ward has consulted with me several times and kept me fully informed and up to date with any changes. This matter has been delayed for too long and I am eager for work to start.	Support noted

7 **Planning Considerations**

Appropriate Assessment

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/Grampian condition 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 indicated a willingness to enter into a legal agreement/Grampian condition to secure the mitigation packages.

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) Highway/parking considerations
- (v) Ecology
- (vi) Developer contributions
- (vi) Drainage

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development management considerations. The site is also located within the Emsworth Conservation Area and Chichester Harbour AONB and therefore Policies CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and CS16 (High Quality Design) are relevant. Policy CS9 also applies as new housing is proposed.

The proposed change of ground floor A4 to flexible A1/ A2/ A3/ A4/ A5 use including rear single storey extension, is an extant consent granted under APP/16/00093. This permission has been implemented and therefore forms a fall-back position, which needs to be considered in this application. It is appropriate to consider whether the planning policy regime has changes since this point of decision. The Local Plan context is changing with regard to the emerging local plan 2036 and emerging Emsworth Neighbourhood plan. Policy C8 of the emerging plan seeks to control the level of A5 takeaways, in accordance with the level of takeaways per population. Whilst this emerging direction of policy is noted, in this specific circumstance, given that the previous permission has been implemented, in combination that, the pre-submission Havant Borough Local Plan 2036, has not yet been submitted for examination to the Planning Inspectorate. As such in accordance with paragraph 48 of the NPPF, and having regard to the level of objection received during the pre-submission consultation, it is considered that only limited weight can be attributed

to the policies within it. As such it is considered that this application could not be refused for this reason given the current stage of the emerging plan.

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

Town Brewery is a particularly prominent building in West Street with a strong characterful appearance. It is mock Tudor in appearance but has some nice detail including the jettied front, attractive brick plinth, leaded light windows and steeply pitched gables. The importance of the building is picked up in the Emsworth Conservation Area Appraisal which is deemed to particularly contribute positively towards the character of the Conservation Area.

The relevant consideration relating to the historic environment in this instance is the impact of the proposals on the building, the Conservation Area and the AONB, recognising the sensitivities of the site and area; whilst providing an objective appraisal of the scheme with regard to the relevant planning policies. Any successful approach for design is to examine the context for proposed development in detail and relate the new building to its surroundings through an informed character appraisal. Included in the submission is a heritage statement which highlights characteristics shared by the traditional buildings in the area such as scale, form and materials and illustrates the variety of treatments and details which provide a significant contribution to the character of the area.

The application seeks to achieve a design response which responds to the context of the host building and the area but is expressed in contemporary language, with the use of quality materials and craftsmanship. In terms of size and scale, the full height gables provide balance to the existing design form of the building. The resulting design is considered to complement the host building in size and form in addition to standing as a piece of design in its own right, whilst retaining the integrity of the historic building.

The detailing of the materials shows careful thought and originality in the way the building is put together. The detailing of windows and doors is simple and modern, emphasising sash proportions and clean lines as a response to the intricacies of the extensive detailing of the host dwelling, both modern and restrained simultaneously. The proposal responds by reflecting elements of the traditional detailing but with contemporary clean lines, thereby complementing but respecting primacy of the building. Thus the quality of design and finish is both distinctive and yet recessive. The proposal defers to the character of the area and achieves a complementary relationship to the setting. It is considered to be of a design and form that sits comfortably within its context, but which also makes its mark, drawing intelligent inspiration from the surroundings.

It is well established that good modern architecture is not incompatible with the sensitivities of the historic environment, indeed modern architecture can make a positive contribution to the character of the area. Successful architecture can be produced either by following historic precedents closely, by adapting them or by contrasting with them.

Through site analysis and careful character appraisal of the context the application demonstrates that it is possible to extend an historic building in a way that respects it and at the same time makes a positive contemporary architectural statement. As such in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to

grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. It is considered that the development would preserve the character and setting of the Conservation Area and the AONB and has overcome the previous reasons for refusal.

(iii) Impact upon residential amenity

The main impacts of the development on neighbouring properties are considered to be to 1D and 1E School Lane, which is to the south of the application site. These properties are

two storey properties with accommodation in the roof. 1E School Lane is set at a slight angle, to the application site set off by a distance of approx. 5m from the development to the boundary with this property, and approx 8m to the property itself (excluding rear conservatory). The proposed first floor element rear extension is set back approximately 15.7m from the rear elevation of 1E School Lane. It is considered that given this degree of separation of the two storey element to the neighbouring properties, that the development would not have a significant adverse overbearing impact on this neighbouring properties.

