
Site Address:	8 Westbrook Grove, Waterloooville, PO7 5HX		
Proposal:	Erection of 1No. 2bed detached chalet bungalow with associated parking and access.		
Application No:	APP/18/01125	Expiry Date:	03/01/2019
Applicant:	Mr Gibbs		
Agent:	Mr Andrews	Case Officer:	Emma Chisnall
	SDA Planning Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is positioned to the rear (east) of Nos 8 and 10 Westbrook Grove. Nos 8 and 10 propose the combined use of their garden space in order to accommodate a two bedroom chalet bungalow. The properties are positioned to the east side of Westbrook Grove and form a corner plot which is to the north of Shaftesbury Avenue. Residential housing surrounds the application site with two storey properties to the east, chalet bungalows to the west, chalet bungalows and bungalows to the south and two storey development to the north.
- 1.2 The application site, due to the combined space is situated in a large enough plot size to accommodate a dwellinghouse. The new dwelling is proposed to be accessed via a new dropped kerb towards to the east rear end of the site which would join Shaftesbury Avenue. The site is surrounded with sufficient screening in the form of Nos 8 and 10 to the west and timber fencing approximately 1.8m high to the north and south.
- 1.3 The land is level and the surrounding area is residential in character featuring a mixture of development in the form of bungalow, chalet bungalow and two storey dwellings.

2 Planning History

APP/16/01071 - Single storey side extension., WD,23/01/2017

APP/17/00220 - Retention of single storey side and rear extension, PERM,07/04/2017

3 Proposal

- 3.1 Erection of 1No. 2bed detached chalet bungalow with associated parking and access.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments

Community Infrastructure

No comment

Crime Prevention

No comment

Engineering/Drainage

I visited site this afternoon. The drainage ditch is active and actually takes a highway gully by the look of it, as well as at least two positive connections from roof downpipes (one is from the proposed site).

There is a hedged bank between the unmade track and the ditch, so I would struggle to see how drainage of the track and any associated additional area of hardstanding could be achieved without removal of this bank and the associated vegetation which forms an important visual break.

I would like to see specific proposals for the drainage of the new property and associated hardstandings etc. shown on a drainage plan.

Officer Comment: A condition shall be included with any decision.

Highways Engineer

The Highway Authority has no adverse comment to the principle of this development subject to the provision of a dropped kerb for the new property and the reinstatement of the existing dropped kerb to full I face and the vehicular crossing reinstated as footway. I would suggest to the Planning Authority that the condition the parking shown and place a condition on the erection of gates without planing permission.

Officer Comment: A condition shall be included with the decision

Natural England Government Team

Updated Comments: Natural England previously responded to this application on the 26th November 2018, our previous advice still applies and we have no further comments to add.

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Please note in future cases where the necessary avoidance and mitigation measures are limited to collecting a funding contribution that is in line with an agreed strategic approach for the mitigation of impacts on European Sites then, provided no other adverse impacts are identified by your authority's appropriate assessment, your authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. In such cases Natural England will not require a Regulation 63 appropriate assessment consultation.

Portsmouth Water

Portsmouth Water's Position

Portsmouth Water have no objects in principle to the proposed development, however due to the sensitivity of the groundwater environment of the proposed site we would wish to see more detail provided regarding the planned drainage and foundation designs for the site.

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs- an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Drainage

The proposed surface water strategy is disposal via soakaway, this is acceptable for roof water only, no further details have been provided.

If runoff from highways, roads and/or parking areas are proposed to be discharge via soakaways Portsmouth Water would request further information relating to the number of parking spaces and any pollution prevention/mitigation measures proposed.

The foul water drainage strategy for the site will be disposal via main sewer however no information is available to whether the proposed design comprises the connection

to an existing drainage system. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. Please provide details of the proposed foul drainage strategy for the site once available.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area.

Portsmouth Water would have an presumption against piling at this location and therefore, if piling is the proposed foundation solution, no piling shall take place until a piling 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.

Portsmouth Water require further information on foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

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.

Officer Comment: Conditions shall be included with this decision requesting the additional information regarding drainage and foundations.

Public Spaces

No comment

Waste Services Manager

I have no concerns over waste collection regarding this planning application

Environmental Heath

I have read the documentation provided and can advise that this office would have no objection to the approval of this application. I would however ask that the following informative's are included with any positive decision notice, if consent were to be granted. These are regarding Hours of Work, Bonfires, Dust and Lighting.

Officer Comment: These shall be included with the decision.

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6 original objections. 2 objections for amended plans.

