

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework 2018

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HY1	(Hayling Island Housing Allocations)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

After speaking with the applicant I can confirm that the tree will not be affected by the proposed development. There would need to be a condition where by the garden fence is in place prior to any other development on site so as to safeguard the Walnut tree.

Planning Officer Comment: *This could be included as part of the decision.*

Building Control, Havant Borough Council

The amended plan/note will now comply with requirement B5 and resolves any outstanding comments I raised.

Council's Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The application site comprises an area of managed garden lawn which is likely to be of limited ecological value. I do not consider that there is sufficient justification for requesting a full ecological assessment. The proposal would entail a net increase on one dwelling within 5.6km of the Solent SPAs/Ramsar sites and would therefore require a financial contribution through the Solent Recreation Mitigation Partnership (SRMP). In light of a recent Court of Justice of the European Union judgement, Havant Borough Council will need to ensure that it carries out an appropriate assessment of the suitability of the SRMP in addressing recreational impacts to the Solent SPA/Ramsar sites. In summary, I do not consider that there are any overriding ecological issues at this site.

Crime Prevention

No comment

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on the principle of this development. However I suggest that the planning document need to be amended to show the extent and type of surfacing of the parking and turning areas associated with garage plans. Also the extent of the proposed widening of the existing dropped kerb on this classified road needs to be shown on a plan.

Planning Officer Comment: *This shall be addressed in section 7*

Natural England Government Team

Thank you very much for consulting Natural England on the above planning application and Appropriate Assessment.

Appropriate Assessment

Natural England has reviewed the Appropriate Assessment.

Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

Protected Species

We have not assessed the application and associated documents for impacts on protected species. Natural England has published [Standing Advice](#) on protected species. You should apply our Standing Advice to this application. As Standing Advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. However, the Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted. If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at

consultations@naturalengland.org.uk

Water Resources

Natural England encourages all new development to adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

General Advice

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Planning Officer Comment: *A SRMS contribution has been paid as part of the development and the Council's Ecologist consulted in regards to ecology.*

Public Spaces

No comment

Traffic Management

Traffic Team has no adverse comment to make on this application

Waste Services Manager

No concerns over waste collection on this application.

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: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 20 received some of which are from the same properties.

Concerns raised by neighbours have been summarised below as many raised similar points:

Parking-

Increased traffic and very busy road already.

There shall be an overflow of cars and vans parking in the cul-de-sac of Manor Road.

More traffic, more pollution from smell and noise.

Emergency services would have difficulty getting to the houses down the cul-de-sac of Manor Road.

Cars are parked so that owners are not able to get access to their homes.

Having cars directly behind our garage in Manor Road shall increase the noise in our garden.

The applications inclusion of cycle storage is a sop to overcome the 2008 refusal on the grounds of the works being contrary to the Councils Transport policy.

Gravel is very noisy coupled with the increase of cars

Appearance

Does not appear in keeping to the other houses which are over 100 years old.

Out of character and will not blend in.

The design and access statement says the dwellinghouse shall be appropriate to the immediate and local context however the proposed dwelling is contemporary whereas properties surrounding the area have been built circa 1910 and 1920s and shall look out of context.

Having a car parking space to the front shall destroy an attractive flint wall.

I feel that this is overuse of this garden to the detriment of the surrounding neighbours

It is not the right place to build such a house.

Impact on neighbours

Outlook, light and natural outlook shall be destroyed.

Request for boundaries to be retained between Eastview and Atherley Road to maintain privacy.

Neighbours shall suffer with a loss of privacy, outlook, quality of light and sense of wellbeing that comes with a quiet scenic garden space.

Dwellinghouse shall be used for business purposes which would increase traffic, noise and pollution.

The front wall of the proposed development is designed to appreciate an open vista but will be looking into other peoples back gardens.

Boundary between Eastview and Shiralee is good but could be removed at anytime

leaving us over-looked.

History of the application

Original concerns have not been addressed. Parking requirement is higher than before.

Works would still have a detrimental impact on the quiet enjoyment of the rear gardens along Manor Road.

Flooding

Works shall increase the chance of flooding and could raise temperatures in surrounding gardens.

The new house and concrete or tarmac driveway is likely to exacerbate the flooding problem.

Ecology

The destruction of this peaceful area will lead to more associated noise, pollution and hard surfacing on ground which can only be detrimental to this habitat.

