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

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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Buckley (Chairman)

Councillors Howard, Keast, Lloyd, Lowe, Patrick and Satchwell (Vice-Chairman)

Meeting: **Development Management Committee**

Date: **28 March 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:

Nick Leach
Monitoring Officer

19 March 2019

Contact Officer: *Nicholas Rogers 023 92446233*
Email: nicholas.rogers@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes **1 - 28**

To approve the minutes of the Development Management Committee held on 24 January 2019.

3 Matters Arising

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 Deputations

To receive requests to make a deputation to Committee.

8 Applications for Development and Development Control Matters 29 - 32

Part 1 - Applications Viewed by the Site Viewing Working Party

None

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

None

Part 3 - All Other Applications for Development

8(1) APP/19/00172 - 2 Fifth Avenue, Havant, PO9 2PL 33 - 48

Proposal: Single storey rear extension.

Associated Documents - http://tinyurl.com/y4a6jfah .

Part 4 - Enforcement and Other Development Control Matters

None

PART B (Confidential Items - Closed to the Public)

None

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

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 *Nicholas Rogers (tel no: 023 92446233)* 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, 26 March 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: *nicholas.rogers@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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No Smoking Policy

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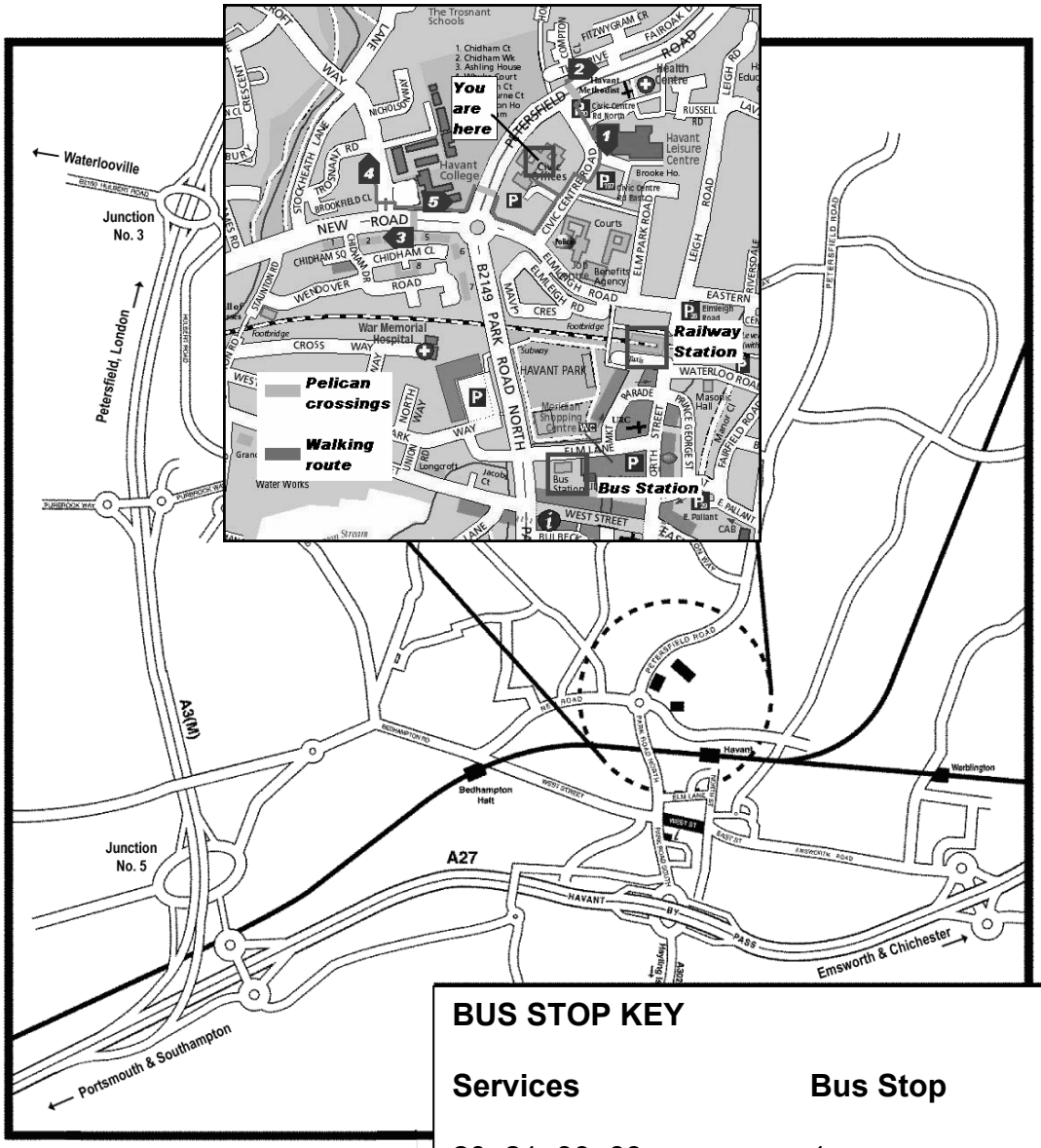
Parking

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

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HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 24 January 2019

Present

Councillor Buckley (Chairman)

Councillors Crellin (Standing Deputy), Keast, Patrick, Lowe, Satchwell (Vice-Chairman) and Cresswell (Standing Deputy)

Other Councillors Present:

Councillor(s): Wilson, Bowerman and Pike

74 Apologies for Absence

Apologies for absence were received from Councillors Lloyd and Howard.