One of the previous applications (APP/17/00067) was refused due to direct overlooking from first floor windows looking directly into the private amenity areas of 1D and 1E School Lane. As has been highlighted the first floor element of the proposal shows that the degree of separation from the windows to the neighbouring properties is a min of 15.7 m from window to the closest neighbouring property. The Havant Borough Design guide provides guidance in relation to separation distances between properties requiring 20m back to back distances. This is not achieved for all the properties, however following discussions with the agent, the first floor windows now includes angled recessed windows, which as demonstrated in the submission would work by obscuring direct views towards 1D and 1E School Lane, as such it would not result in direct overlooking of the private amenity areas of 1D and 1E School Lane, this arrangement was accepted in the previous application APP/18/00938. The windows would allow views towards the rear garden area of 8-10 High Street. However this area is currently a car parking area and does not comprise any private amenity area. Furthermore a degree of mutual overlooking exists from the surrounding neighbouring properties, which given its urban context and close fabric of the buildings, is a relationship that is to be expected.

Amenities of future occupants

The proposal now also includes a rear courtyard for the ground floor property, which would be 43m², which has a maximum 9 metre length. The proposed two other units, located over the first and second floors, will have a shared courtyard at ground floor level, which has a length of 13 metres. It is noted that the guidelines set out in the Design Guide SPD normally require a garden depth of 10m, per property. However it is considered that as these dwellings are 2 bed units, located within the urban area, that this level of shared amenity space would be sufficient to provide for the day to day needs of the future occupants, in terms of both amenity space for enjoying an outside area, and for matters such as drying clothes amongst other day to day activities. Overall it is considered that the impact on the development is acceptable in terms of the amenities of future residents of dwellings this size.

Taking all these factors together subject to suitable conditions, to include removing permitted development rights and windows it is considered that the proposed development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or

overbearing impact.

(iv) Highway/parking considerations

The site is in a sustainable location in the town centre and as such can be easily reached by public transport. It is also close by to several public car parks and there is some on street parking nearby. The development includes three parking spaces for the residential units which is one space per unit and cycle storage. This falls short of the requirements in the adopted residential parking standards however, given its sustainable location, including proximity to bus services and railway station it is considered that in this instance this level of parking provision is justified and acceptable. Furthermore the previous applications, provided the same amount of parking and were not refused on this matter.

(vi) Ecology

The application is accompanied by a Bat Survey - Preliminary Roost Assessment (Arbtech, August 2018) and Bat Survey - Emergence & re-entry (Arbtech, September 2018). Bat surveys carried out during August and September 2018 recorded no evidence of roosting bats and it is concluded that roosting bats are not currently a constraint to the proposed development. If permission were to be granted, a condition to ensure that all ecological mitigation/enhancement measures would be required.

(v) Developer contributions

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 (plus indexation) per square metre on new floorspace (measured as gross internal area) in Emsworth.

It is considered that there is a CIL liability for this site for the residential element only, in accordance with CIL charging regime. The existing buildings are declared to be last in use in June 2016, existing floorspace can only taken into consideration, if it has been in continuous use for 6 months of the three years preceding the decision date, the onus to provide proof falls upon the applicant, without such proof no 'discount' for the existing floorspace, and as such the draft liability notice does not provide a discount in this case, unless further evidence can be provided to reconsider this point.

(vi) Drainage

It is considered that the site can be suitably drained and Southern Water have raised no objection to this application.

8 Conclusion

It is considered that this revised scheme has addressed the previous reasons for refusal. The development is therefore considered to conserve the character and setting of the Conservation Area and AONB. Furthermore the development is not considered to have a significant adverse impact on the amenities of neighbouring properties. In addition given the sustainable location of the application site, in combination with the existing deficit of car parking provision, that in this instance it is appropriate to have a residential development with one parking space per unit car parking, which complies with the aims and objectives of the Parking SPD. Furthermore the development makes adequate provision in the form a financial contribution toward impact on the SPA.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00449

(A)

(B) for the following reasons/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:

SITE LOCATION PLAN - PL50
PROPOSED SITE PLAN PL500
PROPOSED GROUND FLOOR PL501
PROPOSED FIRST FLOOR - PL502
PROPOSED SECOND FLOOR PL503
PROPOSED ROOF PL504
PROPOSED WEST STREET ELEVATION - PL600
PROPOSED REAR COURTYARD ELEVATION PL601

Reason: - To ensure provision of a satisfactory development.

- 3 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), including window details 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.

- 4 Notwithstanding any description of landscaping in the application no above ground construction works shall take place until a Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment),
- ii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- iii) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces,

iv) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the development is constructed to an appropriate standard to serve the development in accordance with policies DM10, CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

- 5 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.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first or second (roof) floor, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.

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.

- 8 The residential element of this 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 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Bat Survey – Emergence & re-entry (Arbtech, September 2018) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 10 Notwithstanding the approved plans, no above ground construction shall commence until detailed drawings of the windows have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

Plans to clearly identify the window in question and its location within the property. Where a large number of windows are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

1:20 elevation and plan; 1:5 section and full size glazing bar detail (if applicable). The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading).

The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In the interests of the character and appearance of the building and the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