Comment	Officer Comment
Updated Comments: I have seen amended plans for new build and as far as I am concerned there is nothing different in them to make me change my mind,the noise and dirt issues remain the same,the parking issues remain the same and the privacy issues remain the same.	See section 7
Original Comments: Since this person moved into his current house in 2016 we have more or less constantly had to put up with the noise dirt and dust from his renovations not only to his property but the one next door,as he also runs his business from his current property we also have to put up with all the trucks vans and cars that are parked on the road,one truck has been parked outside for 4 weeks and hasn't moved. He says no parking spaces will be lost but they will as he also has other vehicles parked on the drive of his current ..property,where will they go?	See section 7
In building this new property we will again have to put up with all the noise etc (Sundays included as before) lorries with building materials etc dust and mud that gets inside our homes and covers everything,workmens vehicles etc,when visitors come to visit there is no where for them to park,i am also concerned because the new build will have a view straight in to our windows.	See section 7
The planning application is not accurate. For example, regarding question 11, there is a watercourse at the end of our back gardens. This planned development could increase the risk of flooding on the site of development, in addition to neighbouring properties. There needs to be a risk assessment.	This has been noted and advice sought from consultees. See section 7
I also object to the development because of the increased noise and material pollution in the area. Myself and other residents have disabilities and I am concerned about the impact on our conditions when this work begins.	See section 7
I am writing to object to the erection of the dwelling at the back of 8 Westbrook Grove for the following reasons. - The area of the planned dwelling, and the majority of the back gardens along Westbrook Grove, usually sits below an inch of water (or more) in the winter and after heavy rain. I would like to see how the applicant is planning on dealing with the excess water that would then be displaced from that build area, because my concern is that it would instead flow into our gardens causing higher water levels.	See section 7

- The back windows of the build will allow the occupants to look into our back windows and garden, giving us a loss of privacy. I am concerned as this will make me feel like I was being watched in my own home, making me uncomfortable. The back of our house not being directly overlooked and a nice green outlook was a high appeal when buying it, and I believe that we will lose value as well as privacy with this build.	See section 7 Property value is not a material planning consideration
- I also feel that the occupier was inconsiderate of their neighbours during previous builds (large extension to number 8, full renovation of number 10). Noise, site traffic (all times of the day, 7 days a week) and a lot of dirt on the roads. The worst part was the burning of large amounts of strong-smelling rubbish multiple times during the hot summer. This meant we could not have our windows open in the awful heat (burning went on late into the evenings so trying to get to sleep with the windows closed was horrendous), and could not sit in the garden or put out washing.	See section 7
My concern is with this larger build that the disruption and anti-social activities will be for a much longer time period.	See section 7
Parking is currently impossible at this end of Shaftesbury Avenue, there are many works vehicles parked this end and its hard finding a space for our cars close to our property, at present there has been trucks out there not being moved for weeks on end meaning me and my family/visitors have to park further away from the property.	See section 7
Also this new proposed property will be opposite my property and they will have a view that will look directly into ours, when this property was purchased there were no parking issues and we had no worries of a property opposite with a view invading our privacy, this is one of the main reasons that was being looked for when house hunting not expecting a property to built opposite with a view directly looking in.	See section 7
When there was other renovations being completed on existing property there was mud, and general rubbish in the road at the end of each day.	See section 7
Updated Comments: Further loss of privacy: the change proposed to the rear elevation does not address my concerns. There are still windows in the rear elevation which will mean that my garden will still be overlooked.	See section 7
Increased flood risk: I do not understand how introducing a graded area just onto the access drive will reduce the water running into my garden from the proposed development. Therefore, I do not believe that this will address my concerns.	See section 7
Original Comments: Obstruction of access drive: no changes have been identified to address my concerns in this area, therefore, my previous	See section 7