Wildlife shall be impacted such as birds, slow worms, dormice and bats which are protected under Wildlife and Countryside Act 1981.

Will the hedgerow be replaced with a sleeker eco friendly sustainable material to ensure the new property?

Foxes, squirrels, hedgehogs, frogs, sparrows, wrens and woodpeckers, stag beetles and slow worms are a welcome site and uncommon sight in our countryside.

Plans

Concern that these are not to scale

Planning Officer Comment: A site visit and assessment has been performed and the plans are considered to be scaled correctly.

Policy

Works are contrary to policy CS17 which recognises meeting the demand for new houses on Hayling and the Council has identified key parcels of land to support this. Windfall sites do not generally include development on enclosed areas of garden but refer to redevelopment of existing site, redevelopment of existing building footprints to provide more units or infill plots along an existing street of houses.

Planning Officer Comment: These points shall be addressed in section 7

7 Planning Considerations

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

- (i) Principle of development
- (ii) History of the site
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Residential amenities of the proposed dwelling
- (vi) Highways
- (vii) Developer Contributions/CIL
- (viii) Ecology
- (ix) Flooding
- (x) Trees

(i) Principle of development

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

7.3 Current Government policy is to significantly boost the supply of housing and this involves making efficient use of available land. Following guidance outlined in the National Planning Policy Framework 2018 there is a presumption in favour of sustainable development which would support the proposal for a new dwelling in this space provided that no significant harm is caused as a result. Eastview is also positioned within the built up area where the principle of development is accepted under policy CS17 of the Havant Borough Local Plan which supports development within urban areas. It is also acknowledged that the provision of an additional dwellinghouse would make a modest contribution to Borough's housing demand. Therefore the principle of the works is considered to be acceptable.

(ii) History of the site

7.4 Concern has been raised by the neighbouring dwellings in regards to the previous application under 08/50181/005 where two new dwellings behind Eastview were refused. An assessment on this matter has been laid out below.

7.5 In 2008 an application for two 3 bedroom dwellings was refused under 08/50181/005. Compared to that 2008 application, both the nature of the proposal and the context of the Council's decision have materially changed:

* The application is a materially different proposal- one additional household is proposed on the site rather than two, with a corresponding reduction in likely activity and movements to and from the site.

* There is a materially different national policy position. Current Government policy is to significantly boost the supply of housing, and this involves making efficient use of available land. Eastview features a substantial plot which is suitable to accommodate an additional dwelling whilst not leading to over-development. It is acknowledged and accepted that this will result in a change to the character and outlook of adjoining dwellings, but this in principle is not considered a matter that outweighs the compelling need to deliver housing.

* There is a materially different local policy position. Since the 2008 application HBC have adopted its Borough Design Guide Supplementary Planning Document, which sets clear parameters for separation distances in terms of securing suitable levels of privacy and outlook. The application complies with all of those.

7.6 One of the reasons for refusal previously given related to the parking provision which proposed 6 garages onsite. This was considered to detrimentally impact the amenity of No 2 and 4 Manor Road and Shiralee and was considered to be unacceptable. Although the provision shall still be to provide a parking requirement for both dwellings the reduction of the number of dwellings and therefore reduced activity coupled with the placement of the parking on this proposal has to be considered and weighed against the housing supply issue.

7.7 Plans have now been put forward that propose a bound or concrete material for the driveway which shall reduce the noise caused as a result and in addition, for acoustic fencing to run between Shiralee and Eastview. This as a combination coupled with the

Borough's housing supply is considered to outweigh the 08 decision for refusal and is considered to reduce the impact caused by noise to an acceptable level. Although an increase of activity is expected from any new dwellinghouse this is a single dwelling and as such, the impact caused to noise pollution and air quality would be modest. The acoustic fence, parking and driveway materials shall be controlled with a condition.

- 7.8 Although other reasons were used for the refusal in 2008 it is considered that the new application has addressed these in relation to refuse storage. An additional reason discussed the Green Transport Infrastructure Policy which is now out of date and not used.

