

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

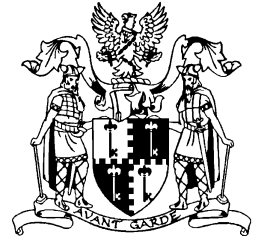
Rear of 70 Havant Road, Hayling Island

**Local Planning Authority Reference:
APP/17/00320**

**Planning Inspectorate Reference:
APP/X1735/W/17/3182723**

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)



APPEAL BY Mr & Mr Jeff and Mr Mould and Mr Muddle AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR Erection of 3No. 4 bed detached houses with associated garages. (Revised application.)

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LPA REF: APP/17/00320

1.0 THE APPEAL SITE AND ITS SURROUNDINGS

- 1.1 70 Havant Road is Grade II listed and dates from the 18th century. It formed part of a farmstead that was planned as a regular 'U-shaped' courtyard. This includes a Grade II listed Granary and converted barns. The farm house fronts Havant Road which is the main road onto Hayling Island that runs north south. The application site comprises part of the side and rear garden to the farmstead and is located on the south side of the road in the Stoke area of Hayling Island which is mainly residential in character. There are a number of trees on the site, however, these are relatively small.

2.0 PLANNING HISTORY

90/52097/007 - Erection of new dwelling as reconstruction of storm damaged barn.,
PERM,26/04/1990

05/52097/023 - Listed Building application to demolish and rebuild rear lobby.,
PERM,27/05/2005

05/52097/024 - Listed Building Application for the installation of conservation roof light in south facing roof., PERM,29/04/2005

APP/16/01271 Erection of 1No. three bed and 3No. four bed two storey detached houses with associated garages. REFUSED

3.0 THE APPLICATION

- 3.1 The application was validated on 22nd November 2016 and sought permission for Erection of 3No. 4 bed detached houses with associated garages. (Revised application.) This application has been submitted following the refusal of planning permission for 4 dwellings on the site.

- 3.2 The application was refused on the 22 May 2017 for the following reason:-

1

The proposed dwellings with associated garages and hardstanding would by reason of their number, siting, height, mass, bulk and design lead to a cramped and visually intrusive form of development at this prominent corner location. This would be harmful to the established pattern of development and the character and appearance of the area. The development is therefore considered contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011 together with the National Planning Policy Framework 2012.

2

The proposed development by reason of its scale, height, siting and overall appearance would adversely affect the character of the area and in particular would be detrimental to the setting of the adjacent buildings which are listed as being of special architectural or historic interest. It is therefore contrary to policies C11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

3

The proposed first floor windows on the south elevation of the plot backing onto 72 Havant Road are likely to give rise to direct overlooking of the adjacent property at 72 Havant Road to the detriment of the amenities of the occupants of that property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4.0 PLANNING POLICY

4.1 The relevant Planning Policy is set out in:-

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Townscape, Landscape, and Seascape Character Assessment

4.2 Of particular relevance to this appeal are Havant Borough Local Plan (Core Strategy) Policies CS17 (Concentration and Distribution of Development within the Urban Areas), AL1 ((Presumption in Favour of Sustainable Development) and AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements), which support the principles of development in the built up area. And Policies CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) CS16 (High Quality Design) and DM8 (Conservation, Protection and Enhancement of Existing Natural Features) of the Havant Havant Borough Local Plan (Core Strategy) March 2011, which together with Havant Borough Local Plan (Allocations) Policy DM20 (Historic Assets), seek to protect and enhance heritage and special character of the borough.

5.0 CONSULTEE RESPONSES AND REPRESENTATIONS

5.1 The consultee responses to the planning application are set out in section 5 and the representations in section 6 of the delegated report previously forwarded with the appeal questionnaire. Of particular relevance to this appeal are:-

Conservation Officer, Development Control

Cotterell Farmhouse is Grade II listed and dates from the 18th century. It formed part of a farmstead that was planned as a regular 'U-shaped' courtyard. This includes a Grade II listed Granary and converted barns.

The plan (including the barns and granary) adds to the historic significance of the Listed Building and its setting. Historically therefore Cotterell Farmhouse was a remote cluster of buildings. It is important that the sense of isolation from the surrounding urban expansion is retained. It should not be consumed by the expanding back land development and needs to retain its agricultural setting and changes and respect the key aspects of the unaltered plan form. The significance of Cotterell Farmhouse not only lies in its architectural value but also in its evidential value as a physical document of past agricultural practices and rural settlement. This allows the observer to properly appreciate the functional origins of the complex and its relationship with the surrounding agricultural land.

A traditional farmstead or farm building will have significance if it makes a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not. It is clear in this case the Farmhouse, granary and barn make a positive contribution in their current form to the character of the area.

