
Site Address: 7 Selsmore Avenue, Hayling Island, PO11 9PB
Proposal: Demolition of existing dwelling and construction of 3No. 3 bedroom detached chalet bungalows with car parking.
Application No: APP/18/00628 Expiry Date: 02/11/2018
Applicant: Mr Kinsley
 Prestige Homes South Limited
Agent: Mr Benn Case Officer: David Eaves
 RBA Architects Limited
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the east of Selsmore Avenue, to the north of Seaview Road, to the west of a small cul-de-sac and south of properties fronting Selsmore Avenue and the cul-de-sac. The site is currently occupied by a single storey, flat roofed bungalow with outbuildings. There is an Oak Tree subject to a tree preservation order to the north-eastern side of the site.

The area is characterised by mixed dwelling types with two storey houses, chalet style bungalows and bungalows in Selsmore Road, bungalows and chalet style bungalows in Seaview Road and bungalows in the cul-de-sac.

2 Planning History

None relevant

3 Proposal

Demolition of existing dwelling and construction of 3No. 3 bedroom detached chalet bungalows with car parking.

Vehicular access to the development would be from the frontage in Selsmore Avenue.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
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

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection providing the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan dated November 2018.

Building Control, Havant Borough Council

No comments

Community Infrastructure Officer

CIL

The CIL rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

Solent Recreation Mitigation Strategy (SRMS)

Instructions should be passed by the Case Officer to the CIL Team in the usual manner to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy> The demolished dwelling can be offset, the contribution required will be for the net additional dwellings; in this case 2 X 3 No. Bedroom bungalows.

Crime Prevention -Minor Apps

No comments received

Highways Engineer, Development Engineer

The proposal is for three units with a new access to an unclassified road and under the Standard Highway guidance the consultation with the Highway Authority is regard to access only.

The new access is acceptable subject to the reinstatement of the existing dropped kerb vehicular access to footway construction. It is suggested an informative is placed on any permission stating.

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, 14 verge or carriageway but also to the stopping of existing access(es) or other

works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Also the following condition should be applied

Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided and reserved for these purposes at all times.

Reason: To ensure that vehicles parked on the site are able to enter and leave in forward gear

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 comments received

Waste Services Manager

No concerns over waste collection.

County Ecology

The application is accompanied by an Ecological Impact Assessment (ECOSA, September 2018). The site is relatively uninteresting, containing a modern bungalow, a garage and a shed alongside areas of scrappy overgrown vegetation. The site is situated within a densely-developed area of Hayling Island. The buildings are not considered to support roosting bats or nesting birds.

I would not raise any concerns in relation to ecological matters at the site. The proposal would clearly require a contribution towards the Solent Recreation Mitigation Strategy.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Ecological Impact Assessment (ECOSA, September 2018) unless otherwise agreed in writing by the Local Planning Authority. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the

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: 21

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 11 objections.

Comment	Officer Comment
single storey bungalows would be most acceptable for site.	Noted
Although revisions for plot 3 hugely less invasive than previous plans they are still overlooking our garden and other properties to east.	See part 7
Plot 3 has first floor rooms which overlook our 2 x main bedrooms in our bungalow and our rear garden. Loss of privacy	See part 7
Removal of T5 Birch unnecessary. Birch matured enough to afford some cover for us and local wildlife. Substantial mature planting required on site to appropriate this development.	The Birch tree is not considered worthy of a TPO and additional planting will be secured via a landscaping condition.
Enormous amount of shrubbery etc has already been removed from site - we have noticed a reduced population of creatures especially birds.	The removal of vegetation would not have needed permission. The impact on ecology is considered in part 7
Removal of further mature shrubs and trees will reduce birds further.	See part 7
Category B trees/shrubs should be retained.	See part 7
Hedgehogs often seen in and around our property, they need reliable and protective environment with plenty of food supplies.	See part 7
Common lizard in adjoining garden	See part 7
Overlooking to bedroom (5 Selmore Ave)	See part 7
3 Chalet bungalows too many for site	See part 7
Extra traffic from parking spaces will cause major problems when meeting other traffic on Selmore Ave.	See part 7
Effectively 3 houses (7 out of 8 adjoining properties are bungalows)	See part 7

