HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX

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Website: *www.havant.gov.uk*

DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Standing Deputies: Councillor David Guest, Councillor Husky Patel, Councillor Diana Patrick, Councillor Julie Thain-Smith and Councillor Joanne Thomas

Meeting: **Development Management Committee**

Date: **10 October 2019**

Time: **5.00 pm**

Venue: **Hurstwood Room, Public Service Plaza, Civic Centre Road, Havant, Hampshire PO9 2AX**

The business to be transacted is set out below:

David Brown
Monitoring Officer

1 October 2019

Contact Officer: *Mark Gregory 023 9244 6232*
Email: mark.gregory@havant.gov.uk

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PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes **1 - 36**

To approve the minutes of the Development Management Committee

held on 28 August and 10 September 2019.

3 Site Viewing Working Party Minutes **To Follow**

To receive the minutes of the Site Viewing Working Party held on 3 October 2019.

4 Declarations of Interest

To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting.

5 Chairman's Report

The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.

6 Matters to be Considered for Site Viewing and Deferment

The Committee are invited to consider any matters they wish to recommend for site viewing or deferment.

7 Tree Preservation Order 2091/2019 - 64B Stakes Road, Waterlooville **37 - 66**

To consider representations received in response to the making of a Tree Preservation Order in respect of 2 Beech trees.

8 Applications for Development and Development Control Matters **67 - 70**

Part 1 - Applications Viewed by the Site Viewing Working Party

8(1) APP/19/00625 - 62 Ferndale, Waterlooville **71 - 94**

Proposal: First floor rear extension; alterations to external wall and roof finish; replacement of existing windows; raised deck to the rear and front boundary fence.

Associated Information: Click here

Part 2 - Applications Submitted by Havant Borough Council or Affecting Council Owned Land

None

Part 3 - All Other Applications for Development

None

Part 4 - Enforcement and Other Development Control Matters

None

PART B (Confidential Items - Closed to the Public)

None

GENERAL INFORMATION

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Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Mark Gregory (tel no: 023 9244 6232)* on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 8 October 2019** . Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: *mark.gregory@havant.gov.uk* or DemocraticServices@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the “Democratic Services Team”

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as "Councillor …" and must always address the meeting through the Chairman
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the

item;

- An amendment must be voted on before the motion
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- A Councillor may request that his/her vote be recorded in the minutes

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

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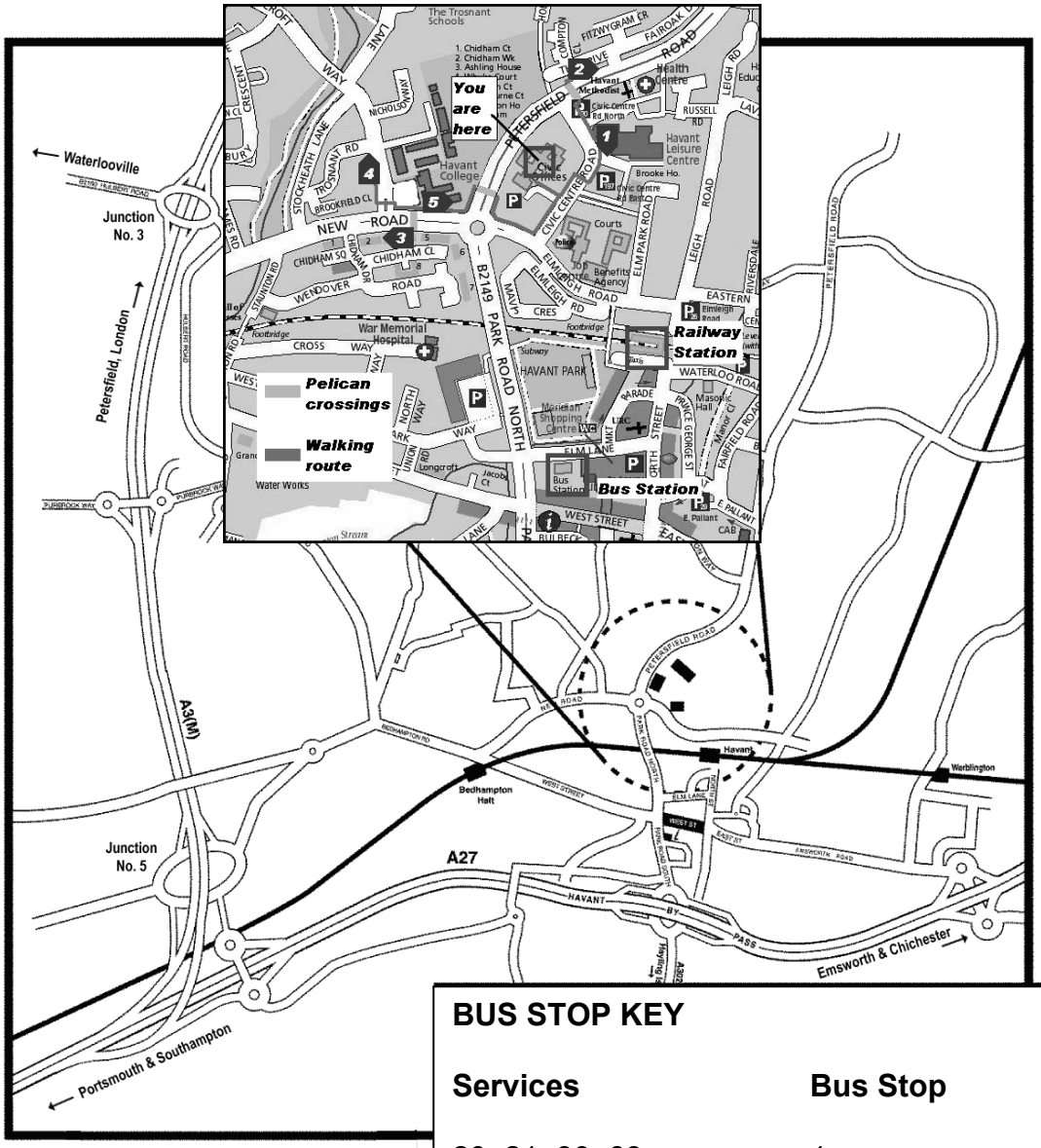
Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.



BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21,36**,39	2
23, 36**	3
23, 27**,37	4
23,27**,36**, 37	5

** - also stops “hail and ride” opposite Stop 1 in Civic Centre Road

Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 29 August 2019

Present

Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Other Councillors Present:

Councillor(s): Robinson and Wilson

9 Apologies for Absence

There were no apologies for absence.

10 Minutes

The Minutes of the meeting of the Development Management Committee held on 18 July 2019 were agreed as a correct record and signed by the Chairman.

11 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 22 August 2019 were received.

12 Declarations of Interest

There were no declarations of interest.

13 Chairman's Report

The Chairman advised that meetings in September would held on the following dates:

5th September – Site Viewing Working Party to view items for the meetings to be held on 10th and 19th September.

10th September – Extraordinary Development Management Committee to discuss applications relating to sites at Queen Anne's Drive, Lexden Gardens and Bedhampton Road.

19th September – Development Management Committee application for development at Camp Field.

14 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

15 APP/18/00450 - Land at Forty Acres Farm, Havant Road, Havant

(The site was viewed by the Site Viewing Working Party)

Proposal: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received the supplementary information, circulated prior to the meeting which:

(1) detailed an additional consultee response from Network Rail who confirmed they raised no objection;

(2) detailed an update to the planning considerations regarding the Habitats Regulations Assessment;

(3) gave responses to the questions raised by the Site Viewing Working Party held on 22 August 2019; and

(4) gave a revised recommendation to take into account the amendments outlined in (1) to (3) above.

The Committee was addressed by the following deputees:

a) Mr Morrell, who objected, on behalf of the West of Bedhampton Residents Association, to the application for the following reasons:

1. the developer had failed to conduct adequate wildlife surveys and had relied on out of date assessments even though the application had been submitted in 2018. He questioned whether the developer would accede to the requirements of Hampshire County Council Ecology and Natural England relating to ecology assessments before any development commenced;

2. the proposed highway improvements to the Rusty Cutter roundabout would not provide a safe passage for children or elderly people. An official traffic model was required to ensure that any proposed improvements could ensure the safety and wellbeing of the most vulnerable residents. An independent survey by the West of Bedhampton Residents' Association had deemed this roundabout as a great hazard;

3. the introduction of a park and ride scheme was contrary to the Local Plan's objectives relating to carbon neutral developments;

4. no evidence of run-off water, field or soil nitrogen levels had been included;

5. the proposed site was to be elevated significantly and would have a huge impact on Westways. He questioned whether there were sufficient measures in place to cope with excessive run off if the Sustainable Urban Drainage solution (SUDs) failed;

6. The current sewerage network was already at maximum capacity as evidenced by the recent discharges of effluent by the Southern Water Authority into Langstone Harbour. This development would exacerbate this problem;

7. the proposed three storey element of the development would be out of keeping of the character of the area and would create an undesirable precedent;

8. The 30% affordable housing did not meet the required standards. The configuration of the development, parking and road layout would need to be addressed if the affordable units were built to the national standard;

9. the application had attracted many objections, including a petition;

10. the Council had not received confirmation that the mitigation area would not be disturbed from the existing grassland. He further commented that any re-fertilisation would require another nutrient budget calculation;

11. the nutrient statement appeared to have been rushed and only addressed the levels that would pass through a sewerage treatment plant;

12. no details of the wildlife sanctuary are given. He questioned why the previous application for a sanctuary had been retracted;

13. there were no details of the proposed management company who would manage the secondary site mitigation area; and

14. The compromise of a three-year timeframe for commencement laid out in the supplementary information was preferable as it had only been 19 months since the initial application.

He recommended that the development be rejected on the grounds that it was the wrong development in the wrong place at the wrong time.

b) Mr Gorrie, who objected to the application for the following reasons:

1. a drainage solution had not been provided to protect the properties in Westways from flooding;

2. there would a loss of privacy to the occupiers of the existing properties for 5-10 years until the proposed trees had reached full maturity and the section drawings showed the levels inaccurately;

3. questioned why affordable housing had been placed next to a private and settled community;

4. the siting of the sewerage pumping station close to residential properties would have a detrimental impact on the living conditions of the occupiers of these properties by reason of the noise and odour likely to be generated by its use;

5. the noise likely to be generated during construction of the development such as piling, would result in a huge impact on existing residents; and

6. any Traffic Regulation Order required for Westways would adversely affect the existing residents;

7 the infrastructure and in particular local schools and health facilities would not be able to accommodate the increase in demand likely to be generated by this proposal.

c) Mr Trotter, who objected to the application for the following reasons:

1. infrastructure was bursting at the seams;

2. the development would result in the loss of agricultural land which was increasingly important;

3. the provisions to address flooding were inadequate;

4. the proposal would see a huge rise in land levels with little concern for the privacy of existing residents;

5. the development would result in the removal of the last visible greenspace between Titchfield and Emsworth and would change the Borough forever;

6. the development would result in the ground floor of the proposed dwellings closest to his property being level with his bedroom. Whilst he understood he had no right to a view, he had a right to light and a reasonable environment; and

7. Should permission be granted, he asked that matters were addressed to ensure plots 36, 37 and 38 were modified or deleted.

c) Mr Johnson, who supported the application for the following reasons:

1. the proposal would deliver Policy H14;

2. meetings had been held with Havant Borough Council and Hampshire County Council (HCC) Highways to establish what improvements were required to enable the highway infrastructure to accommodate the proposal. Roads and footways would be constructed to adoptable standards;

3. meetings had also been held with the Education Authority concerning the capacity of schools within the Borough;

4. public consultation had taken place and the scheme had been amended to accommodate concerns raised;

5. tree belts would be retained and enhanced;

6. the house types and materials would deliver variety in design in a manner in keeping with the local vernacular;

7. the floorspace for the affordable housing had been designed in line with Homes England standards;

8. the open space was well above the standard required, it would be 14 hectares of open space instead of 1.4 hectares;

9. the modelling undertaken for the transport assessment had used the worst-case scenario for traffic impact and it had been acceptable to HCC Highways Authority and would deliver wider benefits;

10. with regard to parking for the care home, whilst the full provision would be 37 spaces, only 28 would be provided. The nature of the care home did not require a high number of parking spaces by the patients;

11. the proposal would achieve net gain in terms of biodiversity. Nutrient assessments had been undertaken and factored in run-off and grassland areas, and discussions were;

12. in terms of flood risk, some of the site was located within Flood Zones 2 and 3. The land raising was the minimum finished floor level required;

13. approximately 80,000m³ of materials were required for the construction work. It was difficult to estimate, at this stage, the

frequency of vehicle movements needed to bring in the materials as this would on the size of the vehicles used. A full Construction Traffic Management Plan was required by one of the proposed conditions;

14. In terms of residential amenity, the back to back separation distances to existing properties in Westways would be in excess of the minimum requirement;

15. It was acknowledged that in some areas of the development and in particular near to the existing properties, the land would rise on a gradient. To protect the privacy of the existing properties it was proposed to plant native hedgerows at 1.5m height interspersed with 3.5 m- 4 m high trees with evergreens for immediate effect and winter screening; and

16. the application was compliant with the draft Local Plan, was fully supported by consultees and the applicant had sought to address local residents' concerns.