Policy Context

Before proceeding to consider the policy context of the NPPF, it is of primary importance that the correct weight should be attributed to the desirability of preserving the setting of the listed building from the outset, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

Where the impact on the setting of a listed building has been assessed in accordance with paragraphs 128 to 132 of the Framework, and has been found to fall within the category of ‘less than substantial harm’ (i.e. paragraph 134), then it is still important that when considering the balance exercise, and therefore the public benefits of any such proposal, that from the outset this is consciously weighed in favour of the need to preserve the setting of the listed building.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications. This supersedes PPS 5, however, English Heritage (web-site 23 April 2012) advises that the Practice Guide (HEPPG) remains a valid and Government endorsed document pending Government's review of guidance supporting national planning policy as set out in its response to the select Committee”.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

“Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 133 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 134 of the National Planning Policy states that where a development will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

At local level Policy CS11 of the adopted local plan applies. These policies are supplemented at national and local level by supplementary guidance. Most pertinent to the current application are:-

- The Setting of Heritage Assets (Historic England) 2011.
- Seeing the History in the View (Historic England) 2011 Assessment

The setting of a heritage asset is defined in the glossary to the Framework as the surroundings in which a heritage asset is experienced. In simple terms, setting embraces all of the surroundings from which the heritage asset can be experienced, or that can be experienced from, or with, the asset. The development proposed would be clearly visible from the listed buildings and there would be areas within, and outside, the site where the listed buildings and the proposed development would be seen in juxtaposition. On that basis, it is clear that the proposal would have an impact on the setting of the listed building concerned.

The setting of Cotterell Farmhouse contributes to its significance by placing it in a rural context similar to that in which it was constructed and operated. Changing the hinterland of the listed buildings from undeveloped garden land with trees and hedgerows, to three new four bed dwellings, would reduce the ability of the observer to appreciate the origins of the complex, and its relationship with the land. This would have a harmful impact on the setting of the listed buildings.

On the basis of the information submitted, any development along these lines would impact negatively on the strong visual and spatial relationship between Cotterell Farmhouse and the surrounding land. Introducing a development, particularly one of this scale and in such proximity to a Grade II listed building is fundamentally at odds with its rural environment. For these reasons, the proposal in its current form will be harmful to the significance of these designated and locally prominent Grade II listed building through the impact on their setting.

In accordance with the NPPF I believe the degree of harm to this listed building would be significant, but on balance, less than substantial. In this context, the NPPF requires such harm to be weighed against the public benefits of the proposal.

And:-

Landscape Team, Technical Services

HBC Landscape Team objects to the above application because the proposals are deemed contrary to Havant Borough Core Strategy Policies CS11 and CS16.

Similar to the previously submitted application for this site, the proposed suburban style cull-de-sac within an existing garden curtilage diminishes:

- the established landscape setting of Grade II Listed Buildings

- the distinctive, linear settlement pattern of Stoke

The 3no proposed dwellings are disproportionately large for each attributed plot setting - a distinctly suburban characteristic, which is further compounded by a uniformity of architectural style, oblique building orientation and a proliferation of garages and poorly screened boundary fencing that are deemed inappropriate to the local character.

I note the existing northern and eastern site boundaries comprise dense, established vegetation that is not reflected within the site plans or visuals provided. The topographical survey lacks sufficient scope to encompass the whole site and the submitted application lacks any arboricultural or ecological appraisal. It is not clear if this perimeter vegetation is to be retained or removed?

Given the close proximity of 2no garages to the eastern boundary and dwelling directly abutting the northern boundary, however, it is unlikely this established linear landscape feature will remain intact. Loss of this boundary vegetation is not deemed acceptable from a landscape character or visual impact perspective. I further anticipate concerns would be raised on ecological grounds.

The proposed vehicular access will afford view into the site of the development, with only limited scope for remedial soft landscape planting to mitigate views. The hard margin alongside the access road is only a metre in width is this an intended footway? The driveway access for the two rear garden garages (abutting the eastern site boundary) appear too narrow for vehicular access and lack required provision for turning.

The application proposes a substantial increase of built-form and hard surfacing to an area known to have a high water table that comprises clay soil. The implications for surface water drainage will require appropriate investigation and provision for mitigation.

6.0 PLANNING CONSIDERATIONS

6.1 As set out in the delegated report the site lies within the defined urban area where further development is considered acceptable in principle, however as set out in the delegated report this should not result in detriment.

(ii) Impact upon visual amenities and character of the area.

6.2 Stoke is a distinctly linear settlement, with dwellings of traditional construction and perpendicular orientation to the Havant Road. The application site proposes residential development infill of part of the curtilage associated with a Grade II Listed building. The three proposed plots comprise large dwellings of suburban architectural style and orientation, which will erode the identified linear settlement pattern and adversely impact the attractive landscape setting currently associated with the Listed Farmhouse.