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

- 7.9 The proposed dwelling is a two storey detached dwelling and features a split pitched roof. It is contemporary in character. The materials are proposed to be a white render and grey engineering brick with slate tiles for the roof. Conditions could be included with any decision requesting samples and specifications of the materials proposed to be approved and signed off by the LPA to ensure their colour and finish are appropriate. On this matter of design, the site lies in a recessed position and will be glimpsed in views from Manor Road but not dominant. In the case of Eastview, it is acknowledged that the site is adjoined by a number of brick built houses, however the site's recessed location means that the development will not compete with these in street scene terms. Furthermore, Manor Road also features significant numbers of dwellings in the locality of the site which feature rendered elevations. Government policy on design is that developments should be sympathetic to the surrounding built environment while not preventing innovation or change. In this case the scale of the dwelling, slate roofscape and use of render will be sympathetic to the surroundings, and whilst the contemporary detailing will mark a contrast this is not considered unacceptable in the context of Government policy on design.
- 7.10 The proposal is therefore considered to be of a sound design, and the works are set off the shared neighbouring boundaries by approximately 2.4m to the north and 8.4m from a middle point to the south which complies with the Borough's Design Guide. The separation distance from the new dwelling to Eastview is approximately 40m and Eastview shall retain an amenity space to the rear greater than 10m deep. Although the new dwellings amenity space when taken from a central point is approximately 8.4m deep the substantial width of the plot at 27.6m is considered to create an overall large amenity space available to the new dwelling albeit in a different form when compared to typical arrangements in the locality. The works are considered to accord with guidance stipulated in the Borough Design Guide. These separations would retain a spacious setting to the site and the proposal would not appear overly intrusive or dominant in the space due to the size of the site and scale of the proposed dwellinghouse. The proposal is therefore considered to accord and be compliant with policy CS16.

(iv) Impact upon residential amenity

- 7.11 The dwellings that have the potential to be impacted as a result of the development are Shiralee, Eastview, Nos 1 3,4 and 5 Manor Road and Nos 2 and 3 Atherley Road.
- 7.12 Eastview is the existing dwelling on the site. There are several outbuildings currently within the application site of Eastview with a particularly large outbuilding in position

along the south boundary. This is proposed to be demolished in order to make space for the proposed driveway and bin store. A plan has been provided to show how this would be achieved. The existing dwellinghouse would retain an acceptable external amenity space with a rear garden of approximately 16.5m depth when taken from a middle point with car parking to the front and rear. There would be an impact from the use of the proposed access in terms of vehicular movements/disturbance, however, on balance and given the limited use of the proposed access associated with one dwelling to the rear it is not considered that a refusal of planning permission based on this additional impact could be sustained.

- 7.13 Shiralee is the adjacent neighbour to the south which is in line with Eastview and is therefore substantially forward in its plot when compared to the proposed new dwellinghouse. It is considered that due to this distance between the neighbouring dwellings that the new proposed dwelling would not lead to a significant loss of outlook at Shiralee. Although the new dwelling has the potential to cause over-looking into private amenity space this impact is reduced due to the new dwelling being positioned sufficiently away from the shared boundary and having a significant screening line of mature trees between the dwellings which shall be conditioned to be retained in order to maintain the existing privacy between the dwellings and ensure that no over-looking is caused as a result. In order to ensure that no roof alterations and subsequent windows are installed on the property, a condition removing permitted development rights is included, this would ensure that the LPA retain control over development on this site.
- 7.14 Concern has been raised by the neighbouring dwelling Shiralee in relation to noise caused by the driveway between the neighbours. This was considered to cause un-neighbourly harm and as such the proposed driveway has been altered to be laid with a bound or concrete material which shall reduce the impact caused from the existing and originally proposed gravel. An acoustic fence has also been proposed to be erected between the dwellings as indicated on plan drawing No A101 V6.1 and this shall be conditioned as part of the decision to ensure this potential impact is reduced further. This is considered to satisfactorily address the concern raised.
- 7.15 No 1 Manor Road is the adjacent neighbour to the north which is in line with Eastview and therefore is equally substantially forward in its plot when compared to the new dwellinghouse. It is also set off the shared boundary by an adequate amount and therefore, on balance, the proposed development is considered to not cause significant harm to this neighbour's amenity level and is considered to be acceptable.
- 7.16 The neighbouring dwellings to the north No 3,4 and 5 Manor Road have the potential to be impacted by the proposed development and many of the concerns have been outlined under points 7.5 - 7.8 of the report. In regards to over-looking the Borough Design Guide stipulates that a minimum distance of 20m should be had between the rear elevations of two storey dwellings in order to have an appropriate and acceptable relationship. As the proposed dwellinghouse is situated approximately 34m away from the closest point to the rear of the neighbouring dwellings this is considered to comply with the Borough Design Guide and is in excess of the guidance by a substantial amount.
- 7.17 The proposed dwellinghouse shall have three rooflights only positioned on the side roof elevation facing the dwellings along Manor Road. These are all proposed at 2m above the proposed finished floor level and as such shall be high level. This shall ensure that no direct over-looking occurs as a result and that privacy levels are protected as a result of the development.