75 Minutes

RESOLVED that the minutes of the meeting of the Development Management Committee held on 13 December 2018 were agreed as a correct record and signed by the Chairman.

76 Matters Arising

There were no matters arising.

77 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 17 January 2019 were received.

78 Declarations of Interest

There were no declarations of interest.

79 Chairman's Report

There were no matters that the Chairman wished to report to the Committee.

80 Matters to be Considered for Site Viewing and Deferment

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

81 Deputations

The Committee received the following deputations:

i) Ms Glanville-Hearson – APP/18/01234 – 39 West Street, Havant, PO9 1LA;

ii) Mr Comlay – APP/18/01234 – 39 West Street, Havant, PO9 1LA;

iii) Mr Sykes – APP/18/01234 – 39 West Street, Havant, PO9 1LA; and

iv) Councillor Michael Wilson – APP/18/00985 – 3 Lexden Gardens, Hayling Island, PO11 0QP.

82 APP/18/01234 - 39 West Street, Havant, PO9 1LA

Proposal: Change of use from a former bank (Class A2) to a hot food takeaway (Class A5); installation of extraction / ventilation equipment and other external alterations (resubmission of application ref: APP/18/00706).

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

The Committee was addressed by the following deputees:

a) Ms Glanville-Hearson, who objected to the application for the following reasons:

1. There was not suitable space or access in the rear service yard for the safe entry and exit of sizeable service vehicles;

2. Service vehicle access via Brockhampton Lane would not be possible due to the limited width of the road;

3. Access to the rear service yard via Park Road South would result in an unacceptable hazard, as vehicles would need to cross two lanes of northbound traffic and a busy pathway to enter the yard;

4. The lay-by parking on West Street was in constant use and was not able to accommodate the additional parking created by this application; and

5. The application was largely the same as the previously submitted application and had not responded to concerns from residents.

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

1. The applicant would not have control over the usage of the rear service yard and could therefore not guarantee smooth access to the site or the parking spaces to accord with the detail of the application submitted;

2. The application would lead to an unacceptable amount of traffic movements on the site and create a hazard for pedestrians and motorists in the area; and

3. The application would detrimentally impact upon the health and wellbeing of the Borough.

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

1. The resubmission had sought to address the concerns raised in the previous application, with the provision of a Technical Highways Note and parking surveys;

2. The unit could convert to an A1 retail unit without planning permission and this would lead to a higher number of predicted traffic movements compared to an A5 take-away unit;

3. A 7.5 tonne vehicle would be used to service this site and the tracking plan showed that this vehicle would be able to access this site;

4. The predicted number of trip generations relating to the application site was considered acceptable;

5. The applicant would be relocating from an existing unit in North Street and would therefore not result in a net increase of takeaway units in Havant Town Centre; and

6. The application would have a positive impact upon local employment.

In response to questions from the Committee, Mr Sykes confirmed that:

- The site was solely for takeaway usage;
- The application included the provision for 3 parking spaces at the rear of the site; and
- The tracking plan had been undertaken by professional consultants.

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

- The service vehicle tracking plans were consistent and commonly used for applications of this nature;
- The Waste and Operational Management Plan sets out that, if the application were to be successful, the unit would be required to provide bins and staff would conduct regular inspections inside and outside of the unit to clear any litter;
- Access to the rear service yard via Park Road South was an established entrance to the area; and
- The parking surveys had been conducted at the peak times for a takeaway business.

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

During the debate, some members of the Committee felt that there were no material planning reasons to justify a refusal and a motion was moved to grant permission as recommended.

The Committee considered an amendment to refuse permission as the resubmission had not addressed the concerns raised in the previous application.

The Committee was advised that it would be difficult to defend a highway capacity reason for refusal. A majority of the Committee were therefore minded to grant permission and it was:

RESOLVED that the Head of Planning be authorised to grant permission for application APP/18/01234 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:

Waste and Operational Management Plan dated January 2019
Highways Technical Note 02 (2472) by Croft Transport Planning & Design, received 11/01/2019
Swept Path Analysis Plan Drawing number: 2472-SP01 Rev A
Planning, Design and Access Statement (Incorporating Flood Risk Assessment) dated November 2018
Environmental Assessment Report 18/0455/R1 by Cole Jarman dated 26th September 2018
Location Plan Drawing No. DB447 - LP Rev A
Block Plan Drawing No. DB447 - BP
Proposed Elevations Drawing No. DB447 - EL05
Proposed Plan Drawing No. DB447 - GA04 Rev A
Air Handling Unit Information
Supporting Annex B Document for Proposed Ventilation System by DeltaBravo Ltd dated 19.06.18
Baffle Filter information
Extraction Details
Filtration Details

Reason: - To ensure provision of a satisfactory development.