Should be considered along with outline planning consent for 14 properties at 22 Selsmore Ave. Would condemn local residents to permanent gridlock unreachable by emergency services. Should be moratorium on all proposal's like this until single Road to island updated.	The application is considered on its planning merits and is located away from other developments. It is not considered that the provision of 3 units would result in a serious impact on the highway. Parking is assessed in part 7. This proposal is a development within the built up area and would result in a increase in 2 units. There is not considered to be any justification for refusing this scale of development on infrastructure grounds in relation to the road access.
Serious infrastructure problems made worse by infill builds with not enough parking. Taxi firm vehicles parking on road.	Concern noted, however parking accords with adopted parking standards. Concern over commercial vehicles parking on street noted, however the parking of taxis on the road in itself would not require planning permission.
Impact on turning and emergency vehicles	See part 7
Out of Character - imposing	See part 7
Impact on privacy	See part 7
Impact on sun patio from plot 3	See part 7
If development goes ahead hope the site is 'boarded up' properly whilst work in progress.	Construction phase condition proposed.
National and HBC Policy CS9 Housing require proposals which respect surrounding landscape, character and built form. Massing, bulk and height do not and are out of context with adjacent properties.	See part 7
East elevation of plot 3 reflects two storey house with floor to ceiling windows at first floor level with glazed French balconies resulting in loss of privacy and amenity	Design of plot 3 now amended and impacts assessed in part 7
Gardens do not meet standards	See part 7
Elevations of plots 2 & 3 out of keeping with surrounding buildings	See part 7
Proximity and height of Plot 3 will negatively impact on the light in both my property and garden	Design of plot 3 now amended and impacts assessed in part 7
Three too many and should not be chalet bungalows - overlooking. What is to stop further upward development at later date	See part 7 Permitted development rights to be removed - further upward development would need Planning Permission
10 parking spaces at The Crescent not shown on plans	This was an error in the DAS now corrected.
Trees to be planted - what will they be, who responsible for upkeep, cleaning of leaves and pruning	A landscaping condition is recommended which will allow for consideration of suitable tree species. They would be in new residents gardens so they would be responsible for trees maintenance. Leaves

	and pruning beyond boundary would be for the persons affected (as with any other garden tree).
Impact on daylight	See part 7
Size of dwellings not in keeping	See part 7
Size of trees 20 feet is far to high and when grown will encroach onto my property.	Suitable species will need to be considered through landscaping scheme
Would like to ensure that side windows and extensions will not happen.	Conditions recommended in relation to P.D. removal
Not in keeping with street view	See part 7
NPPF indicates use of gardens in this way objectionable and unsustainable	See part 7
Having access for parking six vehicles that will have to have access Onto Selsmore Avenue causing another hazard so close to the junction with Salterns lane & Marine walk.	See part 7
Revised plans and elevations do nothing to alter the effect of roof heights compared to surrounding properties.	Impact on surroundings considered in part 7
Parking and turning inadequate	The parking and turning is considered acceptable see part 7

7 **Planning Considerations**

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway and parking issues
- (v) Trees and landscaping
- (vi) Drainage
- (vii) Ecological impacts
- (viii) Developer contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The proposals would make a modest contribution to the Councils housing requirements from the provision of two additional dwellings and would make best use of land.

Concern has been raised in relation to garden development and the requirements of the NPPF. The NPPF does not exclude re-development of existing residential property sites although the impact of such development on the character and appearance of the area requires careful consideration.

In relation to infrastructure concerns, the development is for an additional two dwellings within an established built up area which is not in an unsustainable location. Whilst the

wider concerns in relation to infrastructure on Hayling Island and in particular the road network are appreciated, there is not a policy position to resist infill development of the type proposed. A refusal of planning permission on these grounds for a development of this scale could not be substantiated.

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

The proposed development would have a density of approximately 23 dwellings/ha. This compares to an existing density of approximately 20 dwellings/ha in the vicinity of the site (and including the site). The proposed density of development is therefore low and comparable to the existing density of development. It is not considered that a lower density of development would be consistent with making the best use of land as national and local policy requires.

The character of the surroundings is mixed but with mainly chalet bungalow or bungalow style development as set out in part 1. The proposed dwellings have been designed to ensure that first floor accommodation is set partly in the roof space with lower eaves heights than a traditional two storey property in order to reduce the effective mass and bulk of the buildings. Plot 3 has also been amended in order to reduce the originally more overt two storey design in order to be more compatible with development in the cul-de-sac to the east.

Plot 1 has been designed to provide an active frontage to Selshire Avenue incorporating windows and door. This is considered to provide an appropriate design in the streetscene.

The design of the dwellings clearly has a more contemporary and modern appearance than the surrounding development which is more traditional in character, however the surroundings do not exhibit one style of development and the proposed units are considered to be acceptable in their context, in scale, height and design.

(iii) Impact upon residential amenity

The impact on residential amenity has been considered in detail and amendments secured where appropriate both at pre-application and application stages.