In response to questions from members of the Committee, the deputee and his highways and ecological consultants, advised that:

- The involvement of a management company for the long-term maintenance plan for the site, recreation areas and flood zones would be detailed within the S106 agreement and had to be agreeable to all parties before a decision notice would be issued.

- The parking for the care home was not at the required standard as it was considered that there would be less of a need for car parking. It would be subject to a travel plan under the S106 obligations and it was pointed out that whilst night staff at the care home would be unable to get a bus to work, there would be less visitors at that time resulting in more available parking spaces.

- The footpath access from Westways into the site by the care home had been included in response to a statutory consultee requirement from HCC. If the committee had concerns, the agent confirmed that the footpath was not at the heart of the scheme and could be removed if requested.

- Regarding the opening of both new accesses to the site before the land was filled in, the agent took this point on board and said it may be looked at as part of discharging conditions. This would be dealt with through the Construction Traffic Management Plan

d) Cllr Robinson, who objected to the application for the following reasons:

1. the site was agricultural land, below sea level, that regularly flooded when the tide was in;

2. the proposal would create urban sprawl and undermine the identity of separate settlements;

3. the size of the proposed properties was not in accordance with standards;

4. the site was the perfect definition of a gap;

5. the current infrastructure was not capable of taking a development of this size;

6. the development would exacerbate the existing highway problems at the Rusty Cutter roundabout and would encourage cars to travel at high speed to get through the traffic lights;

7. the care home would have a shortfall of nine parking spaces;

8. if there were issues with the pumping station such as equipment failure, it could back up into properties or leak into the harbour;

9. 21 of the proposed dwellings bordered properties on Westways and would tower over existing properties;

10. the land level changes would result in a significant number of vehicle movements; and

11 The environmental and ecological impact would be significant.

Cllr Robinson, on behalf of Mr Trotter, requested that it would be appreciated if the developer reduced the proposed terrace of three properties nearest his property to semi-detached it would be much appreciated. He appreciated the committee were not able to redesign the scheme but hoped that the applicant would listen; and

In response to questions from the Committee, officers advised that:

- It was not known what route the developer would take to move materials from the Berewood site to Forty Acres. This would be dealt with through the Construction Traffic Management Plan. It was anticipated that they would utilise the strategic network so would aim to use the A3(M).

- In terms of schooling, the Education Authority had advised that there was sufficient capacity at Bidbury Junior and Infant Schools. If these schools could not accommodate children from the proposed development, it would be for the Education Authority to find placements for the children.

- The proposed pumping station would be a sealed system as required by legislation. Southern Water had confirmed on 22 July 2019 that they had undertaken more detailed network modelling and was satisfied that the additional foul sewerage flows likely to be generated by this proposal would not increase the risk of flooding.

- No objections had been received from the Environmental Health Team.

- Although there was a significant increase in levels within the site, the officers felt that the risks of surface water flooding had been mitigated and would be filtered with the buffer. It was not a significant adverse impact to justify refusal.

- The agent had confirmed in his deputation that they would plant trees 3.5m - 4m in height from the start. Officers would look to ensure that this commitment would be followed through so that there would be some immediate impact.

- The S106 agreement would include a provision for the making of a Traffic Regulation Order prohibiting waiting at the access in Westways if parking associated with the care home interrupted the free flow of traffic in Westways.

- The proposed properties facing Westways exceeded the separation distance which would be applied for a three-storey property.

The Committee discussed the application in detail together with the views raised by deputees.

During the debate the Chairman directed the Committee towards some of the issues which had been raised by the deputees and the members and sought advice as to whether any of these concerns could be resolved by a condition or planning obligation. Before taking votes on the motion and the amendment, the Chairman checked with the members that they had no other issues they wished to raise.

The following concerns were raised during the debate:

Pedestrian Link into Westways

Concern was expressed that in view of the shortfall in parking provision for the Care Home, the proposed pedestrian access link to Westways would be likely to encourage on street parking in Westways. Officers reminded members that the applicant had indicated that it would be prepared to remove the footpath from the design of the development. The Committee considered that the link should be removed to protect the amenities of occupiers of Westways.

Some members had concerns regarding the proposed pedestrian and cycle improvements from the development to the Rusty Cutter Roundabout and did not feel it would be used. Concerns were also raised that the proximity of the

footway to the highway would cause dangers to users and be unhealthy in terms of pollution. The officers confirmed that the Highways and Education Authority were happy with the route and that it was not intended for just those living in the development to use, but would be a positive benefit for those in the community who wanted to travel from the West of the A3 (M).

Impact on existing dwelling in Westways

Concern was expressed that given the difference in levels between the existing Westway properties ("existing buildings") and those properties to be built behind them, there was a danger that surface water could drain into the existing properties. Although the Local Lead Flood Authority and Environment Agency had not objected the proposal, the Committee considered that an amendment to condition 16 was necessary to require details of measures to take excess surface water away from the existing properties to protect of the amenities of these properties.

The Committee also felt that the conditions should be amended to require the planting of more mature trees between Westways and the proposed development to protect the amenities of occupiers.

The Committee considered an amendment to refuse permission, however, a majority of the Committee was of the view, that subject to satisfactory conditions and the above amendments, the proposal was acceptable. It was therefore:

RESOLVED that the Head of Planning be authorised to grant permission for application APP/18/00450, in consultation with the Chairman of the Development Management Committee, subject to

(A) the expiry of the publicity period associated with the revised level plan on 30/8/19, subject to there being no new material planning considerations raised;

(B) a Section 106 Agreement as set out in paragraph 7.152 of the officers' report;

(C) receipt of an amended plan to remove the pedestrian link located in the north-west corner of the site providing a connection with Westways; and

(D) The following conditions, subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision:

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:

Planning Application Form
Infrastructure Delivery Statement
CIL Assumption of Liability Form
CIL Additional Information Form
Planning Design & Access Statement Rev: C
Affordable Housing Statement
Statement of Community Involvement
Compliance statement
Architect's Plans
Site Location Plan - PL01
Topographical Survey (Sheet 1 of 2) PL02
Topographical Survey (Sheet 2 of 2) PL03
Proposed Site Layout Plan – PL04 Rev: M
Proposed Site Layout Plan (Coloured Version) PL05 Rev: F
Proposed Residential Site Layout Plan – PL06 Rev: T
Proposed Materials Plan – PL07 Rev: N Proposed Boundary Treatment Plan PL08 Rev: P
Affordable Housing Plan PL09 Rev: M Affordable Cell Plan PL10 Rev: M shared Driveways Plan PL11 Rev: M
Storey Height Plan PL12 Rev: M
Bin & Cycle Storage Plan PL13 Rev: M
Proposed Streetscene Elevations PL14 Rev: C
Chimney Location Plan PL15 Rev: M
Proposed Level Sections LS-06 P14
Section Through Plots 278 & 299 – LS-05
Highway Layout Review - BSO-E4519-012-P
Fire Tender Swept Path Analysis BSO-E4519-013-P
Refuse Vehicle Swept Path Analysis - BSO-E4519-014-M
Construction Vehicle Swept Path Analysis - BSO-E4519-015-J
Private Vehicle Swept Path Analysis - BSO-E4519-016-J
Exceedance Flow Layout - BSO-E4519-017-E
Drainage Strategy - BSO-E4519-020-E, BSO-E4519-021-D, BSO-E4519-022-E
FLOOD MITIGATION PROPOSALS BSO/E4519/029 B
Indicative Street Lighting Layout - BSO-E4519-023-G and BSO-E4519-024-H Proposed Streetscenes PL14 C
Street Lighting Layout BSO-E4519-023-G and BSO-E4519-024-H

Landscape
Combined Hard and Soft Landscaping Plans:
D2434 L. 120 Rev 11
D2434 L. 121 Rev 12
D2434 L. 122 Rev 08
D2434 L. 123 Rev 06
D2434 L. 124 Rev 03
D2434 L. 125 Rev 02
D2434 L. 126 Rev 05

D2434 L. 127 Rev 06
D2434 L. 128 Rev 05
D2434 L. 129 Rev 07
D2434 L. 130 Rev 04
D2434 L. 101 Rev 09
Landscape Visual Impact Assessment April 2018 Revision: 01
Landscape Management and Maintenance Plan Revision 03
Levels strategy
BSO-E4519-007-G- Sheet 1
BSO-E4519-008-F- Sheet 2
BSO-E4519-009-G- Sheet 3

Housetype Booklet, comprising the following plans:

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AMBERSHAM MALDON ELEVATIONS
KENLEY - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 53, 57, 81, 83, 99, 122 OPP: 54, 82, 84, 98, 121, 215, 216
KENLEY VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 43 OPP: 44
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KINGSVILLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 4, 48, 104, 111, 165, 167, 227 OPP: 3, 49, 102, 103, 109, 110, 164, 166, 225, 226
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MAIDSTONE - PLANS & ELEVATIONS PLOT NUMBERS: AS: 22, 26, 35, 51, 55, 95, 159, 163, 174 OPP: 1, 21, 34, 52, 56, 94, 158, 173, 175
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ROSEBERRY - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 14, 12, 45, 46, 71, 73, 74, 76, 97, 131, 133, 135, 140, 157, 169 OPP: 13, 47, 66, 75, 96, 132, 134, 139, 160, 168
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HADLEY (P341--D7) VARIANT 1 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 250
HADLEY (P341--D7) VARIANT 2 - PLANS & ELEVATIONS PLOT NUMBERS: 263
HADLEY (P341-E-7) - PLANS & ELEVATIONS PLOT NUMBERS: AS: 181, 234, 304, 309, 313 OPP: 246, 254, 271, 297, 312
HADLEY (P341-E-7) VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 280 OPP: 275
HADLEY (P341-E-7) VARIANT 2 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 222, 301 OPP: 295

HADLEY (P341-E-7) VARIANT 3 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 198 OPP: 317
HADLEY (P341-WD7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 244 OPP: 273
HADLEY (P341-WD7) VARIANT 1 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 306 OPP: 265
HADLEY (P341-WD7) VARIANT 2 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 264
HOLDEN (H469--X7) – PLANS PLOT NUMBERS: AS: 315 OPP: 260
HOLDEN (H469--X7) – ELEVATIONS
HOLDEN (H469--X7) VARIANT 1 – PLANS - PLOT NUMBERS: AS: 284OPP: 293
HOLDEN (H469--X7) VARIANT 1 – ELEVATIONS
KENNETT (T310-E-7) VARIANT 1 – PLANS - PLOT NUMBERS: AS: 285, 287, 289, 291 OPP: 286, 288, 290, 292
WILFORD (P204-EC7) - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 318 OPP: 197, 319, 320
TYPE 9B GROUND FLOOR PLAN - PLOT NUMBERS: AS: 142, 143, 144OPP: 187, 188, 189
TYPE 9B FIRST FLOOR PLAN PLOT NUMBERS: AS: 145, 146, 147 OPP: 190, 191, 192
TYPE 9B SECOND FLOOR PLAN - PLOT NUMBERS: AS: 148, 149, 150 OPP: 193, 194, 195
TYPE 9B ELEVATIONS TYPE 55 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 7, 77 OPP: 9, 20, 60, 78, 86, 115, 119
TYPE 60.61 VARIANT 1 – PLANS PLOT NUMBERS: 151, 152, 153, 154, 183, 184, 185 & 186 TYPE 60.61- ELEVATIONS
TYPE 65 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 30 & 88 OPP: 29 & 89
TYPE 66 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 17, 39, 40, 63, 64, 90, 117 OPP: 16, 15, 41, 61, 116, 118
TYPE 67 - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 19, 28, 36, 79, 91, 113, 114 OPP: 8, 18, 27, 37, 38, 80, 87, 92, 112
TYPE 72 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 62
TYPE 72 VARIANT 1 - PLANS & ELEVATIONS PLOT NUMBERS: AS: 141 OPP: 182
TYPE 73 - PLANS & ELEVATIONS - PLOT NUMBERS: 10
SH50 AFFORDABLE - PLANS & ELEVATIONS PLOT NUMBERS: AS: 200, 204 OPP: 199, 203, 205
SH66 AFFORDABLE - PLANS & ELEVATIONS PLOT NUMBERS: AS: 202, 220 OPP: 201, 219
SH67 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 223, 224, 236 OPP: 222, 237
SH69 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 240, 253 OPP: 230
SH74 AFFORDABLE - PLANS & ELEVATIONS - PLOT NUMBERS: AS: 221, 235, 239, 252 OPP: 206, 231, 238
SINGLE GARAGE PLANS & ELEVATIONS TWIN GARAGE
TYPE 1 PLANS & ELEVATIONS

TWIN GARAGE TYPE 2 PLANS & ELEVATIONS QUAD
GARAGE PLANS & ELEVATIONS GENERIC
BIN AND CYCLE STORE - PLANS & ELEVATIONS
EXTERNAL
TOILET PLANS & ELEVATIONS
SUBSTATION TYPE 1 - PLANS & ELEVATIONS
SUBSTATION TYPE 2 - PLANS & ELEVATIONS

Care Home
Care Home- Ground Floor Plan PA01
Care Home- First Floor Plan PA02
Care Home- Second Floor Plan PA03
Care Home- Roof Plan PA04
Care Home- Elevations PA05
Care Home- Sectional Elevations Plan PA06 Site Plan PA08- B
CARE HOME - REFUSE AND CYCLE STORE PA09
CARE HOME COURTYARD COLOURED ELEVATIONS PA10
CARE HOME COLOURED ELEVATIONS PA11

Highways
Transport Assessment Prepared by Paul Basham Associates - Dated June 2019 (Parts 1-9)
Travel plan 041.0023TP7- Prepared by Paul Basham Associates- Dated June 2019
Sustainability Report - 041.0023.SRR2- Prepared by Paul Basham Associates.