3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall be used as a pizza takeaway only and for no other food types within Class A5 of the above Use Classes Order.
Reason: In the interests of amenity as the proposed extractor equipment may not be adequate for other food types, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The premises shall only be open to the public for trade or business between the hours of 09:00 and 23:00 Sunday to Thursday; and between 09:00 and 24:00 (midnight) on Fridays and Saturdays. No delivery of pizzas shall take place outside these hours.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Servicing and deliveries to or from the premises shall only take place between the hours of 07:00 and 20:00 Monday to Saturdays and at no other time, in accordance with the Waste and Operational Management Plan, dated January 2019.
Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies DM10, DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The hereby approved extraction equipment shall be installed and effectively operated for as long as the use continues, and shall be regularly maintained in accordance with the Annex B Document for Proposed Ventilation System by DeltaBravo Ltd dated 19.06.18. Any failure of the extraction equipment and all cooking processes shall cease until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.
Reason: In the interests of amenity and to protect against cooking odours outside the premises, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 The noise mitigation measures detailed in the Environmental Assessment Report 18/0455/R1 2nd issue by Cole Jarman shall be fully implemented prior the hereby approved use being brought into first use. Thereafter the silencer and anti-vibration mounts and all other measures shall be maintained in full working order to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity and to protect against cooking odours outside the premises, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

83 APP/18/00985 - 3 Lexden Gardens, Hayling Island, PO11 0QP

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

Proposal: First floor extension over existing garage and utility room; cladding to elevations.

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

The Committee received supplementary information, circulated prior to the meeting, which provided photographs of the site as submitted by Councillor Michael Wilson.

The Committee was addressed by the following deputee:

a) Councillor Michael Wilson, who objected to the application for the following reasons:

1. The proposed extension would have an unacceptable adverse impact affecting the light available to the rear of the neighbouring property;

2. The proposed extension would result in an excessive building bulk and size adjacent to the neighbouring property;

3. The proposed extension by reason of its bulk, size and prominence would be an incongruous feature in comparison to the cohesive design of existing properties and would be detrimental to the street scene within Lexden Gardens; and

4. The use of cladding would be unsympathetic to the character of the existing design for properties within Lexden Gardens.

Councillor Wilson recommended that the Committee refuse the application for the following reasons:

'The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework'

'The proposed extension would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework'

'The proposed extension by reason of its bulk, height and prominent location would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework'

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

During the debate, members considered the impact upon the neighbouring property and felt that there would be minimal loss of light.

The Committee were of the view however that the extension would by reason of its bulk, proposed materials and prominent siting be an incongruous feature within the street scene and have a detrimental impact upon the spatial characteristics of the area. It was therefore

RESOLVED that Application APP/18/00985 be refused for the following reason:

1. The proposed extension would, by reason of its bulk, proposed materials and prominent siting, appear incongruous and be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the street scene. The proposal therefore conflicts with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

84 APP/17/00863 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

The Committee considered a report from the Head of Planning in relation to APP/17/00863.

The Committee received supplementary information, circulated prior to the meeting, which gave details of updates to the list of approved drawings as set out in Conditions 18 (full permission) and 23 (outline permission).

The application had been brought back to the Committee to ensure the agreed conditions were sited under the correct resolutions.

RESOLVED that the resolution in Minute 130/4/2018 be amended as follows:

That, in respect of Application APP/17/00863, the Head of Planning be authorised to:

(i) Grant Full Planning Permission for only the following part of the above proposal as described:

Full planning permission for change of use, alterations to and extension of existing buildings to 20no. residential units, (13no. units in the main house and 7no. units in the other listed buildings) with associated landscaping, parking and amenity space.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning Application APP/17/00863; and

(b) The following planning conditions ;

1. The development must be begun not later than five 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. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.
Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.
3. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials 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: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. 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: 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.

5. 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 (including semi-permeable materials) and a programme for their phased implementation have first 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 CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

6. No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
   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.

7. No dwelling shall be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.
   Reason: To safeguard 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.

8. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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.

9. 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/or 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.

10. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.
    Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

11. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
    Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

12. Prior to the commencement of any above ground construction, details and specifications of external meter boxes on listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

13. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. 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), and notwithstanding any assessment provided with the planning application, 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) 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 Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

15. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 14 above 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 Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

16. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a ‘watching brief’).

