
Site Address:	Land adjacent to Eastleigh House, Bartons Road, Havant, PO9 5NA		
Proposal:	Erection of 1No. 3bed dwelling including landscaping and parking.		
Application No:	APP/18/00894	Expiry Date:	17/12/2018
Applicant:	Mr Harding Cherrymain Estates Ltd		
Agent:	Pearce (for Urban Pulse Design Ltd)	Case Officer:	Emma Chisnall
	Urban Pulse Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the south side of Barton's Road in Havant. Eastleigh House is a Grade II listed building which under APP/16/01078 was granted permission for continued use as Class B1(a) offices. Under the same application 9 new dwellings were permitted to be developed to the north of Eastleigh House with one access from Bartons Road serving the development. These works have commenced and the majority of the 9 dwellings are nearing completion.
- 1.2 On the north side of Barton's Road are smaller dwellings, a builders yard and a crematorium. To the west of the application site is the Wyevale Garden Centre with a large car park attached. This is separated from the site by a footpath / cycle track which extends along the western boundary of the site. This leads to a large open field to the south of the site which is currently allocated for housing and subject to outline and reserved matters planning permissions APP/15/01435 and APP/18/00453.
- 1.3 Eastleigh House sits towards the south of the site and is accessed by a driveway which extends along the western boundary and swings round to the south/front elevation where the main entrance is located. The application site includes a large number of mature trees on all boundaries apart from the south which has open views over the field behind. To the east of the house is an open lawn area with a sunken lawn and this is enclosed by a low garden wall. There is a fairly recent single storey extension to the east elevation. To the rear of the building is an enclosed garden and outbuildings. To the north of this garden the site contains some further disused outbuildings and swimming pool.

2 Planning History

02/57258/006 - Listed Building Application for erection of 1.8m high close boarded timber fence and gate along northern boundary fronting Bartons Road.,
WD,25/03/2002
02/57258/005 - Erection of 1.8m high close boarded timber fence and gate along northern boundary fronting Bartons Road., PERM,25/03/2002
99/57258/003 - Single storey side extension to east elevation (revised application),
PERM,27/05/1999

99/57258/004 - Listed Building Application for internal alterations, demolition of outbuilding and erection of single storey side extension to east elevation (revised application), PERM,27/05/1999

98/57258/001 - Conservatory to east elevation, WD,07/01/1999

98/57258/002 - Listed Building Application for internal alterations, demolition of outbuilding and conservatory to east elevation, WD,07/01/1999

APP/15/01104 - LBC for the Conversion of Eastleigh House from a single dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas., PERM,04/03/2016

APP/15/01103 - Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas., PERM,04/03/2016

APP/16/01077 - Residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.(approved 21.01.17) Request to discharge condition No.s 2,5,6,7,8,9,and 14 (26.05.17). Request to discharge condition No/s 2,5,6,7,8, 9,13 and 14 (15.01.18). Request to discharge condition No.3 and 16 (07.02.18). Request to Discharge Conditions 5 and 14 (20.06.2018)., PERM,27/01/2017

APP/16/01078 - Listed Building Consent for residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building., PERM,27/01/2017

APP/17/00552 - Please refer to submitted table, UNK,

APP/18/00056 - Condition 2 - Please see drawings 325_Road Section Design 345_Swept Path Analysis 380_Drop kerb Application Entrance Works Condition 5 - Please see drawing no 335 Surface Finishes Condition 6 - Please see drawings no 300 Drainage S185 Sub-Diversion 340 Services Corridor E-F2257L 180111 Condition 7 - Please see no 330 Surfaces Finishes Condition 9 - Please see Barrel Tree Care Agricultural Report ref:15362-AA3-DC and Drawing 15362-BT3 Condition 13 - Please see Landscape Proposals drawing no MPN IHEH Condition 14 - Please see samples (hand delivered) except photo 17-1061 flint photo, UNK,15/01/2018

APP/18/00162 - Condition 3 - Please see drawing no 17-1061-1001 Site Logistic Plan Condition 16 - Please see drawing no 17-1061-1002 Demolition Plan, UNK,