concerns/comments regarding potential obstruction of access drive still stand. In addition, the block plan shows two cars line astern in the proposed paved drive. I do not see how the front car will manoeuvre out of the parking area.	
The planning application is incorrect, there is a watercourse approx. 4 - 5 metres from the proposed development.	This has been noted and advice sought from consultees. See section 7
Further loss of privacy: the development of No. 8 Westbrook meant that my garden was overlooked by the elevated section of this property, prior to the development it had not been. This latest proposed development will mean that my garden will also be overlooked by the elevated section of this property leading to a further loss of privacy.	See section 7
Increased flood risk to garden: my garden is one of the lowest in Westbrook Grove and frequently has standing water in it after moderate and heavy rain. This development will take away a large section of natural drainage and cause more water to run off it and into my garden leading to increased instances of standing water in my garden.	See section 7
The position of the parking area for this proposed development borders the access drive to the rear of my property. I am concerned about the potential obstruction of this access drive by the vehicles not being parked fully in the parking area or by visitors to this property using it (due to a lack of on-road parking in Shaftesbury Ave) and restricting my access to the rear of my property.	See section 7
Our concern is with the parking, access, and actual building of the property. The parking is already a nightmare on Shaftesbury Avenue, with vehicles parked for lengthy periods of time, and people parking on double yellow lines - causing hazards to the already limited visibility, when turning in, and out of Shaftesbury Avenue, particularly at school times. When the resident at number 8 has completed works to other properties, we are subjected to illegal parking, works starting and ending at all times of day, large deliveries blocking the road, and a complete lack of respect for the neighbouring properties and residents.	See section 7
The parking spaces on the property are not adequate, and will force more cars to park on the road.	See section 7

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development

- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Residential amenities of the proposed dwelling
- (v) Highways
- (vi) Flooding/Drainage
- (vii) Habitats Regulations Assessment (HRA)/Developer Contributions/CIL

(i) Principle of development

- 7.2 The application site is situated within an urban area as defined by CS17 where further development is considered acceptable subject to the usual development control criteria. Policy CS9 supports new dwellings which help the Borough achieve its allocated housing requirement and therefore the principle for the additional dwelling is acceptable.

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

- 7.3 The application is seeking planning permission for a two bedroom chalet bungalow within the rear amenity space of Nos 8 and 10 Westbrook Grove in Waterloooville. The proposal has since been amended and has moved the development further north in its plot, removed the rear dormer and replaced this with two rooflights. The plan has clearly laid out the parking allocation showing that the private road to the east shall be unaltered as part of the application.
- 7.4 The proposed dwellinghouse is considered to be modest in size and shall be to a height of approximately 5.8m which is considered to not appear dominant from its position and shall be in keeping to other heights of dwellings within the immediate vicinity. Due to the design of the dwellinghouse it shall appear as a bungalow from the north and a chalet bungalow to the front south elevation reducing the visual dominance of the development from the neighbours along Westbrook Grove. Due to being located to the rear of No's 8 and 10 the proposed works shall be partially screened by Nos 8 and 10 themselves however the main frontage of the proposal shall face onto Shaftesbury Avenue and shall therefore be open to view from this position. The proposed dwelling has been set further back in its plot to reduce the visual appearance of the development from this highway. Combined with an appropriate design and proportionate scale, the development is considered to not appear dominant, obtrusive or out of keeping to the area.
- 7.5 The proposal is considered to be of an appropriate design and the works are set off the shared neighbouring boundaries to the north by between approximately 5m and 6.8m and to the east by approx 4.2m at the shortest point which complies with the Boroughs Design Guide. The separation distance from the new dwelling to No 8 is approx 13.2m and from No 10 is approx 10.8m at the shortest point which due to the neighbouring dwellings facing a blank side gable of the new dwelling is considered to comply with the Boroughs Design Guidance point 5.05 and is considered to be an acceptable and appropriate distance between the dwellings and development. Nos 8 and 10 shall retain a garden depth of 10m and the new property shall have a rear garden space of 5.8m deep by 10.8m wide which is considered to average an acceptable provision for an amenity space. These separations would retain a spacious and proportionate setting to the site ensuring that the works accord and are compliant with policy CS16.
- 7.6 The new dwellinghouse is proposed to be built with brickwork, a plain tile and white UPVC. Following a site visit and assessment it is considered that the proposed

materials would not result in a significantly dominant nor obtrusive visual appearance in the streetscene and would suit the materials palette of the locality ensuring that the new dwelling would not look out of context. However, to ensure that the colours and finish of the brickwork and tile are appropriate and in keeping to Westbrook Grove and Shaftesbury Avenue a condition shall be included with the decision for samples and specifications to be submitted to the Local Planning Authority for approval.