The main impacts from the development are considered to be to No's 5, 2a and 2b Selshire Avenue and No's 1, 3, 5, 7, 7a, 7b, 7c and 9 Seaview Road. These impacts are considered below:

No.5 Selshire Avenue lies to the north and west of the application site. Plot 3 would be to the rear of No.5. The new property would be sited approximately 15m off. The first floor bedroom window proposed would face down the access drive and would not directly face No.5. with a blank gable set closest. Whilst No.5 has rear windows facing plot 3 the separation distances and orientation of the main garden area to plot 3 help to reduce overlooking and impacts on light.

Plot 1 has been designed to be set off the boundary with No.5 and the first floor rooflights would be high level avoiding overlooking issues.

The access drive would pass close to the boundary with No.5 and an acoustic fence is proposed in order to reduce the potential impacts from vehicular movements and turning.

No's 2a and 2b are set opposite the site with Selshire Avenue between the existing and proposed properties. Plot 1 would be set closest and whilst a Juliet style (non-step out balcony) is proposed there would be a separation distance of approximately 23m, this relationship is considered acceptable. The access drive would exit the site opposite

No.2a, however, given the limited additional movements from two additional units this is considered to be acceptable.

The properties to the south of the application site in Seaview Road No's 1, 3, 5 and 7 are bungalows with rooms in the roof in some cases and relatively short rear gardens. The main impacts to these units are considered to be from plots 1 and 2.

Plots 1 and 2 have been carefully designed to seek to reduce impacts by avoiding first floor windows that would provide a view south, reducing the mass and bulk by incorporating reduced eaves lines and setting a single storey flat roofed element closest to the southern boundary. The impact on light is reduced by the position of the proposed units to the north of these properties.

The taller elements of these buildings would be set a minimum of 10.2m from the closest point of rear additions to the properties to the south. Whilst this relationship is relatively close it meets the Councils design guidance for flank to facing relationships as this effectively would be and given the designs and fenestration proposed would result in an acceptable and limited impact on the residential amenities of these adjoining properties.

It is considered that plot 3 has the greatest potential impact on 7a, 7b, 7c and 9 Seaview Road. This property fronts onto a small cul-de-sac development. The new dwelling would be set back from the frontage and effectively behind an existing TPO'd Oak Tree which is to be retained. The design of this unit has been amended to reduce its mass and bulk when viewed from the east. The design is now considered to be acceptable in terms of its appearance and scale within the cul-de-sac.

The relationship to 7c provides a separation distance of approximately 20m with the cul-de-sac and tree between the two properties. There would be two bedroom windows and an en-suite window facing south, however given the separation distance this arrangement is considered acceptable.

No. 7a is sited to the north of the site and concerns in relation to the impact on light and overbearing have resulted in an amendment to the design of plot 3. This has set the two storey element off the boundary and avoided overlooking by the provision of high level first floor rooflights.

No's 7b and 9 are set further off and would have an acceptable relationship with the proposed development.

With regards to the amenities of the proposed dwellings it is considered that whilst the garden areas do not in the case of plots 1 and 2 meet the 10m depth, ample space is provided to the sides in private areas. This provides suitable external residential amenity space to serve the dwellings. Plot 3 is impacted by the TPO'd Oak tree, however whilst there would be some impact on light into the building and within the external amenity area, this tree has a raised crown and is orientated such that the impact is mainly limited to impacts on morning light. The tree can be retained and subject to suitable management (controlled by the need for permission from the Councils Arboriculturalist) the impact on residential amenity is considered acceptable.

Overall and on balance the proposed development is considered to result in an acceptable relationship to adjoining residents.

(iv) Highway and parking issues

The proposal would result in the creation of 3 No. 3 bed units. The Councils parking standards SPD requires two car parking spaces and two cycle parking spaces per dwelling. The site plan shows that these requirements would be met. Whilst concern has

been raised in relation to potential for on street parking and congestion, given that the parking standards are met it is considered that parking requirements can be accommodated on site.

In relation to the access to the highway, whilst it is recognised that Selshire Avenue is relatively narrow the proposal has been considered by the Development Engineer (Highways) and no objections have been raised. It is noted that the original crossover to the existing dwelling is to be removed, a condition to secure this is recommended. It is considered that adequate access can be provided to the dwellings. It is not considered that the proposals would negatively impact access by emergency services.

(v) Trees and landscaping

The proposal essentially proposes the clearance of the site with the exception of the Oak Tree to the north-eastern part of the site which is protected by a Tree Preservation Order. The proposals were amended during the course of the application to reduce potential impact on the Oak Tree and a method statement in relation to the works has been submitted. The proposal has been considered by the Councils Arboriculturalist who has raised no objections to the development.

Given that the proposal removes a number of trees it is considered important from an ecological and amenity point of view to secure new planting as part of a landscaping scheme. Concerns have been raised about the potential impacts of trees on the amenities of the properties to the south. It is recognised that the landscaping scheme will need to ensure that the species proposed recognise the tight relationship to neighbours gardens and rear windows. The trees in this area will need to be of restricted height and spread. A landscaping condition is recommended.