APP/18/00492 - Application for Non-material change to Planning Permission

APP/16/01077 relating to substitute brick samples and removal of brick quoining to elevations., PERM,14/06/2018

APP/18/00573 - Application for non-material change to planning permission

APP/16/01077 in relation to substitute brick samples submitted under request to discharge condition 3 and removal of brick coiling to elevations.h, UNK,

APP/18/00895 - Listed building consent for erection of 1No. 3bed dwelling including landscaping and parking., UNK,

3 Proposal

3.1 Erection of 1No. 3bed dwelling including landscaping and parking.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

Updated Comments:

I have no objection to the amended proposal but a condition should be added that prior to commencement an updated Tree Protection Plan be submitted for approval.

Original Comments:

I am happy that providing the work is carried out in strict accordance with the method statement and tree protection plan that the dwelling can be erected without detriment to the trees and the trees scheduled for removal are not suitable specimens to be protected by a Tree Preservation Order. My concern, however, is that the property will be heavily shaded by the remaining trees.

Building Control, Havant Borough Council

Compliance with Approved Document B regarding Fire Authority access to the site should be indicated. Compliance with Approved Document H regarding Solid waste collection to be shown regarding length of travel by collection agency

Building Regulation application will be required for this work

Officer Comment: An informative shall be included with the decision

Community Infrastructure

No comment

Conservation Officer

Principal Conservation Officer. No Objection

The development proposal will result in the removal of some of the associated land, from Eastleigh House which is a Grade II listed dwelling. As a consequence, the curtilage of the property will be permanently reduced. Historic England in their document 'Enabling Development and Conservation of Significant Places', provides guidance to local authorities on how to consider proposal to fragment listed buildings for their curtilage. The advice indicates that local authorities should take a firm line against granting consent for any development which could be considered detrimental not only to the asset or its setting but also to its long-term viability.

However, in this particular instance it is considered that the proposed sub-division would not be detrimental to the architectural significance of the house or its setting. A small residential development has already been permitted to the north of the building which has altered the setting of the building. Although it is acknowledged that the setting of this building contributes to its significance, the new scheme allows for this setting to be substantially maintained given the size of and significance of the open space to be retained. The proposed property does not appear to be overly bulky or of a size that would be out of keeping with the area or the development. The location and orientation of the dwelling also means that the development would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set.

In terms of design I am generally satisfied with the quality of materials will be an important part of this development to ensure that it harmonises with the surrounding area. I there would like a condition attached for samples to be submitted prior to development to ensure they are of appropriate quality.

I therefore have no objection as it appears the impact on the setting of the listed building is negligible. The following conditions should be attached to any permission given.

Conditions:

Materials to be submitted

Window Details required.

Officer Comment: Conditions shall be included with the decision

Crime Prevention

No comment

Environmental Health

Whilst this office would have no objection in principle to this development, I would ask that the following conditions and informatives be added to any decision notice, if consent were to be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB LAeq, 16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels.

Condition 2:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance 1 pollution.

Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included. These should also be addressed under the Construction Management Plan when submitted.

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 - 18.00 and Saturday: 8.00-13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

Officer Comment: These shall be included with the decision.

Highways Engineer

The Highway Authority has no adverse comment to this application

Historic England

You do not need to notify or consult us on this application

Natural England Government Team

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.

Public Spaces

No comment

Waste Services Manager

Just a reminder waste bins will need to be presented for collection at the boundary regarding this planning application thank you

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: 7

Number of site notices: 1

Statutory advertisement: 02/11/2018

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) Impact upon the character and appearance of the area and the setting of the Listed Building
- (iii) Impact upon residential amenity
- (iv) Residential amenities of the proposed dwelling
- (v) Parking
- (vi) Developer Contributions/CIL
- (vii) Trees

(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.

7.3 As the building to be located within the curtilage of a listed the Local Planning Authority has a duty to preserve or enhance the setting of Eastleigh House.