- 7.18 Concern has been raised in relation the office/business use at Eastview. Confirmation via email has confirmed that the applicant runs a small business from the current office onsite which is proposed to be demolished as part of the proposal. The existing business shall therefore be moved into the office in the home. The business employs one part-time worker 3 days a week with no deliveries or maintenance of stock. Due to the existing use of the site the impact of moving this activity to the dwellinghouse is considered to not create any additional impact and due to the modest scale of the business and that there is sufficient provision to accommodate a further vehicle on site if necessary, this is considered to not result in an un-neighbourly impact but shall be conditioned as part of the decision to ensure the business use remains as existing.
- 7.19 Concern has been raised by No 2 and 3 Atherley Road which are the dwellings to the south west of the application site in regards to noise, boundaries and wildlife. The application site does not propose any alterations to the existing boundaries surrounding the curtilage of the site however due to the neighbour relationship with Shiralee and close proximity to the private amenity space a condition shall be included with the decision to retain and maintain the existing curtilage boundary of mature trees along the south boundary which shall retain the screening between No 3 and the proposed dwelling. Although concern has been raised by No 2 in regards to the retention of their boundary the works do not propose to remove this. As the dwellinghouse shall be positioned off the shared boundary by 7m from the shortest point the works are set sufficiently away to not cause un-due harm to the boundary. Coupled with the sufficient distances between the dwellings of approximately 46.5m between No2 approximately 38.5m with No 3 the works comply with the Borough Design Guide and would not warrant a condition to be included with the decision.

(v) Residential amenities of the proposed dwelling

- 7.20 The submitted site plan shows how the site would be laid out and includes 4 parking spaces to the east of the proposed dwellinghouse two of which are covered via a single garage and single car port, the other two which are un-covered in the open amenity space to the east of the dwelling.
- 7.21 An amenity space to the front and west side of the proposed dwellinghouse is proposed which measures approximately 8.4m deep from the middle point and 27.6m wide which as a combination is considered to meet acceptable standards as outlined in the Boroughs Design Guide and is considered to be an appropriate size. Due to the height of the proposed development and limited backland development along Manor Road the dwellinghouse shall not be over-looked by the neighbouring dwellings as a result. Eastview has the potential to over-look the new dwellinghouse to a modest level however with separation distances of 40m between the two dwellings the impact caused is considered to be limited and acceptable. Overall it is considered therefore that the impact on the development is acceptable in terms of the amenities of future residents.

(vi) Highways

- 7.22 Both the new dwelling and Eastview would provide the required parking allowance in order to comply with the Borough's Parking SPD. The highway authority has been consulted with and have raised no objection but have asked for the plan to show the extent and type of surfacing for the parking and turning areas which has now been addressed and proposed in the form of a bound/concrete material. The other consideration has been for the plans to show the extent of the widening of the existing

dropped kerb. The current proposal does not intend to widen the dropped kerb and the existing access to the site shall be retained to serve Eastview and the new dwelling. It should be noted that should the dropped kerb be required to be widened then planning permission and permission from the highways authority would be required. Turning areas are able to be achieved with the layout of the provision provided and space available as indicated on plan Drawing No A107 V6. It is therefore considered that subject to appropriate conditions that the development would not have a significant adverse impact on the safety and free flow of the highway network.

(vii) Developer Contributions/CIL

- 7.23 The application is liable to pay the Community Infrastructure Levy a total of £16,043.75 and the relevant forms have been sent including a draft liability notice. The applicants have completed the necessary Assumption of Liability form accepting this amount.
- 7.24 The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package.