(iii) Impact upon residential amenity

- 7.7 The proposed site has a residential dwelling to the east No 1 Shaftesbury Avenue, dwellings to the south Nos 2, 4 and 6 Shaftesbury Avenue, dwellings to the west Nos 8 and 10 Westbrook Grove and the neighbouring properties to the north. These are the dwellings most likely to be impacted by the proposed development.
- 7.8 Nos 8 and 10 Westbrook Grove are the dwellings to the west of the application site and both rear elevations of these properties shall face onto the side elevation of the proposed new dwelling. There is a minimum of 10.8m between the proposed development and the existing dwellings which accords with the Boroughs Design Guide to ensure that the development has an acceptable visual impact on these neighbours. With no windows proposed within the side elevation no over-looking or loss of privacy is considered to occur and the impact caused is considered to be limited and acceptable.
- 7.9 Nos 8 and 10 would retain an acceptable external amenity space of approximately 10m to the rear with two and three car parking spaces to the front. Although these can only be accommodated at an angle these are already established at the properties and are therefore considered to be a provision that would not warrant a refusal of planning permission. A new access from Shaftesbury Avenue shall be created to serve the new dwellinghouse which would not cause a significant adverse impact to neighbouring properties and would reflect the established development of having a parking provision onsite.
- 7.10 No 1 Shaftesbury Avenue is the dwellinghouse to the east and shall be set away from the proposed dwellinghouse by approximately 17m. No 1 is a terraced two storey property and is set off the boundary to the west and shall be separated from the proposed development by a private driveway and parking provision onsite. The distance between the proposed development and neighbour is considered to be sufficient to ensure that the development does not appear over-bearing or dominating to this neighbour. Combined with the height of the proposed development it is considered that light levels would not be significantly impacted reaching this neighbour nor significant shadowing created as a result. No windows are proposed within the side elevation which shall protect and maintain existing privacy levels creating a limited and acceptable impact.
- 7.11 The neighbouring dwellings to the south Nos 2, 4 and 6 Shaftesbury Avenue would be separated from the proposed dwelling by the highway which is considered to be an appropriate distance between the dwellings which reflects other properties and neighbour relationships within the streetscene. It is also noted that there is only one first floor window facing south and this further reduces the extent of any overlooking. Furthermore the proposed dwellinghouse has been set further north in its plot away from the southern boundary which would reduce any impact further creating an acceptable relationship.
- 7.12 Concern has been raised that the proposed development would cause over-looking

into the rear garden space of the properties to the north along Westbrook Grove. The original proposal included a rear dormer with windows which was considered to cause overt over-looking and be un-neighbourly. Since this concern was raised plans have been amended which remove the rear dormer and propose two rooflights in its place. These shall be conditioned to be at high level above 1.7m from the proposed finished floor level in order to ensure privacy levels are maintained between the dwellings and no over-looking occurs. Visually the proposed dwellinghouse is considered to be set sufficiently to the east of these neighbouring properties and to the south of the application site in order to not appear over-bearing or oppressive in nature. Concern has been raised in regards to this but from the works having an eaves height of approx 2.7m and then being pitched away from the north it is considered that sufficient efforts have been made to reduce this impact and ensure that the largest part of the development is set suitably away from the neighbours creating a bungalow appearance. The impact caused is therefore considered to be acceptable.

- 7.13 In order to ensure that no roof alterations and subsequent windows are installed on the property, a condition removing permitted development rights is included, this would ensure that the LPA retain control over development on this site.
- 7.14 Close boarded timber fencing has been suggested as screening to be used between the proposed development and neighbouring dwellings however it is unclear from the information submitted where this shall be placed and to what height and therefore details of the screening proposed shall be requested as a condition with the decision to ensure sufficient screening barriers are implemented between the new dwelling and neighbouring properties
- 7.15 Concern has been raised in regards to noise, dust and mud being generated as a result of the proposed development. Environmental Health have been consulted with and have suggested informative's are included to advise over hours of work, bonfires, dust and lighting. These shall be included as part of the decision and are considered to address the matter satisfactorily for the modest scale development proposed.

(iv) Residential amenities of the proposed dwelling

- 7.16 The layout shows how the site would be laid out and includes two parking spaces. A garden depth of 5.8m is proposed with a width of 10m. Although this does not meet with the typically required 10m depth the amenity space as a whole is considered to provide a sufficient space to the future occupiers and is larger in width than usually provided making the average size of the space acceptable. Whilst there would be a degree of overlooking to the rear garden of the new property from the rear windows of properties in Westbrook Grove, this would be at a distance in excess of 10m is considered on balance to be acceptable. Therefore overall it is considered that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Highways

- 7.17 Concerns have been received in regards to the site having an excess of cars surrounding Nos 8 and 10 and along Shaftesbury Avenue, blocking parking spaces and impacting the highway. These concerns cannot be addressed under the current planning application and should be discussed with the Highways Team. However, the concern raised in regards to the proposal directly and whether this would contribute to the on-going issues can be assessed.