(ii) Impact upon the character and appearance of the area and the setting of the Listed Building

7.4 The proposed dwellinghouse shall be a two storey detached dwellinghouse with a dual frontage and a barn hip roof. The proposed design is considered to reflect and would be in keeping to the design of dwellings already being built to the west of the application site and is therefore considered to appear part of and have an appropriate appearance within the application site and wider development site.

7.5 The dwellinghouse shall be positioned to the east side of the current development site, north of Eastleigh House and within a pocket of land which lends itself to accommodating a new property with acceptable spaces, distances and amenity space. Due to the position of the dwellinghouse it shall be screened from Bartons Road by the majority of the application site and the mature tree line to the north and east of the application site reducing the visual dominance of the development.

7.6 As a result of the proposed dwelling being in close proximity to the Grade II listed building of Eastleigh House the Conservation Officer has been consulted with. No objection has been raised and comments have been made which state '*it is considered that the proposed sub-division would not be detrimental to the architectural significance of the house or its setting. A small residential development has already been permitted to the north of the building which has altered the setting of the building. Although it is acknowledged that the setting of this building contributes to its significance, the new scheme allows for this setting to be substantially maintained given the size of and significance of the open space to be retained. The proposed property does not appear to be overly bulky or of a size that would be out of keeping with the area or the development. The location and orientation of the dwelling also means that the development would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set.*' However, two conditions have been suggested in relation to materials and window details to be submitted for approval by the Local Planning Authority and these shall included with the decision.

- 7.7 The proposal is considered to be of a sound design and shall have a modest part of the development up to the shared boundary to the west with the remaining property set off the boundary by approx 4.8m. The separation distance between the proposed dwelling and plot 7 is approx 10.6m and plot 9 is 7.8m which although close, due to the orientation of the dwelling is considered to not create an over-bearing or oppressive appearance to this unit. The proposed new dwelling shall have an amenity space approx 8.4m deep to the north, 8.6m to the east and 20.6m to the south which is considered to be a suitable and large enough provision to retain a spacious setting to the site and is considered to accord and be compliant with policy CS16.

(iii) Impact upon residential amenity

- 7.8 The neighbours that have the potential to be impacted are plots 7 and 9 which are currently being developed to the west of the application site and due not yet have people living in them.
- 7.9 Plot 7 is to the north west of the proposed new dwelling and is positioned to the west side of the plot creating a distance between the dwellings of approx 10.6m. This distance would ensure that light levels are not impacted reaching plot 7 in the morning and that no significant shadowing is created as a result. The side elevation of the proposed dwelling shall face west and plans have been amended which remove a first floor window in order to prevent over-looking and retain privacy between the neighbours. Windows to the front and rear of the proposed dwellinghouse shall create a view directly over the amenity space for the new dwelling only. The impact caused is therefore considered to be acceptable.
- 7.10 Plot 9 is the dwellinghouse to the south west of the application site and is forward of the dwelling meaning that the rear amenity space of No 9 shall be in line with the proposed dwelling. The proposed new dwelling shall be separated from plot 9 by approximately 7.8m and both driveways serving the new dwelling and plot 9 shall be between them. Due to the position of the new dwelling being moved further north in its plot the new dwellinghouse shall only impact a localised amount of amenity space at plot 9 and combined with the design and distances between the properties the works are considered to not create an adverse impact to light levels or shadowing to plot 9. The side elevation of the proposed dwelling shall face west and plans have been amended which remove a first floor window in order to prevent over-looking and retain privacy between the neighbours. Windows to the front and rear of the proposed dwellinghouse shall create a view directly over the amenity space for the new dwelling only. The impact caused is considered to be acceptable
- 7.11 Helmsley House is the dwellinghouse situated to the east of the application site and shall be situated a generous distance away from the proposal and screened from the works by a mature tree and foliage line. With the proposed dwellinghouse being positioned to the west of the application site the impact caused is considered to acceptable and would not result in a significant harm to this neighbouring dwellings amenity levels. The works are considered to be acceptable.
- 7.12 Environmental Health have been consulted with in regards to the proposal and have recommended that in order to control noise and light levels at the application site that two conditions are included with the decision. This is considered to improve the relationship between the neighbouring properties further and as such, shall be included with the decision.