(viii) Ecology

- 7.25 Multiple concerns have been made in regards to the ecology and wildlife of the site and as such a consultation has been requested with the County Ecologist. An assessment has been undergone with comments stating *"that the application site comprises an area of managed garden lawn which is likely to be of limited ecological value. I do not consider that there is sufficient justification for requesting a full ecological assessment. The proposal would entail a net increase on one dwelling within 5.6km of the Solent SPAs/Ramsar sites and would therefore require a financial contribution through the Solent Recreation Mitigation Partnership (SRMP). In light of a recent Court of Justice of the European Union judgement, Havant Borough Council will need to ensure that it carries out an appropriate assessment of the suitability of the SRMP in addressing recreational impacts to the Solent SPA/Ramsar sites. In summary, I do not consider that there are any overriding ecological issues at this site"*. Therefore this concern is considered to be satisfactorily addressed and is set out in 7.24 above.

(ix) Flooding

- 7.25 The works do not fall into a designated flood risk area and as such no significant harm is considered to be caused as a result of the development in flood risk terms. The drainage of surface water from the new dwelling is a matter which is controlled under the Building Regulations.

(x) Trees

- 7.26 A consultation has been received by the Council's Arboricultural Officer regarding the Walnut tree onsite which is protected under a Tree Preservation Order. Although no objection has been made this is under the condition that a boundary fence is erected to the front of the tree prior to any development work commencing to ensure its protection. This shall be included as a condition with the decision and is considered to address this concern.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling in the rear amenity space of Eastview is acceptable in principle and will make a modest contribution to the Council's housing requirements. Subject to appropriate conditions it is not considered that it will give rise to any unacceptable amenity issues and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies and the guidance set out in the Borough Design Guide SPD, Parking SPD and the NPPF. The application is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00407 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:

Existing and Location Plan: Drawing No A100
Perspective Views: Drawing No A105 V6
Proposed Elevation Plan: Drawing No A102 V6
Proposed Floor Plan: Drawing No A104 V6
Proposed Site Plan with Boundary Detail and Acoustic Fence: Drawing No A101 V6.1
Proposed Site Section Plan: Drawing No A103 V6
Rooflights, Section and Driveway Plan: Drawing No A108 V6
Streetscene Plan: Drawing No A106 V6
Garage Elevation and Turning Plan: Drawing No A107 V6
Design and Access Statement: 23.04.2018
Business use confirmed at Eastview: Received via email 27.07.2018

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence until details of the measures to be taken to ensure that the development does not cause harm to the public infrastructure and drainage apparatus surrounding the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS19 and the National Planning Policy Framework 2018.
- 4 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points 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
- 5 No development hereby permitted shall commence until a specification of the acoustic fence to be erected to the south of the application site 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 the fence 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 2012.
- 6 No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority outlining the position of the mature tree line between Eastview, Shiralee and 3 Atherley Road along the south boundary and the mitigation measures proposed to ensure its protection prior and during development works. All such approved measures shall be carried out throughout the period of construction activity on the site. This mature screening between Eastview, Shiralee and 3 Atherley Road shall be retained and reinforced where necessary to the existing height position. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of the completion of the development shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and neighbouring amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 7 No development shall take place unless and until a new boundary fence has

been erected to the front of the Walnut Tree in position along the north boundary of the application site and shall be subsequently retained. No activity prohibited by BS:5837:2012 shall take place within such fencing during the construction period unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 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(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.

- 9 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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

- 10 Notwithstanding the details submitted the materials used for the surfacing of all open parts of the site proposed including the driveway between Shiralee and Eastview shall be laid with a bound or concrete material in accordance Drawing No A101 V6.1. 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.

- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans proposed site and block plan showing parking provision: Drawing No A101 V6.1 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. The garages and car ports hereby permitted shall be retained and kept available for the parking cars at all times and shall not be converted to living accommodation or used as a business.

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B,C and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of either dwelling (i.e. Eastview and the new dwelling hereby approved) without the prior written approval of the Local Planning Authority.

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

- 13 Notwithstanding the details submitted any office for business use undertaken from the dwellinghouse shall be operated by the occupier of the dwellinghouse only and shall be limited to be in operation only within the proposed dwelling with no visitors, no deliveries or maintenance of stock and a maximum of one employee who works three days a week between 8:30 and 5:30 Monday to Wednesday unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any business use remains ancillary to the use of the site for residential purposes and to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.