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)"

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

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

    The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

    Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18. Development hereby permitted shall be carried out in accordance with the approved plans:

    P000A LOCATION PLAN
    P001 EXISTING SITE PLAN
    P002 TOPOGRAPHICAL SURVEY
    P003 PARAMETERS PLAN (REV B)
    P004 LANDSCAPE STRATEGY
    P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
    P102 MAIN HOUSE - GROUND FLOOR EXISTING
    P103 MAIN HOUSE - FIRST FLOOR EXISTING

P104 MAIN HOUSE - ELEVATIONS EXISTING
P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
P109 MAIN HOUSE - PROPOSED GROUND FLOOR
P110_LS LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
P110 MAIN HOUSE - PROPOSED FIRST FLOOR
P111_LS LANDSCAPE DETAIL LODGE
P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
P113 MAIN HOUSE - PROPOSED SECTION A-A
P114 MAIN HOUSE - PROPOSED SECTION B-B
P115 MAIN HOUSE - PROPOSED SECTION C-C
P117 MAIN HOUSE - DOOR DETAIL WG18A
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P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
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P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST

P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
P222 FORMER STABLES - PROPOSED SECTIONS C-C
P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
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ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN
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DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

(ii) Grant Outline Planning Permission with respect to the following part of the above proposal as described:

Outline application (All matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning Application APP/17/00863; and

(b) The following planning conditions;

1. The outline development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. Approval of the details of the following aspects of the development, hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced:
   (i) the scale of the development;
   (ii) the appearance of the development
   (iii) the landscaping of the site
   (iv) the layout of all the buildings
Reason: In order to secure a satisfactory development

4. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials 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: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

6. 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 (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved in writing by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

7. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
   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. Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details only.
   Reason: To retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

9. The dwellings hereby permitted shall not be occupied for that phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.
   Reason: To safeguard 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.

10. No development hereby permitted shall commence for that phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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 National Planning Policy Framework.

11. 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/or 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.

12. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.
    Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.

13. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
    Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. Prior to the commencement of development, a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans shall be submitted for approval by the Local Planning Authority. The car parking, servicing and other vehicular access arrangements shall be made fully available for use in accordance with the agreed programme 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.

15. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011, and the National Planning Policy Framework.

16. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

17. Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement July 2017 and shall include the following details;

    (a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

    (i) building form and depth,
    (ii) roofscape, including ridge lines and pitches,
    (iii) building heights (not to exceed 10.5m in height),
    (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
    (v) external materials,
    (vi) boundary treatment, and
    (vii) Parking principles (including cycle parking / storage).
    (viii) Details of Car Barns including materials, roofscape and building heights

    (b) Principles for hard and soft landscaping within the site

    The development shall be carried out in accordance with the approved Design Code document.

Reason: To ensure a satisfactory design for the development, in the interests of the character and appearance of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18. Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.
Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011.

19. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.
Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

20. 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, and notwithstanding any assessment provided with the planning application), 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) 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 Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

21. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 20 above 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 Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

22. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a 'watching brief').

    If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)"

    Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

23. Development hereby permitted shall be carried out in accordance with the approved plans:

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DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

24. Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

25. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.
Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

26. A revised viability assessment shall be submitted with the reserved matters application.
Reason: To further assess the financial viability of the scheme at reserved matters stage and having due regard to Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011.

27. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to manage the removal of unprotected and protected trees as part of the redevelopment of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

The meeting commenced at 5.00 pm and concluded at 7.01 pm

……

Chairman

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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:	2 Fifth Avenue, Havant, PO9 2PL		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00172	Expiry Date:	08/04/2019
Applicant:	Mr & Mrs Branson		
Agent:	HDA Projects Ltd	Case Officer:	Bee Crawford
Ward:	St Faiths		

Reason for Committee Consideration: The applicant is a member of staff and related to a Councillor

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is an older style detached bungalow with detached garage to the rear, located on the northern side of Fifth Avenue. It has a red tiled pitched and hipped roof and elevations of red multibrick and white render. The site is level with open vehicular access leading to an area of block paving, grass and shrubs with a hedge to the western boundary, a 0.5 metre high fence to part of the front boundary and a 1.8 metre high fence to the eastern boundary. The rear garden has a depth in excess of 45 metres and is mainly laid to lawn with a patio area, mature trees and shrubs, with trees and a 2 metre high hedge to the eastern boundary and 1.8 metre high fencing to the western and northern (rear) boundaries.

1.2 A detached bungalow is to the west, a pair of two storey semi-detached properties are to the east, a detached two storey dwelling is opposite and the rear gardens of properties in Hallett Road are to the rear. The area is of medium density with two storey detached and semi-detached properties and detached bungalows of a variety of ages, style and design.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for the construction of a single storey rear extension. The plans also show an area of decking to the rear of the extension, but confirmation has been received from the agent advising the height of the decking is 150mm above ground level and therefore this would not require planning permission in itself.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
The Pittosporum *(a tree located on the western boundary of the application site)* may be negatively affected by the development or require removal but it is not suitable to be protected by a Tree Preservation Order therefore I have no objection.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 proposal would not be visible from the public realm as it is to be attached to the existing single storey rear flat roofed extension to the property, which is 2.8 metres in depth and would include the refurbishment of this addition. The scheme would have an additional depth of 3 metres, continuing the western elevation of the property and would be set in approximately 1.7 metres from the eastern elevation of the property. It would have a flat roof over the existing and new addition to a height of 3.3 metres with two roof lanterns to a maximum height of 3.6 metres.