(vi) Drainage

In relation to drainage, the site is located in Flood Zone 1 (low flood risk). The application form states that foul sewerage will be to mains sewer / septic tank. It is considered appropriate to impose a condition in relation to foul and surface water drainage.

(vii) Ecological Impacts

In relation to ecological matters, the application includes an ecological assessment which identifies the proximity of the site to SPA, SAC and SSSI with potential impacts through increased residents. There are also potential on site impacts in relation to a low number of foraging / commuting bats and breeding birds. Mitigation and compensation measures are recommended. The proposals have been assessed by the County Ecologist and subject to securing mitigation via a planning condition and SRMP contribution (considered below) the impact on ecology is considered acceptable.

With regard to the impacts of the development on the European sites, the Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy, as follows:

From 1 April 2018, the ('Definitive') Solent Recreation Mitigation Strategy SRMS applies to new residential development as approved by Havant Borough Councils Cabinet on the

7th February 2018. The Strategy uses a sliding scale to calculate the SRMS contribution for new residential development built within 5.6km of the coastline. As such, the contribution is now calculated based on the number of bedrooms per individual dwelling. In this case, the proposal is for 3No. three bedroom dwellings. This would require a financial contribution of:

Total £637 x 2 plus 5% monitoring fee of £63.70 + Admin fee of £20 such that the total contribution required is £1357.70.

The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant indicated a willingness to enter into a legal agreement to secure the mitigation package, and this contribution has been paid with the appropriate unilateral undertaking.

Natural England have confirmed that they have no objection to the proposals subject to appropriate mitigation in relation to potential recreational impacts on the SPA (now secured).

(viii) Developer contributions

The application is CIL liable and the contribution has been calculated as £36,050.89. The relevant forms have been completed and a liability notice will be issued.

8 Conclusion

In conclusion, the principal of development is considered to be acceptable. The proposal is now considered to have an acceptable impact on the character and appearance of the area and on neighbours residential amenities.

Car and cycle parking meets the Councils standards and the access to the site is considered acceptable. The TPO'd tree is retained in the development and landscaping will be secured by the imposition of a suitable condition. The Ecological impacts will be suitably addressed by SRMS contribution and the securing of ecological mitigation measures.

Planning permission can therefore be recommended for the proposed development.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00628

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

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

Site Plan - Existing Location Plan Drawing No. 0.001 Rev D1
Proposed Block Plan, Ground Floor Plan Drawing No. 2.101 Rev D3
Floor Plans - Level 01 Proposed Perspective Views Drawing No. 2.102 Rev D3
Site Elevations Drawing no. 2.201 Rev D3
House Elevations, Site Sections Drawing No. 2.202 Rev D3
Car Park Vehicle Tracking Drawing Number 5.001 Rev D2
Design and Access Statement r b a Architects Revision A 29/11/18
Arboricultural Method Statement Ref 0952.bjh.Nov18
Arboricultural Site Plan Drawing No. 2.001
Tree Constraints Plan Drawing No. BJH 01/02
Ecological Impact Assessment ECOSA September 2018
Topographic Land Survey Drawing no. 17190
Plot 3 detail drawing No 2.204 Rev D1

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until details of existing and finished floor and site levels relative to previously 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 character and appearance of the area and neighbours amenities having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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 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.

- 6 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.
- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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.
- 8 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 details shall include specifications of the acoustic fence to be erected to the northern site boundary adjacent to No5. Selmore Avenue. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure, windows or balconies shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the development, to protect neighbours amenities and to protect trees and landscaping having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 Prior to the occupation of the development hereby permitted the existing vehicular access to the application site from Selmore Avenue shall be closed and any footway/verge crossings reinstated.

Reason: In the interests of highway safety and having due regard to policies

CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The car parking, servicing and other vehicular access arrangements together with cycle stores shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 No development hereby permitted shall be commenced until a more 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 13 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Ecological Impact Assessment (ECOSA, September 2018) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF, Policy CS11 of the Havant Borough Core Strategy March 2011 and the National Planning Policy Framework.
- 14 No development hereby permitted shall commence above ground level 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 occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 15 The development shall be carried out in full compliance with the Arboricultural Method Statement and Tree Protection Plan dated November 2018.
Reason: In order to ensure the protection of the Oak Tree which is subject to a Tree Preservation Order having due regard to Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 The rooflight window(s) at or above 1st floor level in the north and south facing elevations of plots 1 and 2 and the north facing elevation of plot 1 shall have a minimum sill height of 1.7m above finished floor levels.
- Reason:** In the interests of the residential amenities of adjoining residents haveing due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.