Ecology
Report to Inform Habitats Regulations Assessment Stage 1 and 2 August 2019
Winter Bird Mitigation Strategy (August 2019),
WYG: An Extended Phase 1 Habitat Survey (April 2018)
Bat Activity and Emergence Survey report (April 2018)
Wintering Bird Survey report (April 2018)
Reptile Presence/Likely Absence Survey report (April 2018)
Biodiversity Action Plan

Miscellaneous
Noise Impact Assessment August 2019
Flood Risk Assessment – April 2018
Drainage information responding to LLFA comments August 2019
Archaeological Desktop Assessment April 18
Air Quality Assessment October 2018
Arboricultural Impact Appraisal and Method Statement Barrell
Arboricultural assessment and method statement 16270-AA-MW
Preliminary Desk Study & Ground Investigations Letter Report

Reason: - To ensure provision of a satisfactory development.

Landscape and materials

3 No development shall take place until a further detailed 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) Planting methods, tree pits & guying methods,
iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
v) Manner and treatment of watercourses, ditches and banks,
vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
vii) Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures,
viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution
ix) 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 roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

4 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 buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in

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

Ecology and trees

5 No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP)has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to:

1. Details of all avoidance and mitigation measures in relation to SPA bird species;
2. Details of habitat management measures including restricting fertiliser application to avoid an increase in nitrogen outputs;
3. Provision of dog waste bins;
4. Details of ecological enhancement measures for the remainder of the application site.

All mitigation and enhancement features shall be permanently retained and maintained. The development shall be carried in accordance with the approved details

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

6 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Barrell Arboricultural assessment and method statement 16270-AA-MW and 16270-BT2 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the

National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011.

7 No development shall commence until a detailed Management and Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the approved Winter Bird Mitigation Strategy (August 2019) and shall include:

- Details of suitable fencing and screening vegetation to deter access by cats, dogs and the public;
- Planting specification for scrub and hedgerows using only native species;
- Landscaping within the mitigation area, including potential return of the existing tree line within the mitigation area;
- Details of a suitable grassland seed mix and methodology for establishment; • Details of management measures prior to and after transfer to the suitable management body;
- Details and specification of interpretive media;
- Details of frequency and methodology of post-development monitoring. The development shall be carried out in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

8 No development shall take place, including any works or demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

i) A programme and phasing of the site clearance and construction work, including roads, footpaths, landscaping and open space;
ii) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
iii) Arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
iv) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
v) Measures to minimise creation and impact of dust,

vi) Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). This shall include details of noise monitoring of the construction and demolition work at sensitive locations,
vii) Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat – high tide roost sites) shall not be undertaken during the bird overwintering period (i.e. October to March inclusive). viii) Measures to prevent mud and dust on the highway during development;
ix) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; x) Temporary lighting;
xi) Protection of pedestrian routes during construction;
xii) No burning on-site;
xiii) Scheme of work detailing the extent and type of piling proposed;
xiv) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
xv) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, Policies DM23 and DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

9 Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Report to Inform Habitats Regulations Assessment Stage 1 and Stage 2 (August 2019) and The Winter Bird Mitigation Strategy (August 2019) unless otherwise agreed in writing by the Local Planning Authority. All avoidance and mitigation features shall be permanently retained and maintained in accordance with the agreed details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Environmental – Soil, contamination

10 Prior to the commencement of development (or such other date or stage in development agreed in writing with the Local Planning Authority), a Materials Management Plan shall be

submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall demonstrate the general suitability of soils at the source location; and include measures to ensure that the quality of spoils transported under the plan are;

a) consistent with the general characterisation of the source site, and;
b) appropriately documented

Other than soils purchased from a soil supplier, the transfer to the site of soils from any source location not characterised within the Materials Management Plan shall not be permitted unless specifically agreed in writing by the Local Planning Authority prior to their deposition. The development shall be carried out in accordance with the approved details.

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], to ensure that deposited soils are suitable for their intended use and that no unacceptable exposures to contaminants may occur."

11 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;
   - All relevant previous uses of the site
   - Potentially significant contaminants associated with those uses
   - Uncertainties relating to previous use or associated potential contaminants
   - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
   - A summary of potentially unacceptable risks arising from contamination at the site.

2) A site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes; • appropriately considered remedial objectives, • an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and; • clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

12 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 11 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”). The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

Noise

13 No individual dwelling as being subject to high levels of noise, as indicated on plan SK05 of WYG Noise Assessment dated August 2019, shall be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by WYG in the Noise Assessment : August 2019). Such testing can be achieved using sample dwellings, as per the measurement positions.

This shall be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and 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. the glazing and ventilation strategy mitigation measures outlined in the WYG Noise Assessment dated August 2019, shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Drainage and Flood risk

14 No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: − Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated mitigated 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.

15 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and

DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

16 No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment - RCP Ref TRS/BSO/E4409/16785 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:

a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

b. Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

c. Evidence that a 10% urban creep has been included within the calculations.

d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

e. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer.

Drainage arrangement along the western boundary of the site with Westways to demonstrate that surface water run off will not cause flooding to these adjacent properties

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated mitigated 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.

17 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated 20th April 2018) and the following mitigation measures detailed within the FRA:

1. Existing ground levels are to be raised to a minimum of 4.4m above Ordnance Datum (AOD) for the extent indicated on drawing number BSO/E4519/029 B (Appendix G of the FRA).

2. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the Flood Risk Assessment (FRA) (dated 20th April 2018), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding from blockages to the existing culvert, and to reduce the risk of flooding to the proposed development and future occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.

BREEAM (Care Home)

18 Before the commencement of the care home hereby permitted, written documentary evidence demonstrating that the development will achieve at minimum a level of ‘Excellent’ against the Building Research Establishment Environmental Assessment Method (BREEAM) Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority (LPA) for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and policy E12 of the emerging Havant Borough Local Plan 2036.

19 Prior to the occupation of the care home hereby permitted, written documentary evidence proving that the development has achieved at minimum a level of ‘Excellent’ against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with

Policy CS14 of the Havant Borough Local Plan (Core Strategy) and policy E12 of the emerging Havant Borough Local Plan 2036.

Gas pipeline protection

20 No development shall be carried out within 3m of the high pressure gas pipeline and no piling or boreholes within 15m without the prior written consent of the Local Planning Authority in consultation with Southern Gas Networks.

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

Highways

21 No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has been submitted to and approved in writing by the Local Planning Authority:

The provision to be made within the site for:

(i) construction traffic access
(ii) the turning of delivery vehicles
(iii) provisions for removing mud from vehicles
(iv) the contractors' vehicle parking during site clearance and construction of the development;
(v) a material storage compound during site clearance and construction of the development.
(vi) construction traffic routes and their management and control
(vii) adequate provision for addressing any abnormal wear and tear to the highway
(viii) a programme for construction. Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

22 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve each individual dwelling hereby permitted shall be made fully

available for use prior to that dwelling 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.

Archaeology

23 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised and recorded.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

24 Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

Water efficiency/sustainability

25 No part of the housing (C3) element of the development hereby permitted shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development. And this calculation has been submitted to,

and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.

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 necessary avoidance measures are 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.

26 The care home (C2) element of the development hereby permitted shall not be occupied until a water efficiency calculation 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 water efficiency calculation must be installed before first occupation and retained thereafter.

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 necessary avoidance measures are 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.

Remove PD Rights – dwellings adjacent to Westways

27 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, and E, of Schedule 2, Part 1 of the Order shall be carried out on plots 21-36, for the avoidance of doubt these are the properties adjacent to west boundary of the site, with the residential properties of Westways, 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.

Electric Charging points

28 Prior to the occupation of the development full details of the Electrical Vehicle Charging points, as shown on plan PL13M shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. 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 Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

29 Prior to the commencement of any dwellings on site on any approved phase, a verification report demonstrating that the level changes across the site, as identified in the level strategy plans: Proposed level sections LS-06 P1, BSO-E4519-007-G-Sheet 1, BSO-E4519-008-F- Sheet 2 and BSO-E4519-009-G-Sheet 3, have been carried out in accordance with the approved plans shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The meeting commenced at 5.00 pm and concluded at 7.44 pm

……

Chairman

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 10 September 2019

Present

Councillor Mrs Shimbart (Chairman)

Councillors Crellin, Keast, Lowe and Patel (Standing Deputy)

Other Councillors Present:

Councillor(s): Robinson

16 Apologies for Absence

Apologies for absence were received from Councillors Howard, Lloyd and Satchwell.

17 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 5 September 2019 were received.

18 Declarations of Interest

There were no declarations of interests.

19 Chairman's Report

The Chairman advised that although the meeting of the Committee scheduled for 19 September 2019 had been cancelled, a training session might take place on this date.

20 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

21 APP/19/00038 - Land adj to11 Queen Annes Drive, Havant, PO9 3PG

(The site was viewed by the Site Viewing Working Party)

Proposal: Erection of 1 No. 3 bed dwelling with associated access and parking.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee also considered the minutes of the Site Viewing Working Party held on 5 September 2019, which were circulated as supplementary planning information prior to the meeting.

The Committee was advised of the following amendment to condition 10:

Replace the words “southern elevation facing” with “south facing elevation”

The Committee was addressed by the following deputees:

(A) Mr Russell, who objected to the application for the following reasons:

1 The proposed development was overbearing and out of keeping with the character of the street scene;

2 The proposal did not overcome the reasons for refusal for a previous application for development of this site and 11 Queen Anne’s Drive (APP/17/00451);

3 The proposal was an overdevelopment of the site and would not provide an adequate outdoor private garden space. Therefore the development did not provide satisfactory living conditions for the occupants and would have an adverse effect on the amenities of occupiers of adjoining properties;

4 The proposed development would infill a gap to the detriment of the visual amenities and spatial characteristics of the street scene and outlook to the occupiers of 6 Norman Way;

5 The proximity of the proposed dwelling to 6 Norman Way would give rise to overlooking which would be detrimental to the amenities of the occupiers of this property;

6 Having regard to the size of the private outdoor garden space, the size of the proposed dwelling and its relationship to existing properties, the proposed development would be detrimental to the quiet enjoyment of adjoining properties;

(B) Mr Hutchings, who supported the objections raised by Mr Russell, and commented on the history of the site and 11 Queen Annes Drive:

In response to questions from members of the Committee, Mr Hutchings advised that:

- The officers had not given sufficient weight to the history of the site and 11 Queen Anne’s Drive

- The application site should be restored as the garden to 11 Queen Anne’s Drive

(C) Ms Glover, who supported the application for the following reasons:

1 the application site was in a sustainable location;

2 the application was designed to ensure that it did not have a harmful impact on the character of the area;

3 the current application sought permission for a three- bedroom dwelling of a reduced size, width and eaves height compared to the dwellings proposed under APP/17/00451;

4 the amenity space would be ample for a three-bedroom dwelling and would fill an uncharacteristic gap;

5 the design of the application reflected the character of the street scene;

6 the separation distance between the proposed dwelling and adjoining properties were acceptable. Therefore, there was no overlooking;

7. the internal layout of the proposed dwelling was designed to prevent overlooking of 6 Norman Way;

8. there were no objections from the Highway Authority and the car parking provision complied with the Council's standards; and

8. the proposal was nutrient neutral.

With regards to the views made by the deputees, she advised the Committee that there was no such thing as precedent as each application had to be considered on its own merits. In response to this comment, a member of the Committee advised that precedent was a material consideration, if the application was likely to make it difficult for the Council to refuse similar applications.