(iv) Residential amenities of the proposed dwelling

- 7.13 The layout shows how the site would be laid out and includes two parking spaces. A rear, front and side garden with a depth of approx 8.4m to the north, 8.6m to the east and 20.6m to the south is provided which creates a combined space large enough to serve the dwellinghouse appropriately. As the dwelling shall form part of a modest development site approved in 2016 and shall be suitably set away from the neighbouring dwellings to the west with its side elevation facing west the property is considered to not be over-looked as a result. However PD rights shall be removed so that any further development that might be requested in the future has to seek the appropriate permission from the Local Planning Authority. Overall it is considered therefore that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Parking

- 7.14 The proposal includes two parking spaces to serve the three bedroom dwelling which accords with guidance outlined in the Parking Standards SPD. As a result the development is considered to be acceptable and shall be conditioned to be retained and serving the proposed new dwellinghouse.

(vi) Developer Contributions/CIL

- 7.15 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floorspace plus indexing for Havant. The development is CIL liable for a payment of £10,527.98 and the relevant forms have been submitted.

- 7.16 Being a new dwelling, it is also required to make a contribution towards the Solent Recreation Mitigation Strategy (SRMS) in order to comply with Policy DM24 of the Allocations Plan and Natural England's consultee response. This contribution was paid in the form of a one off payment. The payment of the appropriate SRMS contribution is sufficient for the application to meet the requirements of the policy and Natural England's advice in this respect. An Appropriate Assessment/HRA has been carried out in consultation with Natural England which confirms that the development meets the appropriate requirements.

(vii) Trees

- 7.17 As the proposal and dwellinghouse has been moved further north in its plot in order to improve the possible shadowing that the new dwelling would be subject to due to the mature tree line surrounding the site, the Arboricultural Officer has been consulted with again. No objection has been raised however an updated Tree Protection Plan would need to be submitted for approval prior to development work commencing so that the new position of the dwellinghouse can be established in relation to the nearby trees. This is considered to be a necessary part of the application, has been agreed by the agent and shall be included with the decision.

8 **Conclusion**

- 8.1 The proposed scheme for an additional dwelling to the east of the current development site and with appropriate conditions shall not give rise to any undue amenity space issues and is acceptable in highway terms. The development would preserve the setting of the listed building and has an acceptable relationship to neighbouring properties. 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00894 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:

Proposed Block and Parking Plan: Drawing No 18-1051-002-A
Proposed Elevation and Floor Plan: Drawing No 18-1051-003-A
Design and Access Statement: Dated September 2018
Location Plan: Drawing No 18-1051-001-1st
Heritage Statement: Dated August 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plan Proposed Block and Parking Plan: Drawing No 18-1051-002-A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 policies CS11 and CS16 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 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 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, tree impacts, the setting of the listed building 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.

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

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

- 9 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 2018.

- 10 Notwithstanding any description of materials in the application development shall take place until samples and a full specification of the materials to be used externally on the windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Plan, section and elevation to a scale of 1:20 shown in relation to the elevation in which the unit is to be set.
- b) Full size glazing bar section (where appropriate).
- c) Details of materials/finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the to ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The development hereby permitted shall not be occupied unless and until details to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details.

Reason: To ensure the residential amenity of the property is not unacceptably impacted upon by any internal or external noise levels, including from commercial premises below having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance
/ pollution having due regard to policies CS16 and DM8 of Havant borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. This shall outline the position of the mature trees surrounding and on the site including TPO trees and the tree protection / mitigation measures proposed to ensure their protection prior to and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.

Reason: To secure the conservation of existing trees and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 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.

- 15 No piling shall take place unless and 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 must be undertaken in accordance with the terms of the approved piling method statement.

The method statement shall provide further information on foundation design including 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: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.