- 7.18 As part of the application the Highways Engineer has been consulted with. No significant objection has been raised however a recommendation has been made for the applicant to reinstate the existing dropped kerb from Shaftesbury Avenue. This would provide potential parking provision along Shaftesbury Avenue. This shall be conditioned as part of the application and would help to address part of the concern regarding parking. Furthermore a condition shall be included with the decision requesting a plan and specifications to be submitted to show the contractors vehicle parking during site clearance and construction and where materials shall be stored. This would then be able to be determined by the Local Planning Authority (LPA) to help to reduce any impact caused as a result of the development. Whilst it is the case that any development will cause some impacts during the construction phase, it should be noted that this is for a period of time only and could not constitute a reason for refusing a planning application. The condition should help the management of these impacts.
- 7.19 Concern has been raised over the proposed tandem parking arrangement to serve the new dwelling. A tandem arrangement is not considered to be significantly harmful and is an effective approach to accommodate parking onsite for new dwellings and meet the requirement for two parking spaces for a two bed dwelling. Both spaces are to the required scale in order to comply with the Boroughs Parking SPD and is therefore considered to meet with Policy DM13 of the Havant Borough Local Plan (Core Strategy).
- 7.20 Concern has been raised that the proposed development would encroach on the private driveway which runs along the rear east end of some of the dwellings along Westbrook Grove. Plans have been amended that clearly show that this shall not be the case and that the works shall be contained within the application site and to the west of the driveway, leaving the driveway free for access as existing. This is considered to satisfactorily address the concern raised.
- 7.21 Therefore, on balance, the proposed development of the new dwelling is considered to not significantly contribute to any further parking issues due to the provision that can be accommodated, to the required size, onsite.

(vi) Flooding/Drainage

- 7.22 The proposed works shall be in close proximity to a water ditch which is to the east of the application site and concern has been raised that the proposed development would lead to an increased impact of flooding to the locality causing damage.
- 7.23 As part of the application both the Drainage Team and Portsmouth Water have been consulted with regards to the proposal. In order to understand better and ensure that the potential impact is acceptable further details, plans and specifications of the drainage and foundations are required to be submitted to the LPA for approval. No objection has been made in regards to the principle of the development being accommodated in the proposed site but this must have an acceptable impact to flooding and the nearby water ditch prior to development work commencing. Given the status of the site as a Source Protection Zone, piling shall not be permitted to be carried out unless approval is given by the LPA and this shall be controlled by a further condition. However, the potential impact caused is considered to not be significant enough to warrant a refusal of planning permission and is therefore considered to be acceptable with the recommended pre-commencement conditions which have been agreed by the agent.

(vii) Habitats Regulations Assessment (HRA)/Developer Contributions/CIL

- 7.24 The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63.

This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has entered into the legal agreement to secure the mitigation package and paid the relevant contribution comprising a contribution towards the SRMS totalling £531.35. The relevant contribution has been paid. A new deed has been signed and submitted as part of the application.

- 7.25 The application is liable to pay the Community Infrastructure Levy a total of £11,256.82 and the relevant forms have been sent including a draft liability notice.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling in the rear amenity space of Nos 10 and 8 Westbrook Grove with appropriate conditions will not give rise to any undue amenity space issues, unacceptable impacts on neighbours, has an acceptable impact on the character and appearance of the area and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies and the guidance set out in the Borough Design Guide SPD, Parking SPD and the NPPF. The application is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01125 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Existing Plan Only) Drawing No. 101
Existing and Proposed Block Plan with Parking Detail: Drawing No 102 (Rev A)

Proposed Elevation Plan: Drawing No 103 (Rev A)
Proposed Floor Plan: Drawing No 104 (Rev A)
Section Plan: Drawing No 105 (Rev A)
Planning and Design and Access Statement: Received 07.11.2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a further 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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, including all foundations and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until finished floor levels for the proposed building(s) 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 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 102 Rev A to serve the existing dwelling and 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure or windows (including within the roof) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.
- 10 Prior to the occupation of the development hereby permitted the existing vehicular access to the application site from Shaftesbury Avenue shall be closed and any footway/verge crossings reinstated.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority prior to the development commencing. should piling be proposed, details to be submitted should include a Piling 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) and include:
- a) the methods to be used;
 - b) the design depths of the various structures involved and rationale;
 - c) the density of piling, if any; and
 - d) details of materials to be removed or imported to site.

The development shall be carried out in accordance with the approved details.

Reason: The site lies within the groundwater Source Protection Zone 1 for water supply. Piling or any other foundation using penetrative methods can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2018.

- 12 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only 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.

- 13 Notwithstanding the submitted plans / elevations and the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the building hereby permitted the rooflights within the rear north roof elevation shall be fitted to a height of no less than 1.7m above finished floor level 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.