7.4 The development, together with the existing addition would result in a modest increase to the original footprint of the property, which can be comfortably accommodated within the extent of the site. It is also noted that the 5.8 metre depth of the resulting addition would fall within the criteria for prior approval for a proposed larger home extension, which could normally be carried out under permitted development rights where objections are not received from neighbouring properties.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 There are no side windows in the western elevation of the proposal which has a modest additional depth of 3 metres, with the rear elevation being situated approximately 1.1 metres back from the rear elevation of the neighbouring property to the west (No. 2a). It would maintain the 1 metre distance to the western boundary with the eastern elevation of No. 2a a further 1.7 metres away.

7.7 Although there is a window in the eastern elevation of the extension it is high level and 4.7 metres from the eastern boundary of the site. Additionally, it would be partially screened from the neighbouring property at No.4 by the existing garage at No. 2.

7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows of both neighbouring properties. It is therefore considered a reasonable outlook would be retained from the closest windows of these properties.

7.9 There are full length windows and doors in the northern elevation of the scheme, however the properties to the rear are considered to be a sufficient distance away for any impact to be negligible. The scheme would not be visible from the properties opposite the application site.

7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and it would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

8.1 The scale, siting and design of the proposal is appropriate and would have limited and acceptable impact on the neighbours; it is therefore considered to be appropriate and recommended for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00172 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.

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

Drg no. 1850 P 01	Location and block plan
Drg no. 1850 P 02	Existing ground and first floor plans
Drg no. 1850 P 03	Existing elevations plan
Drg no. 1850 P 04	Proposed ground and first floor plans
Drg no. 1850 P 05	Existing and proposed roof plans
Drg no. 1850 P 06	Proposed elevations plan
Drg no. 1850 P 07	Proposed perspective view plan
Flood map	

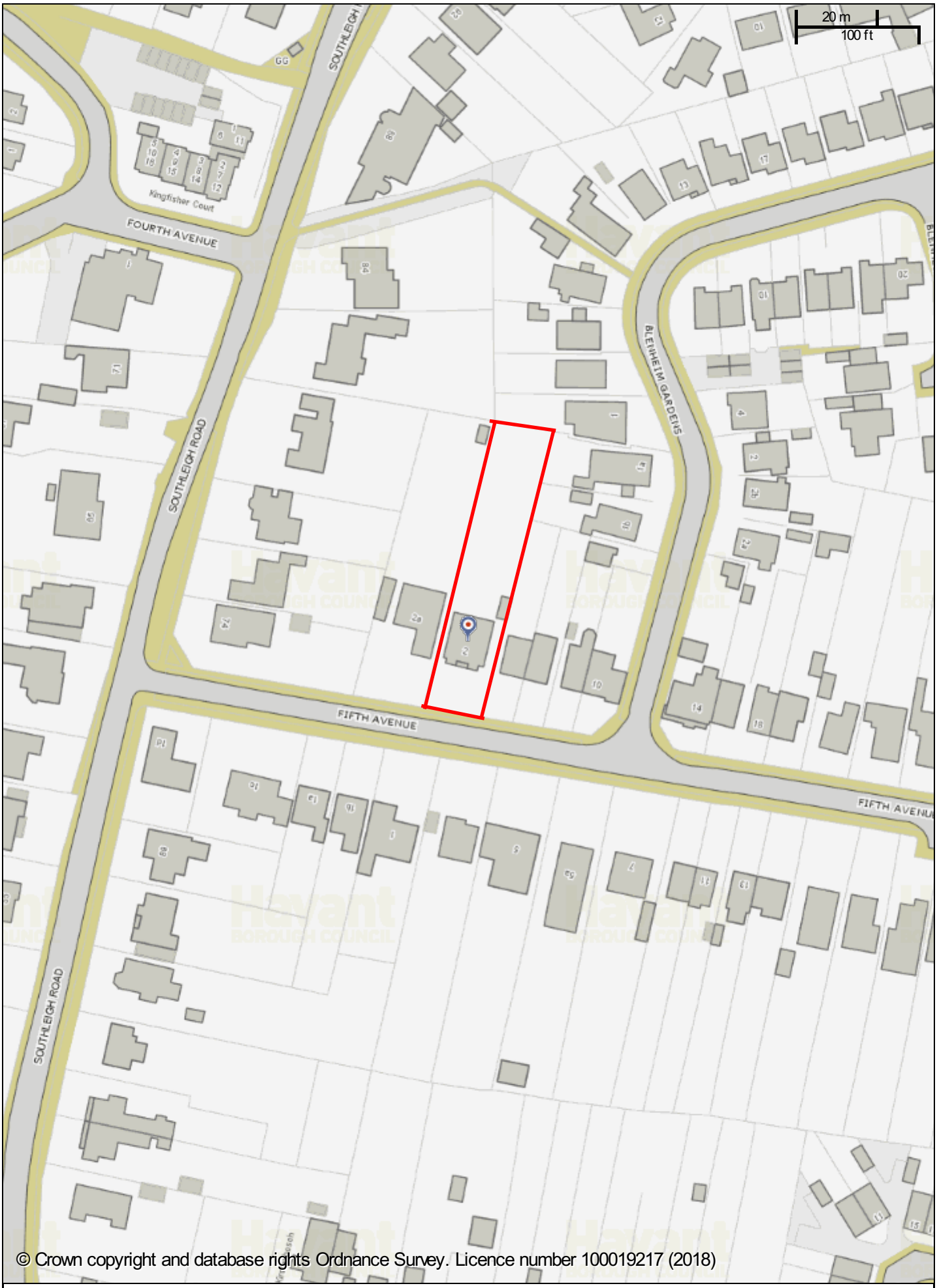
Reason: - To ensure provision of a satisfactory development.