A majority of the Committee considered that:

(a) the development was in keeping with the character of the street scene and area;

(b) the scale and mass of the development would not affect the amenity of the neighbouring properties;

(c) although the proposed garden was small, it mirrored the garden space for 11 Queen Anne's Drive;

(d) overlooking was kept to a minimum; there was more overlooking from 11 Queen Anne's Drive; and

(e) the relationship with 6 Norman Way would not lead to a loss of light.

It was therefore

RESOLVED that application APP/19/00038 be granted permission 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 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 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.

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

Reason: In the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 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 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 reconstructed 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.

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

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 No piling shall take place until a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, penetrative foundation methods have the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply. This condition is therefore necessary 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 2018.

7 No development shall commence until the detailed design (e.g. depth) of the surface water systems (shallow soakaway(s)) has 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: The proposed development lies within an area of sensitive groundwater used for human consumption. Deep infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding potable supplies. This condition is therefore necessary 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.

8 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.

9 Prior to occupation the access shall be surfaced in a non-migratory material for a minimum distance of 6m. measured from the nearside edge of carriageway of the adjoining highway. The surfacing shall be maintained in this condition at all times thereafter.

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.

10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the first floor on the south facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fanlights to be openable and retained as such thereafter.

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

11 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of the area and to secure satisfactory levels of private amenity space for future residents and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

12 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 waster 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.

13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1106R1/100f	Proposed site plan
Drg no. 1106R1/101b	Block and location plan
Drg no. 1106R1/103d	Proposed floor and roof plans
Drg no. 1106R1/104d	Proposed elevations plan
Drg no. 1106R1/105d	Proposed street scene
Drg no. 1106R1/109b	Site section plan

Design and access statement

Reason: - To ensure provision of a satisfactory development.

22 APP/19/00657 - 80 Bedhampton Road, Havant, PO9 3EZ

Proposal: Single detached garage

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

RESOLVED that application APP/19/00657 be granted permission 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:

C3344-1/Rev.B - Site Location Plan - Dated 27.07.19
C3344-2/Rev.B - Garage Plan & Elevations - Dated 16.08.19
C3344-3/Rev.C - Block Plan - Dated 13.08.19

Reason: - To ensure provision of a satisfactory development.

3 The external materials to be used shall match as closely as possible in type, colour and texture those on the existing dwelling.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

The meeting commenced at 5.00 pm and concluded at 5.40 pm

……

Chairman

HAVANT BOROUGH COUNCIL

Development Management Committee **10 October 2019**

TREE PRESERVATION ORDER 2091/2019 – 64B Stakes Road, Waterlooville PO7 5NU

Report by the Head of Neighbourhood Support

FOR DECISION

Cabinet Lead: Councillor Narinder Bains

Key Decision: No

(Please note that the procedure for dealing with the item is attached at Appendix G)

1.0 PURPOSE OF REPORT

1.1 To consider a representation received in response to the making of a provisional Tree Preservation Order (TPO) in respect of two Beech trees *(Fagus sylvatica)* at 64B Stakes Road, Waterlooville, PO7 5NU.

2.0 RECOMMENDATION

2.1 That Tree Preservation Order 2091/2019 be confirmed without modification.

3.0 SUMMARY

3.1 A provisional Tree Preservation Order (TPO) was made on the 21st May 2019 following a request received from a member of the public to protect two Beech trees at 64B Stakes Road, Waterlooville which were at risk of felling.

3.2 By virtue of their size and position, the trees offer a high degree of public amenity to the local area and contribute positively to the street scene. The trees meet with the Tree Preservation Method for Preservation Orders

(TEMPO) guidelines for the TPO to be defensible. Both scored a total of 17 points.

3.3 The Beech tree identified as T1 within the TPO is in the front garden of the property, and contained within a brick built wall. The stem is partially ivy covered, but on inspection, as far as it was reasonable to see the tree is healthy and structurally sound. There is a very minimal amount of tip dieback, however this is not an indication that the tree has reached the later stages of its life cycle, this could be due to a range of factors including the dry summer or its position within the garden. (See appendix B for a photograph of the tree).

3.4 The Beech tree identified as T2 in the TPO is located at the rear of the property and adjacent to Fir Copse Road. As far as it was reasonable to see the tree is healthy and structurally sound. It stands adjacent to the driveway entrance. (See appendix B for a photograph of the tree)

4.0 FURTHER INFORMATION

4.1 On the 29th May 2019 an objection to the TPO was received from Mr Nigel Boulding, the executor of his father's estate which includes 64B Stakes Road, Waterlooville, PO7 5NU. (See appendix C). Further information was also received by email on the 18th July and 28th August 2019 which was agreed would also be included as part of the formal objection (Appendix D, E, F).

There are several areas raised by the appellant; those matters which are relevant to the consideration of whether the tree warrants protection in the public interest are set out below.

4.2 *Our family has owned the property since 1969 and the trees were of little concern to us 50 years ago but clearly they have now matured into significant specimens – worthy I would agree of retention if possible.*

Response: Noted and agreed.

4.3 *The main driveway to the property is to the rear from Fir Copse Road but there is also a hardstanding at the front of the property on Stakes Road…. access is somewhat limited from Stakes Road – the access acceptable if approaching from the west but unusable on this busy road if approaching from the east without swinging out into the oncoming lane. The entrance needs to be widened but this cannot be done without damaging the roots of this substantial tree. (See appendix C for annotated photographs submitted by the appellant).*

Response: The issue regarding access is outside my professional remit however I agree that the roots would be damaged if the access was to be widened.

Advice has been sought from Stuart Wood, Civil Engineering & Landscape Manager. His comments are as follows:

"I can confirm that both front and rear access appear to have been constructed in accordance with Hampshire County Council (Highway Authority) standards. From Google Maps both driveways front and rear appear to be tight but have been in use since 2009 in a similar state".

4.4 *There are some indications that the root structure is beginning to affect the property itself… the tree (T1) stands about 6m from the front of the property. The house has recently been redecorated but when I was doing this I noticed consistent cracks (present in each room – ground and first floor) in the corner closest to the tree. The hardstanding itself is also showing significant signs of movement.*

Response: No written technical information from an appropriate expect has been submitted to support this statement. The appellant has confirmed he does not wish to pursue this element of the objection. Without a subsidence report, this cannot be taken into consideration as part of the objection.

The hardstanding does appear to be lifting in places, but it could be repaired without requiring the removing of the tree.

4.5 *The tree (T1) obscures a very high proportion of the natural light from all rooms at the front of the house. This would be improved by significant thinning of the tree.*

Response: There is no inherent 'right to light' in law; it is agreed that the tree could be managed by pruning, which would allow more light into the property. If the TPO is confirmed a formal application would be required to be submitted.

4.6 *The tree at the rear of the property (T2) is even more of a concern over access. Gates and gateposts were removed long ago – the gates were narrow, constrained somewhat by the presence of the tree. However even without the gates the tree is encroaching on the drive. It is extremely difficult to get into the drive when approaching from the Stakes end. (See appendix D for annotated photographs submitted by the appellant)*

Response: Noted. This issue is outside my professional remit. Advice has been sought from Stuart Wood, Civil Engineering & Landscape Manager. His comments are as follows:

"I can confirm that both front and rear access appear to have been constructed in accordance with Hampshire County Council (Highway Authority) standards. From Google Maps both driveways front and rear appear to be tight but have been in use since 2009 in a similar state".

4.7 Additional information and photographs regarding Beech T1 were submitted by the appellant on the 28th August 2019 The points raised are listed below:

- Loss of leaves in the crown and some early yellowing in comparison to other Beech trees.
- fairly typical response of an older tree under stress but not suggesting that it is at a state where it is unsafe.
- Will probably continue to decline year by year
- it might have been further adversely affected by the new hardstanding at the front of 64A but obviously severely constrained in its current location

(See appendix E & F)

Response: Noted. Within the tree canopy of T1 there is a degree of minor tip die back and yellowing in comparison to T2 however this could be due to a range of factors including the dry summer or its position within the raised garden and small retaining wall.

5 IMPLICATIONS

Financial

5.2.1 There would be costs involved if an appeal is made to the High Court under 288 of the Town and Country Planning Act 1990 (see legal implications)

Legal

5.2 Under Section 288 of the Town and Country Planning Act 1990 any person aggrieved by the Order who wishes to question the validity of the Order on the grounds:

(a) that the Order is not within the powers of the Act
Or
(b) that any of the relevant requirements have not been complied with in relation to the Order may apply to the High Court within six weeks from the date on which the Order was confirmed.

Strategy (Community and Corporate)

5.3 The adopted Havant Borough Local Plan (Core Strategy) 2011 is of relevance – in particular policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Equalities/Customers

5.4 None

Risk

5.5 None

Communications/Public Relations

5.6 None

Appendices:

(A) TPO Plan
(B) Arboricultural Officer's photographs
(C) Letter of objection
(D) Annotated photographs from appellant (E and F) Email and photographs from appellant with further comments on the trees
(G) Procedure

Contact Officer: Maria Stewart
Arboriculture
Neighbourhood Support
Havant Borough Council
Tel: 01730 234214
Email: maria.stewart@easthants.gov.uk

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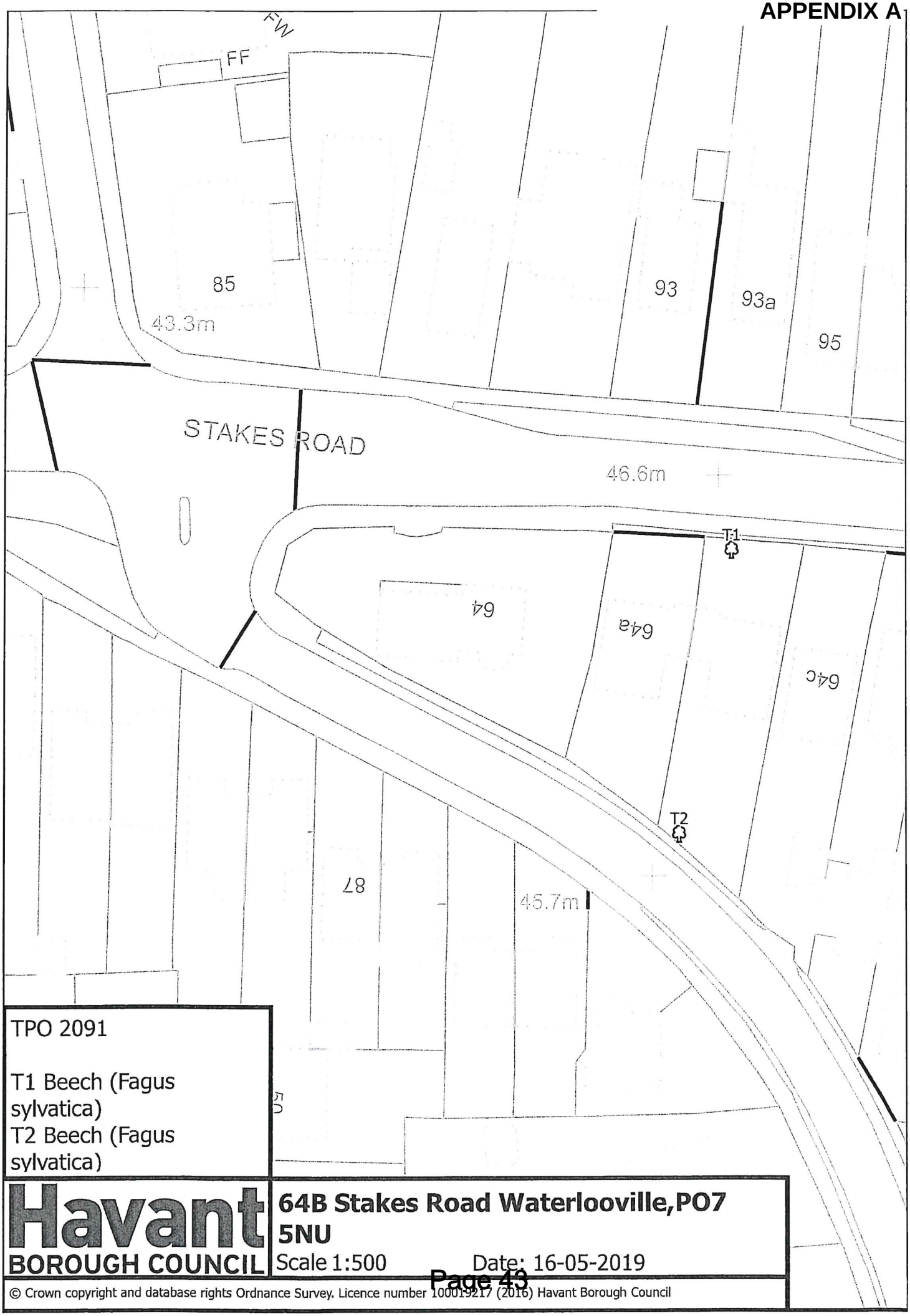
APPENDIX A



TPO 2091

T1 Beech (Fagus sylvatica)
T2 Beech (Fagus sylvatica)

Havant BOROUGH COUNCIL

64B Stakes Road Waterlooville,PO7 5NU

Scale 1:500 Date: 16-05-2019

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APPENDIX B

Arboricultural Officer's site photographs

Beech T1

Beech T1

Beech T2

Beech T2

[redacted]

April Shilstone
Legal Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

29th May 2019

Dear Ms Shilstone,

Reference: AS/TPO 2091

I am the Executor of my father's estate. He died in November 2018 and his house (64B Stakes Road, Waterlooville, Hampshire) forms the primary part of his estate left to myself and my sister in his will. The house is currently on the market and concerns have been expressed by a succession of viewers of the property about the two beech trees now subject to the recent Provisional Tree Preservation Order. The concerns raised over the trees include access, subsidence and light.