Appendices:

A Location plan
B Block plan
C Existing elevations plan
D Existing floor plans
E Proposed elevations plan
F Proposed floor plans

Appendix A

Location Plan



2 Fifth Avenue, Havant, PO9 2PL APP/19/00172
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Havant BOROUGH COUNCIL

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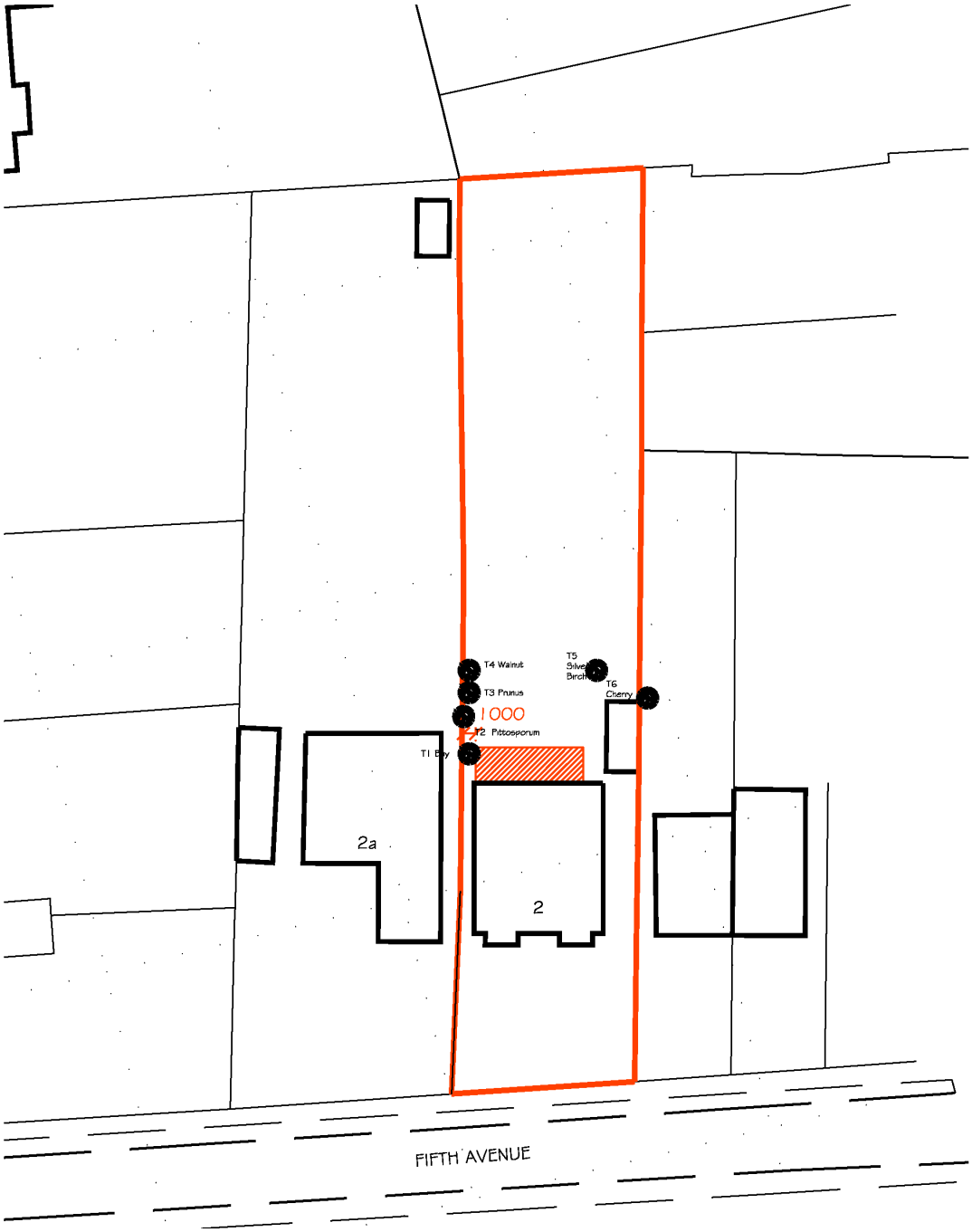
T4 Walnut
T3 Prunus
1000
T2 Pittosporum
T1 Bay
T5
T6
Cherry
2a
2
FIFTH AVENUE

Block Plan

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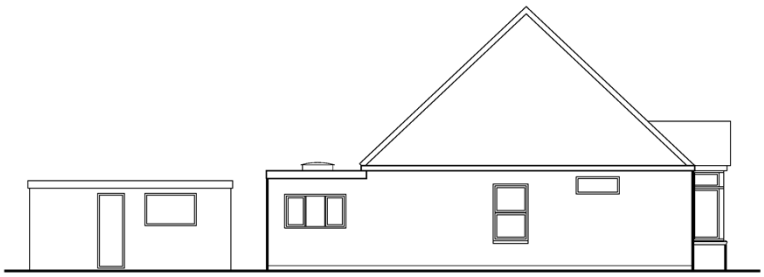
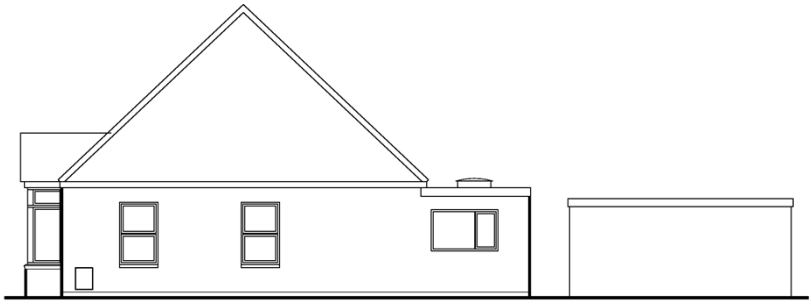
South Elevation



West Elevation



East Elevation

North Elevation

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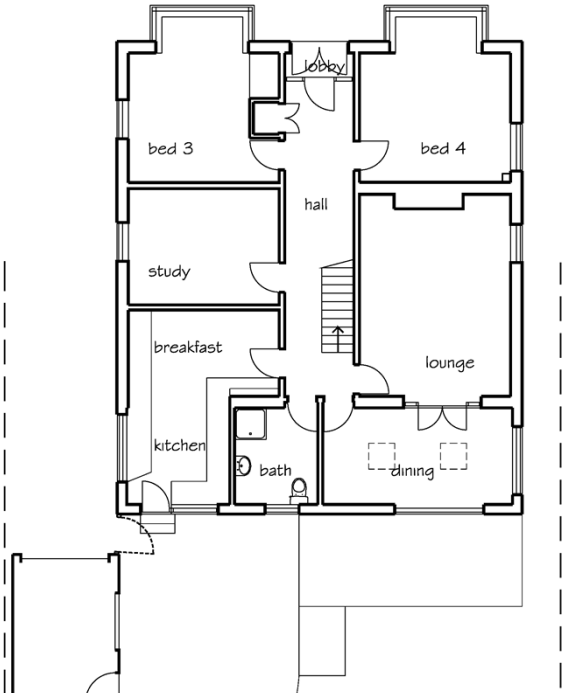

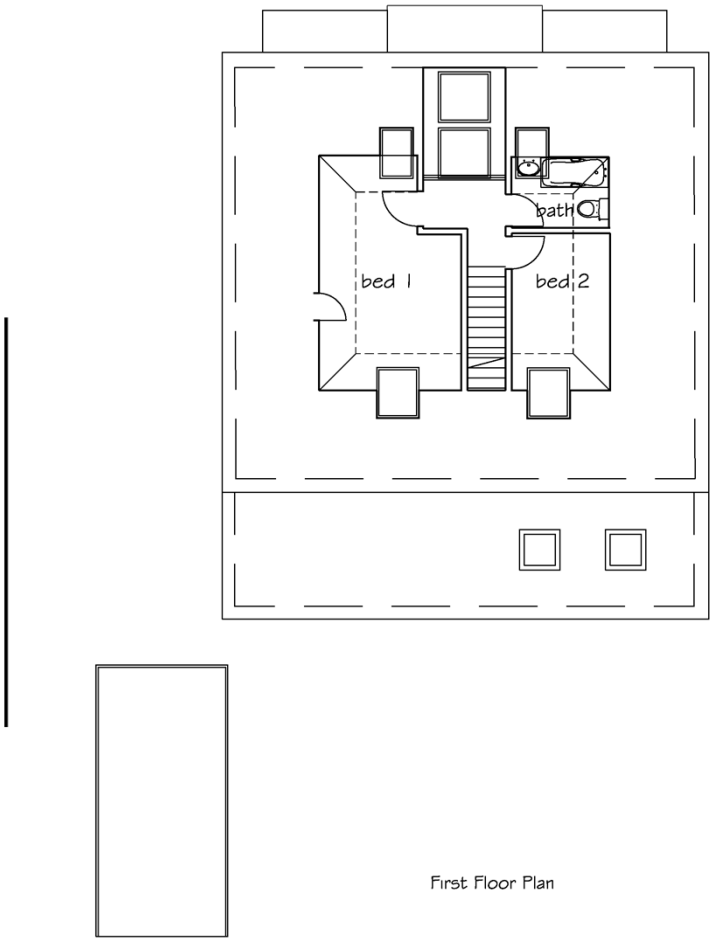

First Floor Plan

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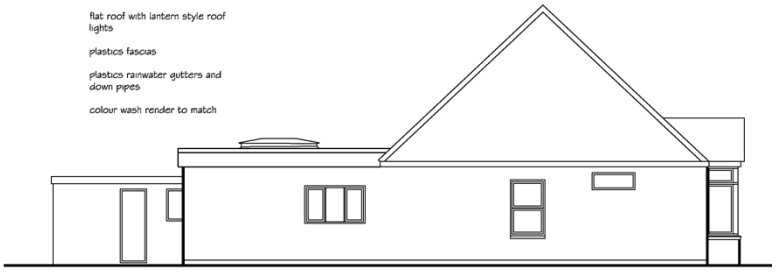
South Elevation