Our family has owned the property since 1969 and the trees were of little concern to us 50 years ago but clearly they have now matured into significant specimens – worthy I would agree of retention if possible. The main driveway to the property is to the rear from Fircopse Road but there is also a hardstanding at the front of the property on Stakes Road. The hardstanding at the front was constructed soon after we moved to the property (perhaps in 1970) but access is somewhat limited from Stakes Road – the access acceptable if approaching from the west but unusable on this busy road if approaching from the east without swinging out into the oncoming lane. The entrance needs to be widened but this cannot be done without damaging the roots of this substantial tree that stands some one metre above and one metre to the east of this hardstanding.

So the primary reason that we asked a reputable company of tree surgeons to fell the tree was to be able to improve access however there are also some indications that the root structure is beginning to affect the property itself. The front garden is quite small – the tree stands about 6m from the front of the property. The house has been recently redecorated but when I was doing this I noticed consistent cracks (present in each room - ground and first floor) in the corner of the property closest to the tree. The hardstanding itself is also showing significant signs of movement.

Then finally of course there is the aspect of light – the tree obscures a very high proportion of the natural light from all rooms at the front of the house. This would be improved by significant thinning of the tree but light is for now the least of my concerns.

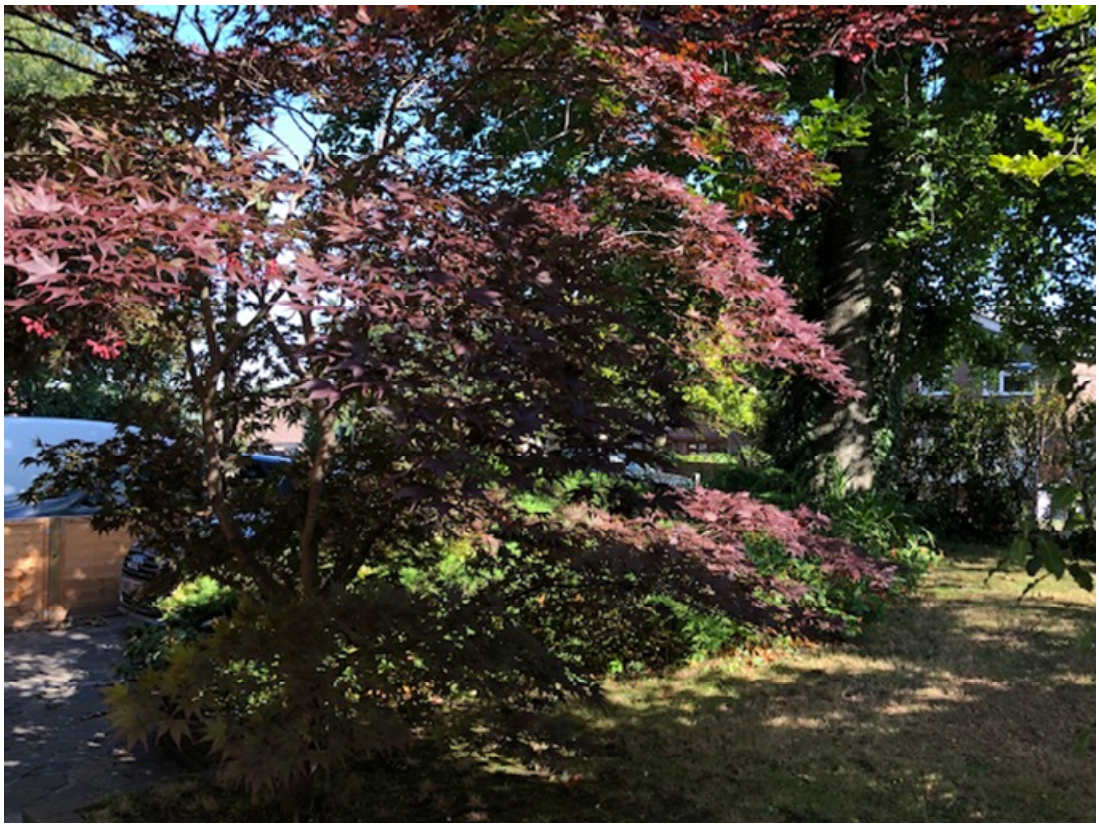
The tree at the rear of the property (Fircopse Road) is even more of a concern over access. Gates and gate posts were removed long ago – the gates were narrow, constrained somewhat by the presence of the tree. However even without the gates the tree is encroaching on the drive. It is extremely difficult to get into the drive when approaching from the Stakes Road end – you need to mount the pavement opposite (although there is a useful double driveway meaning that there is no kerb) to be able to swing into the drive. The tree on this side is essentially the new (and growing) gate post and therefore it is impossible to provide the much needed improved access and it is just getting worse with time (albeit in our case 50 years).

I am a keen environmentalist and I am loathe to remove any tree but sadly these two trees are in the wrong place and therefore I am appealing against the provisional tree preservation orders on each tree and seek the council's permission to remove them.

Yours sincerely,

APPENDIX D

The tree in the front garden (Stakes Road) is on an elevated piece of ground significantly above the parking area – the retaining wall and fence make it impossible to open car doors sufficiently. Any work to provide more space will immediately affect to roots.



The beech tree is extending further into the rear garden it is now stretching over the apple tree half way up the lawn (already greater than 50% of the length of a relatively short garden)

The tree at the rear of the house on Fircopse with the main drive

The width of the drive from the house – the gates and gate posts were removed because they restricted access even more. The tree is steadily growing further across the driveway,

Very limited space in the front parking area because this is at lower elevation than the tree and lawn.

The tree at the front completely dominates the front garden – also shows limited parking space again

A grand tree and I would love to keep it but it is in the wrong place

A tight driveway to negotiate – impossible with the gate post in the centre (the tree has displaced the other gatepost)

Shows the elevation of the base of the tres at the front compared to the parking area (with the car in place)

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APPENDIX E

Stewart, Maria

From: [redacted]
Sent: 28 August 2019 10:44
To: Stewart, Maria
Cc: Sandy
Subject: TPO 2091/2019
Attachments: IMG_2344.jpg; ATT00001.txt; IMG_2345.jpg; ATT00002.txt; IMG_2346.jpg; ATT00003.txt; IMG_2347.jpg; ATT00004.txt

Dear Maria,

I had an adviser meet me at the house yesterday and I just thought that I would send you a couple of extra photographs. The first and last are of the tree on Stakes Road subject to the provisional TPO showing loss of leaves from multiple branches in the crown and some early yellowing. The second is of the tree on Fircopse also subject to the TPO but 'healthy' by comparison and the 3rd is of the beech just down the road in 64 Stakes Road which is also healthy by comparison. He pointed out that this is fairly typical response of an older tree under stress. He is clearly not saying that it is at a state where it is unsafe - just that it has probably had the best of its life and will probably continue to decline year by year. He did suggest that it might have been further adversely affected by the new hardstanding at the front of 64A but that it is obviously severely constrained in its current location on higher ground, by the road and but the containing wall of the driveway.

I thought I should send you these now since they will have little relevance once autumn starts.

Best regards,

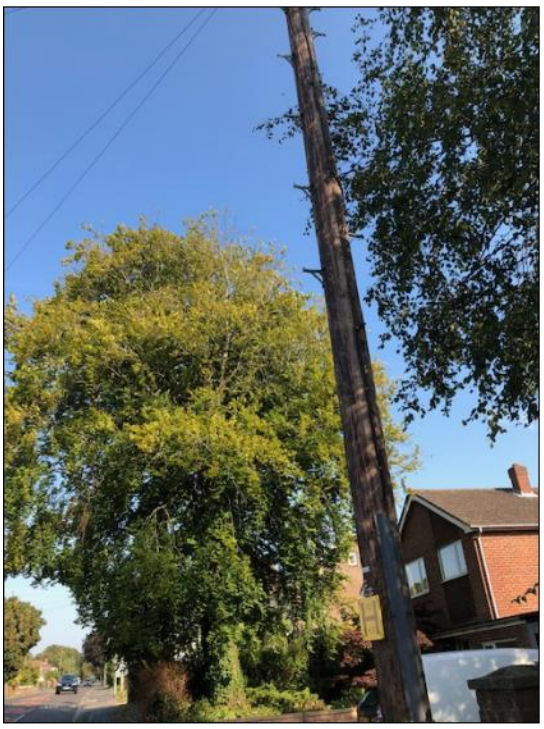
[redacted]

[redacted]

APPENDIX F

Photographs submitted by the appellant with the email dated 28/08/19.

T1



T1

T2

Tree further down the road not part of the TPO

Appendix G

DEVELOPMENT MANAGEMENT COMMITTEE
GUIDANCE NOTES FOR CONSIDERATION OF TREE PRESERVATION ORDERS

A. General Notes

1. The Council has a statutory obligation to consider objections or representations to Tree Preservation Orders provided that they are made within the period allowed for making objections or representations ("the objection period"). The Development Management Committee determines objections and representations to Tree Preservation Orders.

2. The Committee will receive an officer's report prior to the meeting. This report will include details of all objections and representations received within the objection period and the officer's observations on these. A copy of this report will be sent to those people who have accepted an invitation to speak to the Committee ("Invited Speakers").

3. Objectors/Representatives who have made objections or representations within the objection period are invited to the Committee.

4. Invited Speakers will not be able to put any documents or written material to the Committee at the meeting as there is no practical opportunity for members or officers to study this without delaying and disrupting the conduct of the meeting.

5. Acceptance of an invitation to address the Committee must be given **in writing** to the Democratic Services Manager (at the address given at the end of these notes). Such notification must be with the Democratic Services Manager not less than one working day before the start of the meeting (other than when the meeting is on a Monday, when notice has to be in the previous Thursday).

6. In all cases, the notification must:

   - specify the Tree Preservation Order Number on which the person wishes to speak; and
   - give the name and address of the person or persons wishing to address the Committee.

7. Acknowledgement of the acceptance will be made whenever practicable, but given the timescale at point A5 above, this may not always be possible.

B. Procedure

1. Ordinarily, the Committee considers a Tree Preservation Order after the Site Viewing Working Party has viewed the tree(s). The site visit is an opportunity

for Members of the Site Viewing Working Party to view the tree(s) and identify any the issues for consideration by the Committee. The site visit is not an opportunity to debate the Tree Preservation Order, or to receive representations from applicants, objectors or members of the public. Members may however ask questions of the officers present, make points and highlight certain issues that they can only draw to the attention of other Members whilst on the site. All meetings of the Committee are held at the Council's Civic Offices

2. The time allowed for invited speakers to address the Committee will be at the discretion of the Chairman. Clearly a point could be reached whereby the Chairman considers that the matter has been fully discussed and that a decision should be made.

3. Whilst every effort is made to be as helpful as possible, it is very difficult to give to a precise indication as to the time of the meeting when an Order will be considered other than to say when the meeting will commence. The Democratic Services Officer concerned (whose name and telephone number appears below) may be contacted on the day of the meeting in an effort to clarify the situation, but otherwise invited speakers are asked to be in attendance at least fifteen minutes before the starting time.

   A warning note - if the Tree Preservation Order has been debated and determined by the time an invited speaker arrives, it will not then be possible for that person to appear.

6. Tree Preservation Orders will be dealt with as follows:-

   (a) The Officers will outline the nature of the Order, the reasons why the matter is before the Committee, and give an outline of objections/representations received.

   (b) The members and invited speakers may ask questions of the Officers

   (c) Invited speakers may submit comments/representations to the Committee.

   (d) The members and officers, in that order, may ask questions of the Invited speakers.

   (e) Invited speakers may submit any comments/further representations in support of their representations.

   (f) The matter will be debated by members and a decision made.

7. Invited speakers may, if they wish, remain in the public gallery until that matter is dealt with. If the matter it is confidential both the press and the public are excluded).

DEMOCRATIC SERVICES OFFICER TO CONTACT

Mark Gregory (023) 9244 6232 or email DemocraticServices@havant.gov.uk

Democratic Services Team
Civic Offices
Civic Centre Road
Havant, Hants P09 2AX

Fax (023) 9248 0263

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HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS
REPORT BY THE HEAD OF PLANNING

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:
Individual Applications with Case Officers

Simon Jenkins
Head of Planning

Nick Leach

Monitoring Officer

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Site Address: 62 Ferndale, Waterlooville, PO7 7PB
Proposal: First floor rear extension; alterations to external wall and roof finish; replacement of existing windows; raised deck to the rear and front boundary fence.

Application No:	APP/19/00625	Expiry Date:	21/08/2019
Applicant:	Mr & Mrs Perkins		
Agent:	Mr Olafsson Martin Ralph Architects	Case Officer:	David Eaves
Ward:	Waterloo		

Reason for Committee Consideration: At the request of Councillor Gwen Robinson

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 No.62 is located on the south-east side of Ferndale in a corner location on the north side of the junction with Stratford Road. The site is located within a well established and predominantly residential area which is characterised by dwellings of mixed types, designs and materials and has an established landscaped character with mature gardens. Whilst located in a potentially prominent corner position, the site benefits from reasonably significant levels of screening from existing landscaping, including trees, within Stratford Road although it is visible from the surrounding area.

1.2 The application dwelling is a relatively substantial detached dwelling and is constructed of red brick with a red plain clay tile roof. The roof of the dwelling has side hips and there is an existing single storey rear extension across the rear of the dwelling with a false pitched roof. The side boundary of the dwelling to Stratford Road is enclosed by wooden panel fencing and outside of this is a verge with some mature trees. There is also a substantial mature tree adjoining this fence within the site. To the front, the site is mainly open and is enclosed by a dwarf brick wall, although there is some limited landscaping. The adjoining development to the north east comprises another reasonably substantial detached dwelling (no.64) with side hipped roof and of broadly similar appearance to the application dwelling. Rear and joint side boundaries are wooden panel fencing. There is significant screening to the rear of the site.

1.3 No.64 adjoining has a first floor rear extension permitted under Planning Permission APP/11/01289, this is located towards the north-east corner of that dwelling and well away from the application dwelling. This extension was erected above part of a single storey rear element which is similar to that at the application dwelling. No.64 also has a ground floor opening serving its utility room which faces towards the existing side wall of the application dwelling and there is a modest window, although there is also an intervening fence. There is also a small window serving the kitchen facing the site in the same elevation.

2 Planning History

No.62
03/59537/001 - Demolish existing garage. Construct two storey side extension and single storey rear extension extend chimney to ridge end of roof extension - Permitted 26/06/2003
04/59537/002 - Two storey side and rear extension - Refused 02/02/2005

No.64
APP/11/01289 - First floor rear extension - Permitted 27/09/2011.

3 Proposal

3.1 It is proposed to erect a first floor rear extension above the existing ground floor rear extension to this dwelling. External alterations to walls and roof finishes are also proposed, together with replacement of existing windows. In addition a raised deck is proposed to the rear and alterations are proposed to boundary fencing. Some of the alterations proposed to the appearance of this dwelling do not require planning permission, such as window alterations in the existing dwelling, although will contribute to the unified change to the appearance of the dwelling which would result. The overall intention of the proposal is to modernise the appearance of the application dwelling.

3.2 The proposal has been revised as a consequence of negotiations and in an effort to reduce the potential impact of the proposals. Also, to remove the original side projection of the extension towards Stratford Road and bring it into line with the outline of the existing dwelling. The design has also been revised in order to endeavour to reduce the height of the proposal.

3.3 Describing the proposals in more detail, the proposed first floor rear extension would be located above the existing ground floor rear element of the application dwelling. It would be of modern design with a flat roof and finished externally in white render. This would contrast with the application of timber rainscreen cladding to the existing rear element. There would also be a zinc clad linking element to the first floor of the main dwelling with flat roof. The existing dwelling would be rendered and the roof would be changed to slate. Windows, doors and rainwater goods would be changed overall so as to present a unified appearance to the overall dwelling as extended. The rear elevation of the extension would contain the main window openings and one of these would be an oriel type window which would project out from the rear wall of the extension. This would have glazed sides which would include obscure glazing on the north side facing the adjoining dwelling (No. 64). No other windows are proposed in the north (side) elevation facing this adjoining dwelling. A small window opening is proposed within the link to the main dwelling facing Stratford Road.

3.4 At rear ground floor level, a raised decking area is proposed. This would be clad in stone and would extend across the rear of the dwelling and also project towards the joint boundary with no.64 adjacent, although this closer area would be set at a much lower level. At the side of the main raised area, a 1.7m high obscure glazed privacy screen is proposed in order to seek to prevent views northwards towards the adjoining property.

3.5 To the front of the dwelling, a covered area is proposed in front of the entrance door to the dwelling. This would be of modern design with zinc cladding. The site boundary of the dwelling to Ferndale would be changed to include slatted timber fencing above the existing dwarf wall to a height of 1m (reduced from the 1.6m originally proposed). Additional surfacing and parking would be provided to the front of the dwelling.

4 Policy Considerations

National Planning Policy Framework (NPPF)
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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees required.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of representations

- Design, appearance and layout of the large first floor extension is not at all in keeping with any of the properties in the area.
- Offsetting of first floor results in the development seeming lop-sided.
- The mixture of material colours and finishes - brick, light coloured render, timber, new blue-grey tiles, and zinc - would give a disorderly and confused appearance, not at all in keeping with the surrounding buildings.
- Understand that Council policy is that extensions should relate sympathetically to the original dwelling and the surroundings both in architectural style and in building materials. APP/19/0625 certainly does not seem to do that.
- Understand that Council does not normally permit two storey extensions with a flat roof where the original dwelling has a pitched roof.
- Proposed extension will have a serious deleterious effect on the occupants of 64 Ferndale, especially with regard to a reduction in light to the ground floor kitchen and utility room on the south side of 64, for the majority of the year. This will will result in higher electricity bills.
- Slab-sided first floor extension will have a severe adverse visual impact on the general outlook from the garden of 64 Ferndale.
- Attention should be paid to guttering and drainage - there have been difficulties with the existing extension.
- Revised plans submitted contain inconsistencies.
- The screens for the suggested external deck will stick up above the fence between 62 and 64, and would rise to only about 0.5m below the level of the base of the projected first floor. Whilst it is appreciated the glass will be obscured, it will be a further distinct eyesore raised above the level of the border fence.

Officer comment: *The impact of the proposed development in terms of design and its impact on neighbouring properties is dealt with in the Planning Considerations section of this report. Apparent discrepancies in the plans have been drawn to the*

attention of the agent and these have been corrected. With regard to drainage matters, as this is a householder extension such matters would fall within the purview of the Building Regulations.

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) Appropriateness of design and impact on the character of the area
(iii) Effect on neighbouring properties
(iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposals would undoubtedly result in a significant change to the appearance of this dwelling. However, the main issue in considering the proposal is not that the dwelling would 'look different' but whether its appearance would be visually unacceptable and/or result in harm to visual amenity.

7.4 The NPPF at paragraph 127 states that decisions should ensure that developments "*.....are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*" and that (para.131) "*.....in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*."

7.5 In this case, the site is located within an established residential area characterised by dwellings of mixed type and design. There is no overall established design theme or character. The proposal would introduce a dwelling design which has a modern appearance when compared to much of the development in the vicinity. However, this is not considered to mean that it ought to be seen as unacceptable for that reason. The design would maintain a unified appearance to the dwelling and it would contrast with surrounding development. However, it is not considered that this contrast would be harmful to the character and appearance of the area. The character of the area is already mixed and the proposal is considered to introduce a more modern design to the existing palette of dwellings in the immediate locality. In addition to this, whilst the site is in a corner location, there is existing screening of a substantial nature which would mitigate visual impact.

7.6 In this context, the design of the extension and other works proposed are considered to be appropriate to the overall building as proposed and would not be out of scale or result in a dwelling with a jarring incongruous appearance. With regard to the flat roofed nature of the proposal, the fact that this would relate to a host dwelling which will have been modernised with a contemporary treatment to its elevations means that the juxtaposition of flat roofed extension to pitched roof dwelling will be more successfully handled in design terms than were it to be added to the dwelling in its current condition. The rear extension is also articulated in its side elevation form, with the use of contrasting materials denoting the transition from the host dwelling to the extension.

7.7 The design and appearance of the proposal is therefore considered appropriate in context to the main building and in the context of the locality and is considered to be acceptable, being consistent with the NPPF and meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in a significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.8 The principal impacts of the proposed development would potentially be on the amenities of the occupiers of no.64 adjoining to the north of the site. The development proposed does not include windows which would overlook this adjoining property and as such privacy loss would not arise. In addition, the obscure glazing of the north side of the oriel window and the inclusion of a privacy screen to the raised deck area would also prevent overlooking and privacy loss.

7.9 Regarding outlook, the proposed first floor rear extension would not encroach into a 45 degree outlook from adjoining rear elevation windows of no.64 and would not therefore result in harm to amenity in terms of the outlook from these windows. The extension would be approximately 1.2m from the joint boundary with no.64 and approximately 2.8m from the side of the ground floor rear element of that dwelling. The proposal would introduce development at a greater height in proximity to the boundary, which would result in some additional overshadowing at certain times of the year, as shown in a 'shadow analysis' submitted with the application. However it is not considered that this would be sufficient to justify a refusal of planning permission. In addition, the largest window at No.64 serves a utility room which is not a habitable room and furthermore this window already faces towards the side of the application dwelling and there is intervening fencing. It is not therefore considered that there is an unacceptably harmful impact on the amenity of No.64.

7.10 Regarding the appearance of the proposed development, it is not considered to be unduly dominant nor is it considered to be overbearing. The design is articulated and would not present an unbroken expanse of new development extending out from the rear at first floor.

7.11 There would undoubtedly be an impact on and change to the outlook from the rear garden of No.64 when looking south, this is not however considered to be unacceptable given the extent of separation and the articulation of the design, coupled with the extent of the garden which would remain unaffected by the development.

7.12 The top of the proposed privacy screen to the raised deck would be visible to a limited degree above the fence line, but this would be set away from the boundary by approximately 4.4m and is not considered to result in harm to visual amenity, and would prevent overlooking from the raised patio area.

7.13 Considered as a whole, the development is not considered to result in unacceptable harm to the amenity of the occupiers of the adjoining dwelling or to amenity elsewhere.

(iv) Parking

7.14 The development would result in the property remaining a 4-bedroomed dwelling, with no change therefore to the car parking requirements associated with the development. Notwithstanding this, the alterations proposed to the layout of the property frontage will ensure that parking provision at the site would be in accord with Council Standards and the proposals are therefore in accord with Core Strategy Policy DM13.

8 Conclusion

8.1 The scale, siting and design of the proposals are not considered to be harmful to the character and visual amenities of the area, nor to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposals would therefore have limited and acceptable impact on the neighbours and the locality and are therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00625 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:

Drawing Number 19A_012 01/Rev.B - Proposed Block & Location Plans
Drawing Number 19A_012 02 - Existing Site Plan
Drawing Number 19A_012 03/Rev C - Proposed Site Plan
Drawing Number 19A_012 04/Rev.A - Existing Floor Plans
Drawing Number 19A_012 05 - Existing Elevations
Drawing Number 19A_012 06/Rev.D - Part Site Plan as Proposed
Drawing Number 19A_012 07/Rev.C - Proposed Ground Floor
Drawing Number 19A_012 08/Rev.C - Proposed First Floor
Drawing Number 19A_012 09/Rev.A - Proposed Roof Plan
Drawing Number 19A_012 010/Rev.B - Proposed Stratford Road Street View & Site Cross Section
Drawing Number 19A_012 011/Rev.A - Proposed Ferndale Street View & Site Cross Section
Drawing Number 19A_012 012/Rev.C - Proposed West (Front) Elevation
Drawing Number 19A_012 013/Rev.B - Proposed East (Rear) Elevation
Drawing Number 19A_012 014/Rev.C - Proposed North (Side) Elevation
Drawing Number 19A_012 015/Rev.B - Proposed South (Side) Elevation
Drawing Number 19A_012 016/Rev.A - Proposed Cross Section
Drawing Number 19A_012 018 - Shadow Analysis, Existing & Proposed

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

3 No above ground development shall commence until details of all external doors, windows, facing and roofing materials and materials for the decking area and privacy screen have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 No works of hardsurfacing of the site shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Before the rear deck area is first brought into use the privacy screen indicated on the approved drawings shall be provided in accordance with those drawings and shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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.