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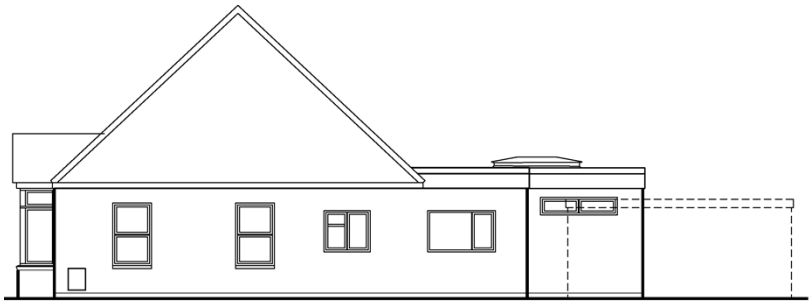

East Elevation

North Elevation

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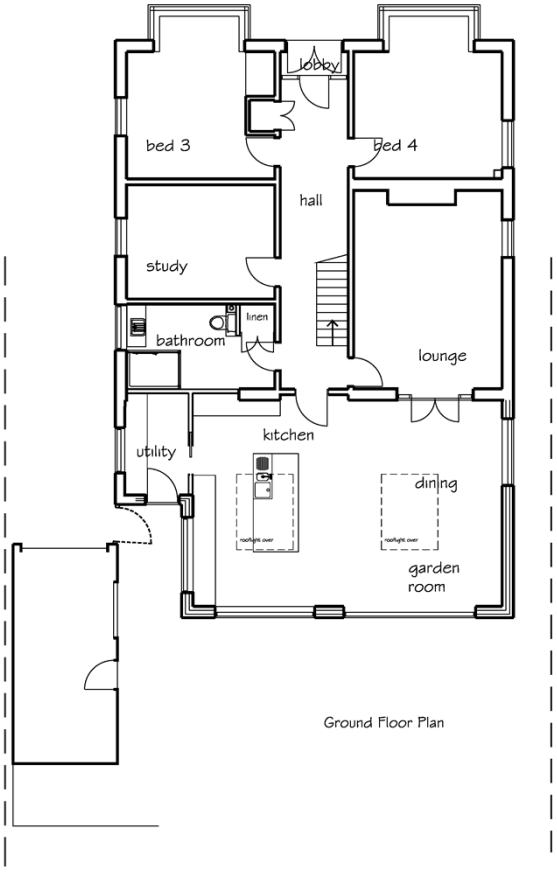
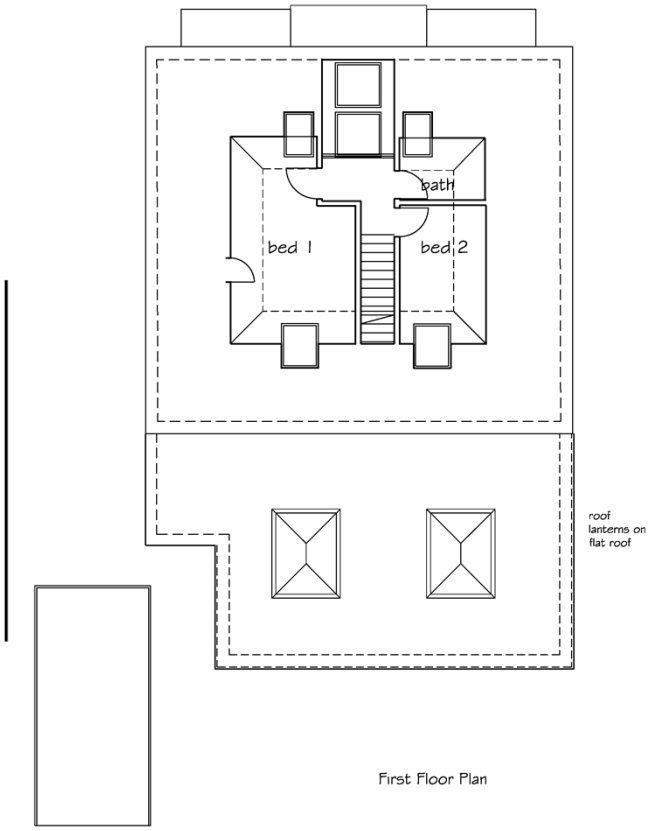

lobby
bed 3
bed 4
hall
study
linen
bathroom
lounge
kitchen
utility
dining
garden
room
Ground Floor Plan


bath
bed 1
bed 2
roof
lanterns on
flat roof
First Floor Plan

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