6 Before the first floor extension is first brought into use the north side of the glazed oriel window shall be fitted with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. The north side of the glazed oriel window shall also be non-opening. At all times following the implementation of the development the north side of the oriel window shall be retained in that obscure glazed and non-opening condition.
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 any Town and Country Planning General Permitted Development Order, no additional windows doors or other openings shall be constructed within the north side elevation of the development hereby permitted without the prior written approval 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.

Appendices:

(A) Location Plan
(B) Proposed Site Plan
(C) Proposed Ground Floor Layout
(D) Proposed First Floor Plan
(E) Proposed Roof Plan
(F) Proposed North and South Elevations
(G) Proposed East and West Elevations
(H) Shadow Analysis

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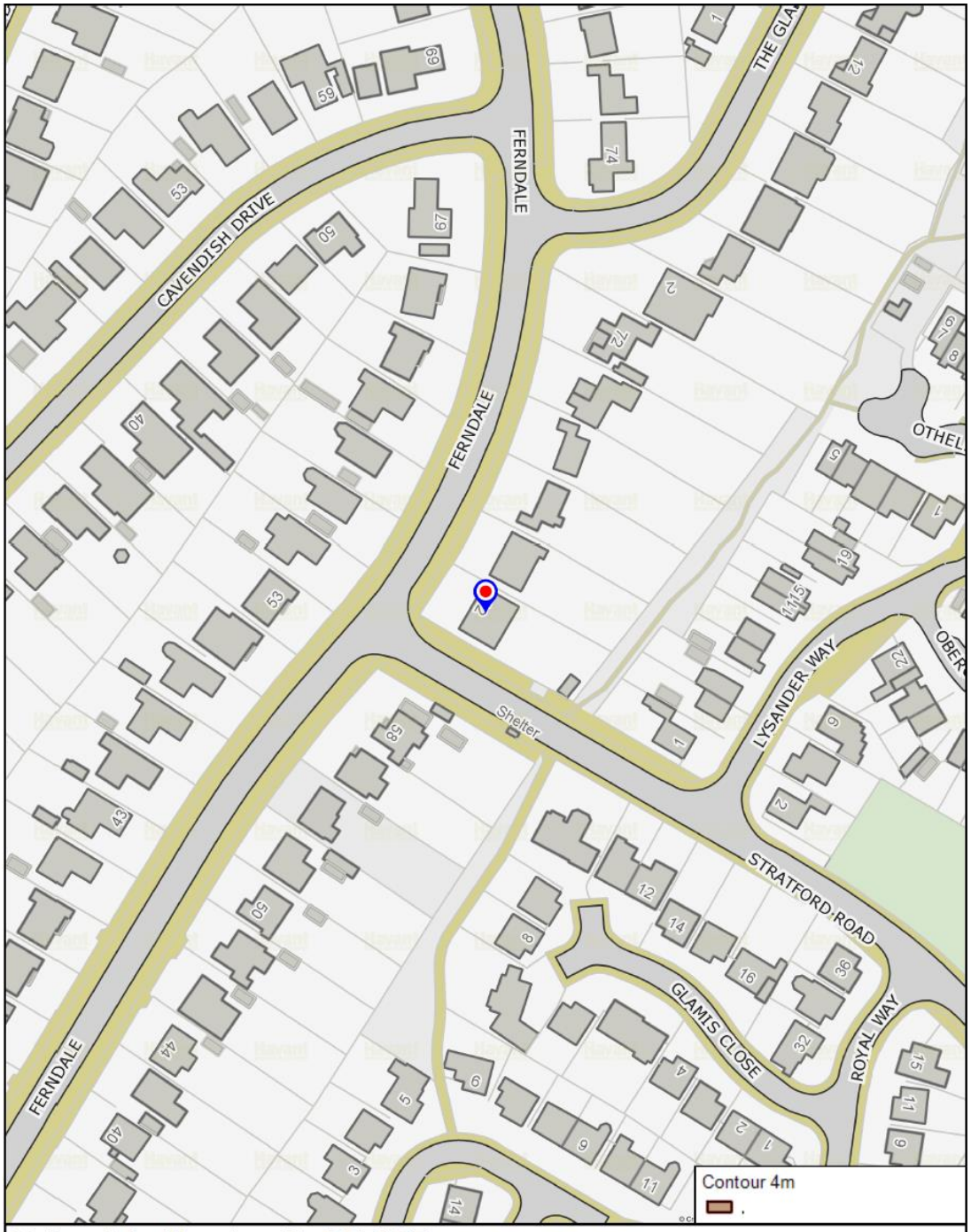
APPENDIX A

LOCATION PLAN



62 Ferndale, Waterlooville PO7 7PB

Havant BOROUGH COUNCIL

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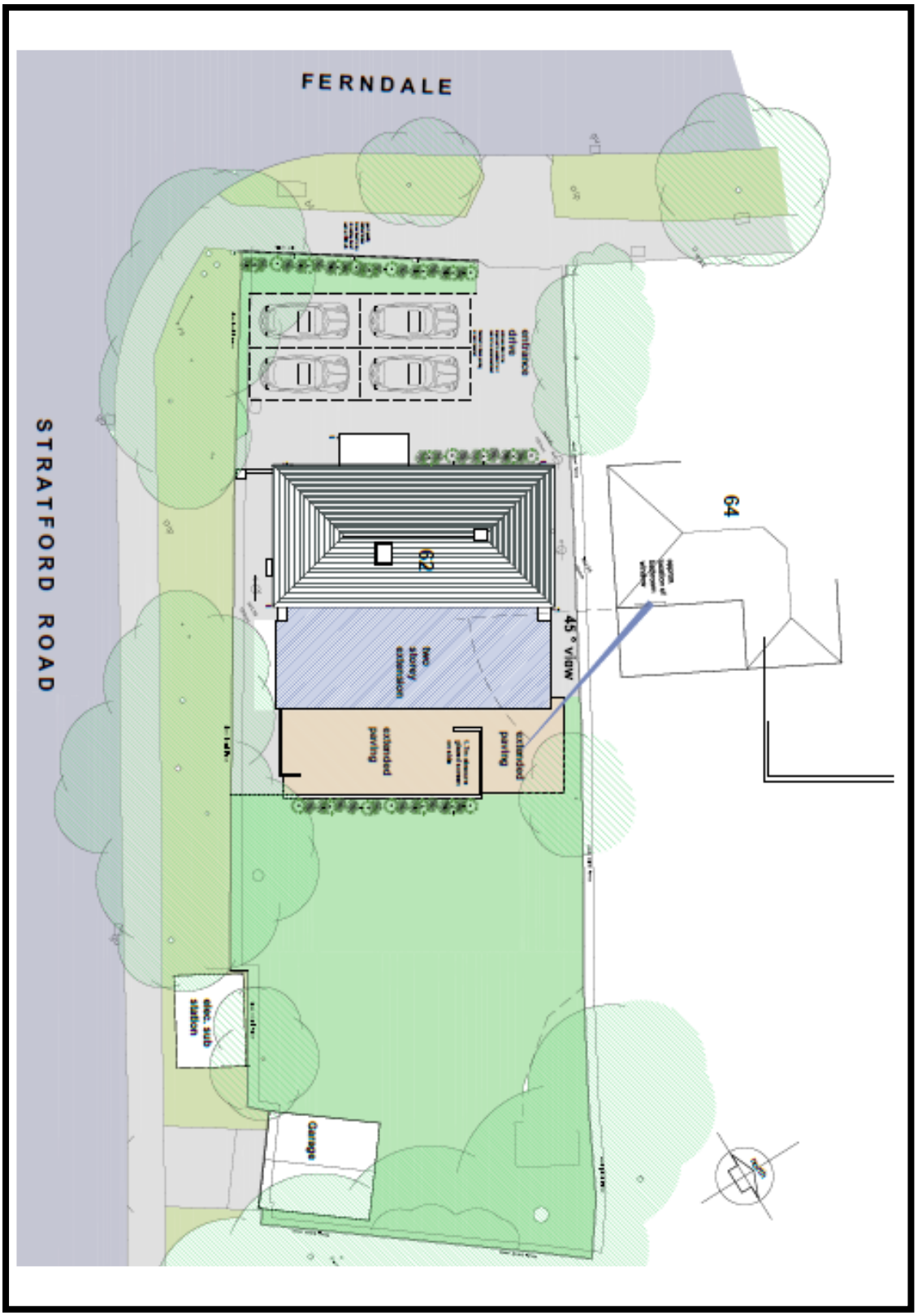
APPENDIX B

Proposed Site Plan



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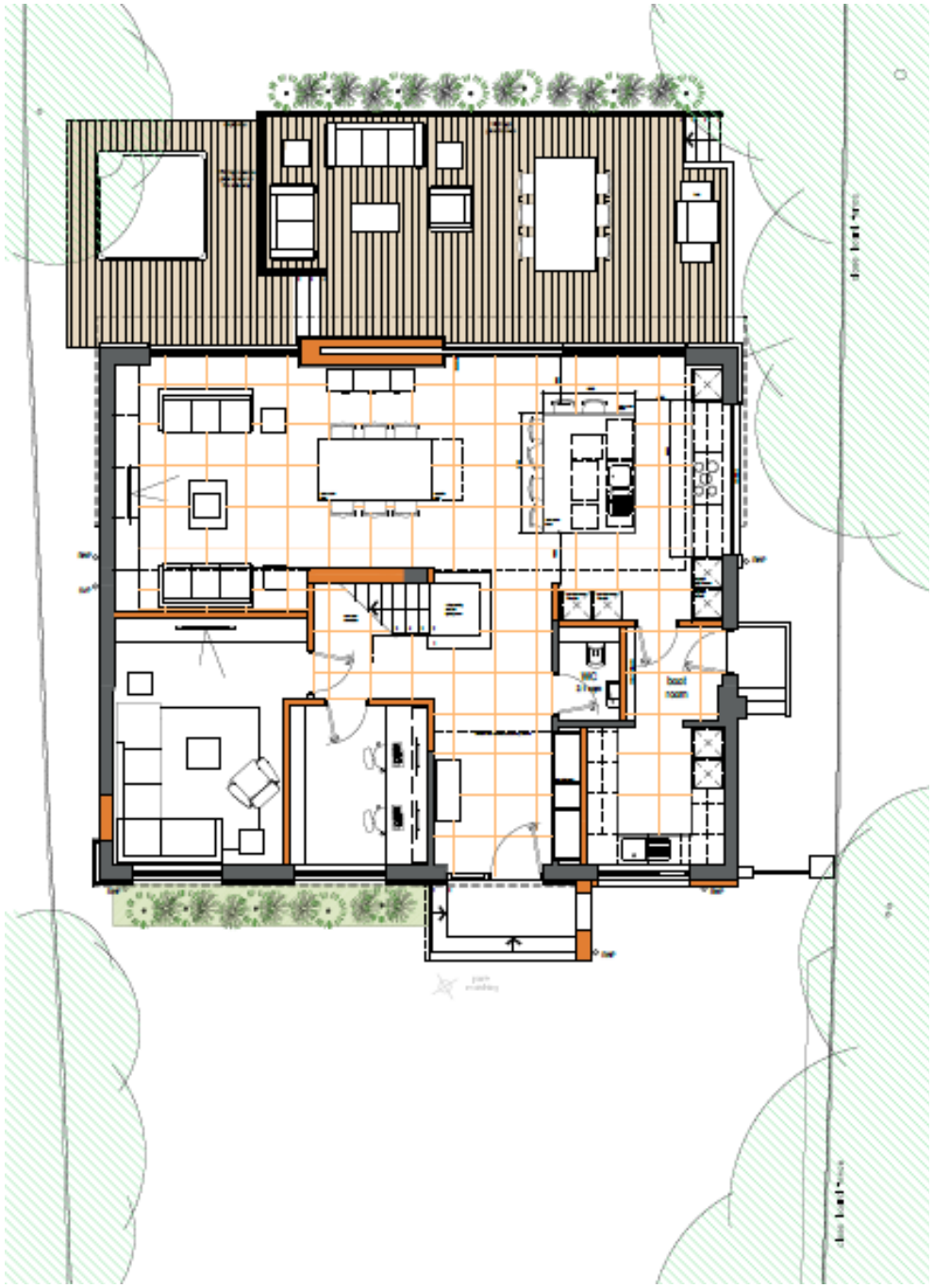
APPENDIX C

Proposed Ground Floor Layout



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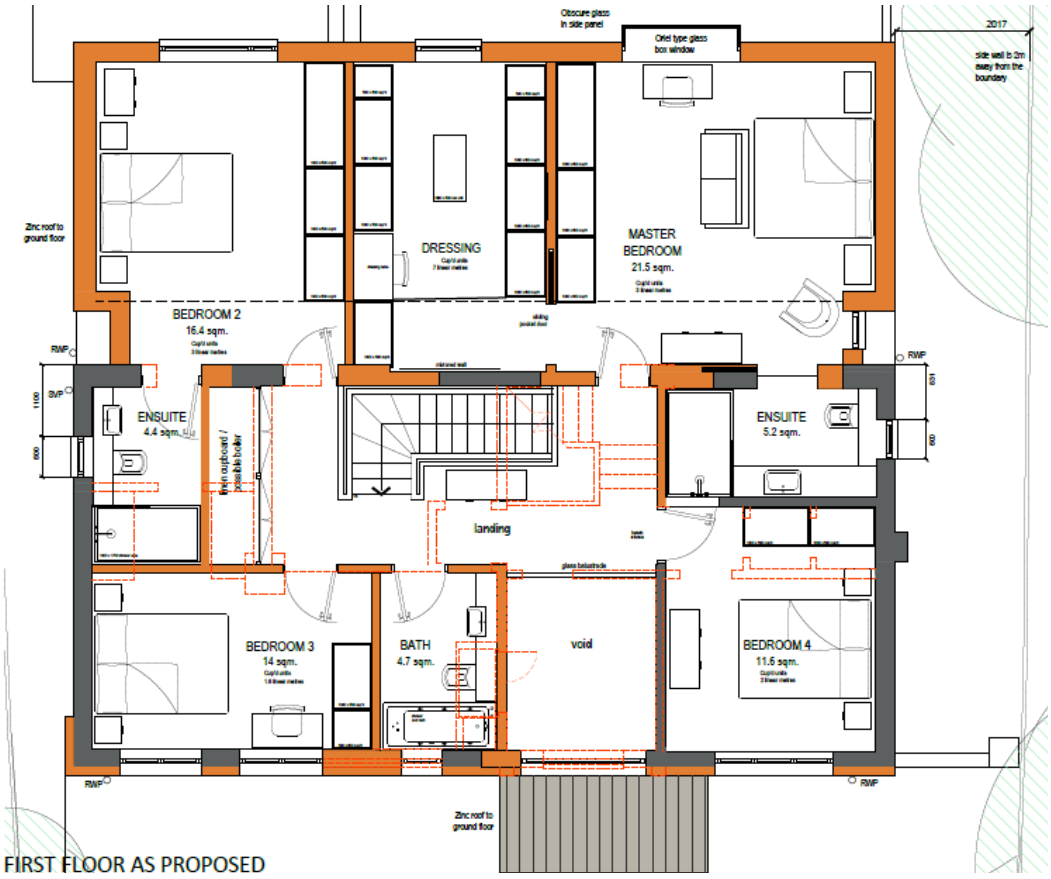
APPENDIX D

Proposed First Floor Plan



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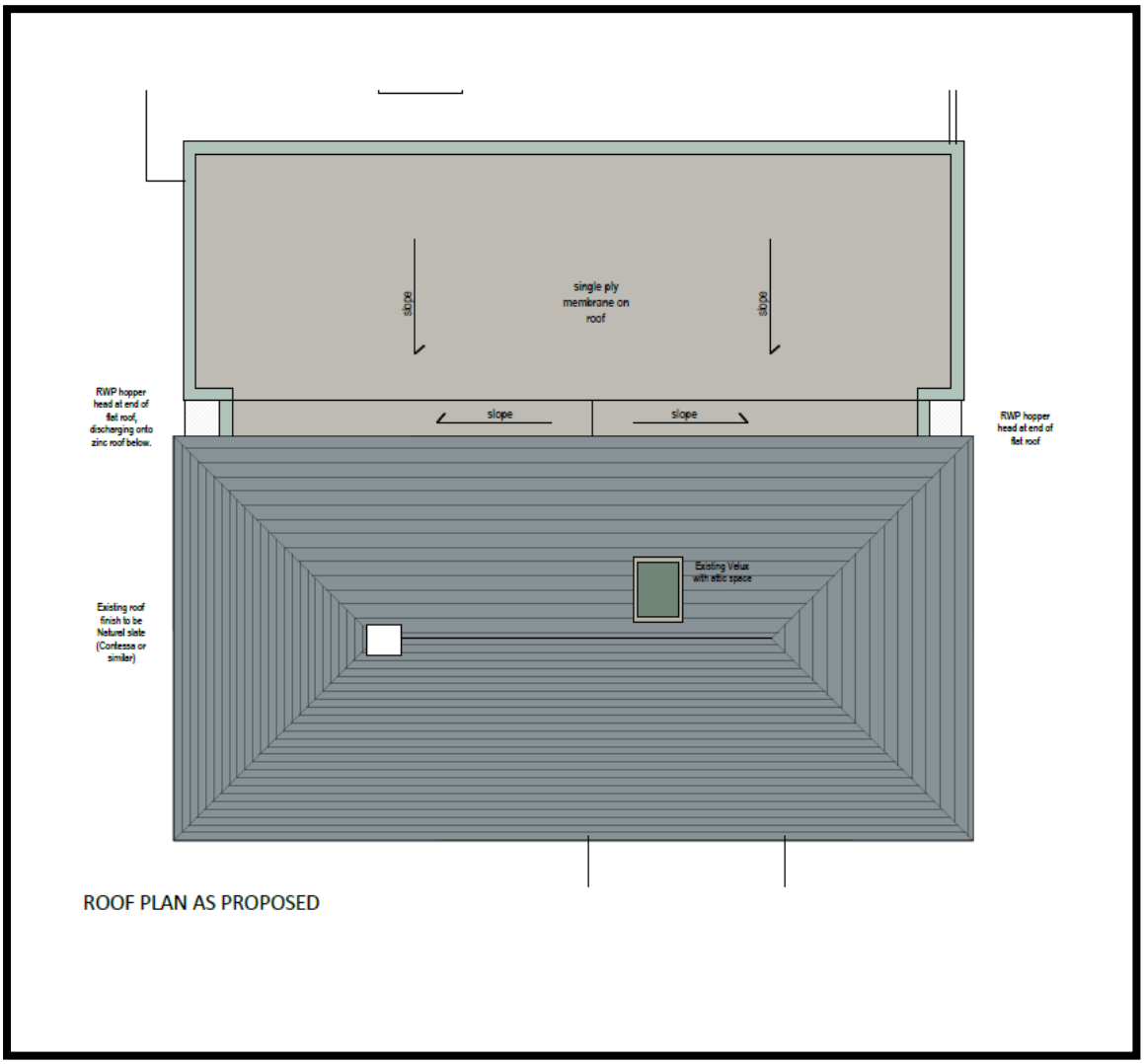
APPENDIX E

Proposed Roof Plan



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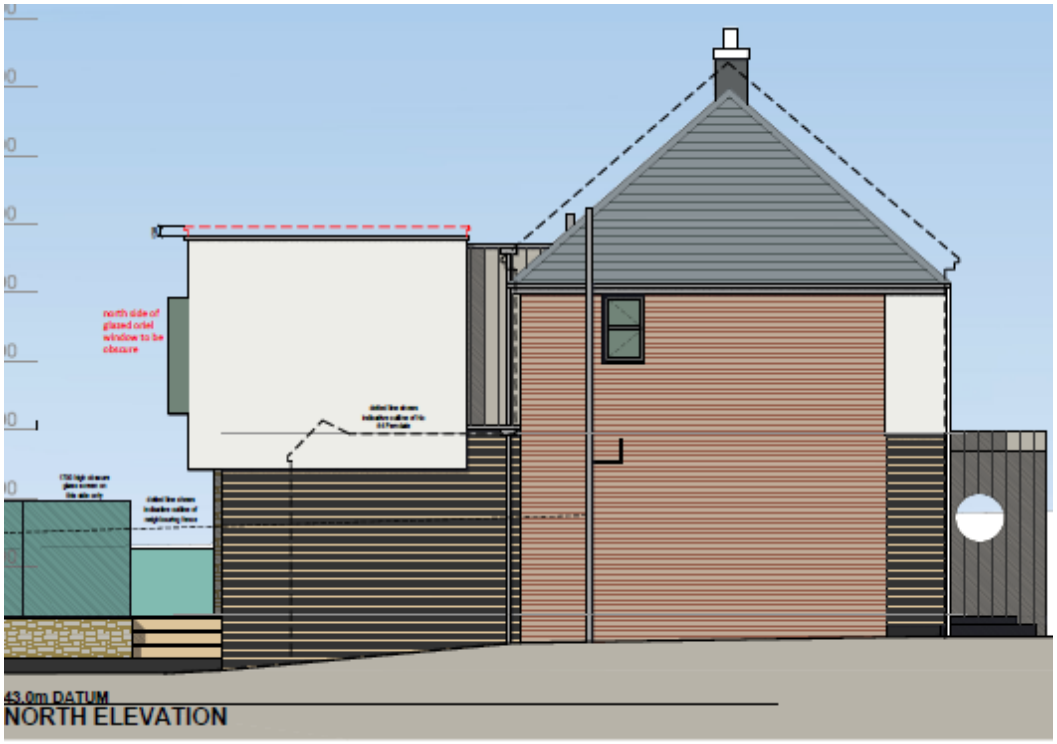
APPENDIX F

Proposed North & South Elevations



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APPENDIX G

Proposed East & West Elevations

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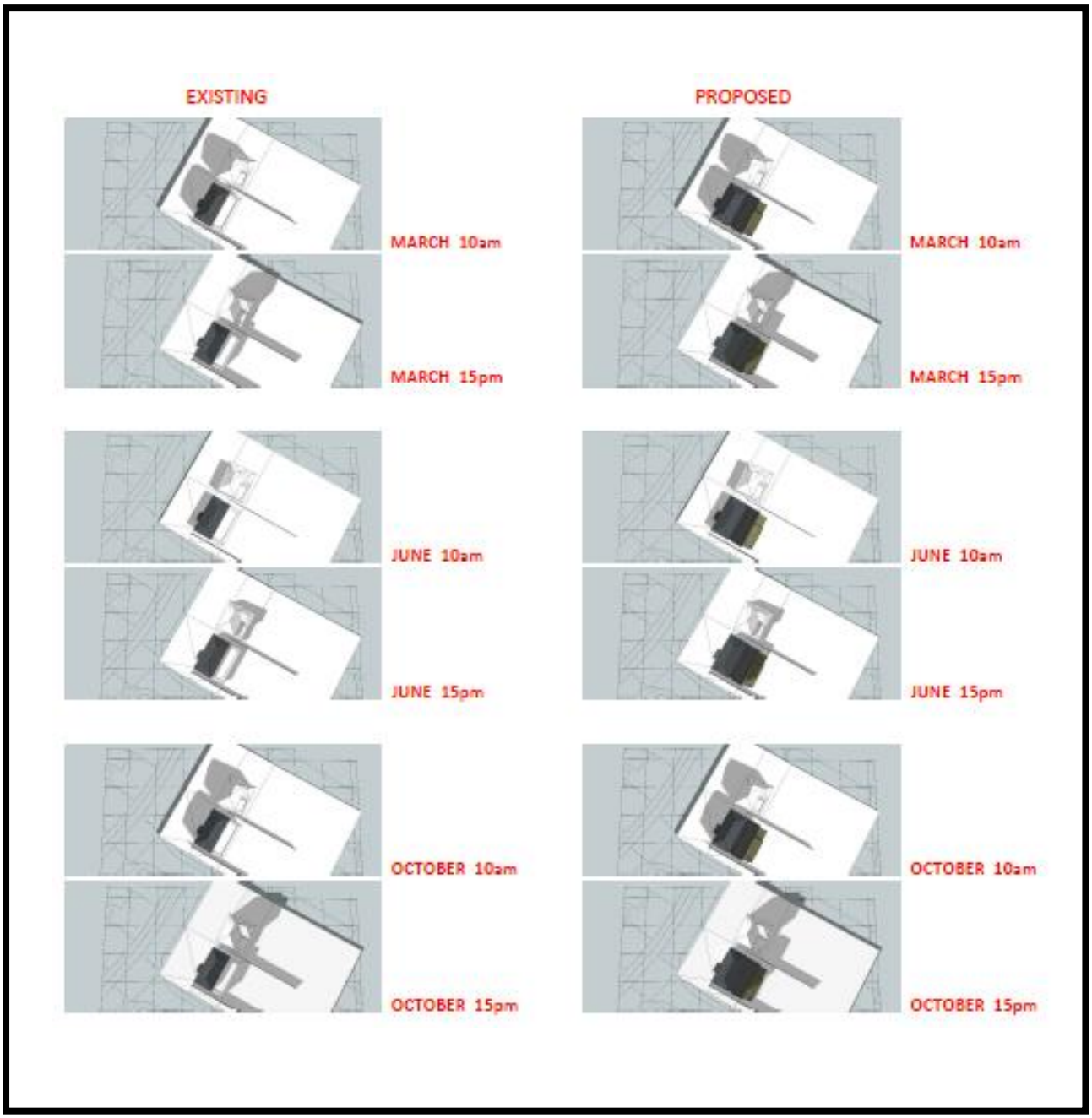
APPENDIX H

Shadow Analysis



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