6.3 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that:-

6.4 Planning permission will be granted for development that ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

6.5 The site lies within Landscape Character Type I: Enclosed Lower Harbour Plain and Landscape Character Area 30: Stoke and north-west Hayling (Havant Borough Townscape, Landscape, and Seascape Character Assessment). It forms an important

predominantly rural area enclosed by hedgerows and small woodlands. The type is characterised by small fields, woodlands and settlements with rough grassland and man made structures to the harbour edge. The guidelines for these areas advise that regard should be had to the character of the existing development and the setting of historic building should be protected. In particular:-

Built form and development

- o Redevelopment of vernacular buildings should be sensitive to their size, scale and location and avoid loss of character*
- o understanding of their historic function, should be sensitive in terms of materials and should employ simple architectural detailing*
- o Any alterations to vernacular buildings should be sensitive to their scale and massing; their traditional materials and architectural detail, to avoid loss of character*
- o The setting of historic buildings, whether listed or not, should be protected when considering applications for new development.*

The proposed development would not respect the existing semi-rural character with extensive built form, hardsurfacing and harsh boundary treatment, resulting in a visually intrusive form of development to the detriment of the character and visual appearance of the area. Overall, the proposed development would be harmful to the character and appearance of the area, and contrary to Policy CS11 of the HBLP (Core Strategy) and the supplementary guidance.

Additionally Policy CS16 High Quality Design seeks to encourage good design and amongst other things development should:-

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors

- 6.6 The proposed houses have both a depth and wide footprint creating a substantial bulky form which is disproportionally large for each attributed plot setting as evidenced by the fact that the foot print of the dwelling, its garage and parking occupy more than half the plot - a distinctly suburban characteristic, which is further compounded by a uniformity of architectural style, low oblique building orientation with shallow pitched roofs and a proliferation of garages and poorly screened boundary fencing that are deemed inappropriate to the local character.
- 6.7 The 3 proposed dwellings would result in a substantial increase in built-form and hard surfacing in a form that does not respond to the local context, nor use the characteristics of the area or respect the landscape setting of Stoke. This would result in a visually intrusive form of development to the detriment of the character and visual amenities of the area. A high proportion of the site would be hardsurfaced for access and parking, which combined with the large foot print of the development would be harmful to the established character and appearance of the area contrary to the provisions of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact on the setting of the Listed Building

- 6.8 The setting of a heritage asset is defined in the glossary to the Framework as the

surroundings in which a heritage asset is experienced. In simple terms, setting embraces all of the surroundings from which the heritage asset can be experienced, or that can be experienced from, or with, the asset. The development proposed would be clearly visible from the listed buildings and there would be areas within, and outside, the site where the listed buildings and the proposed development would be seen in juxtaposition. On that basis, it is clear that the proposal would have an impact on the settings of the listed buildings concerned.

- 6.9 The setting of Cotterell Farmhouse contributes to its significance by placing it in a rural context similar to that in which it was constructed and operated. Changing the hinterland of the listed buildings from undeveloped garden land with trees and hedgerows, to 3 new dwellings of substantial size, would reduce the ability of the observer to appreciate the origins of the complex, and its relationship with the land. This would have a harmful impact on the setting of the listed buildings.
- 6.10 The proposed development would impact negatively on the strong visual and spatial relationship between Cotterell Farmhouse and the surrounding land. Introducing a development, particularly one of this scale and in such proximity to Grade II listed buildings is fundamentally at odds with its rural environment. For these reasons, the proposal in its current form will be harmful to the significance of these designated and locally prominent Grade II listed buildings through the impact on their setting, contrary to the provisions of Policy CS11 of the HBLP (Core Strategy).

(iv) Impact upon residential amenity

- 6.11 No 72 has a large first floor window in the side elevation and the proposed dwelling facing this elevation has a number of first floor bedroom windows which would be approx 17m distance. This falls well below the guidance in the Borough Design Guide and there would be some loss of privacy to 72 contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).

Conclusion

- 6.12 In terms of the impact on the setting of the listed building the degree of harm to this listed building would be significant, but on balance, less than substantial. In this context, the NPPF requires such harm to be weighed against the public benefits of the proposal. In economic and social terms, the provision of additional dwellings within the urban area would accord with the objectives of the NPPF and make a contribution to the Council's housing requirements as set out in the development plan and therefore should be given weight. Whilst some form of residential development in this area may be acceptable in principle, the development of the site with 3 substantial dwellings of the size and form proposed would be harmful to the character and appearance of the area, and the setting of the Listed Building, which is an irreplaceable asset. This adverse impact on the setting of the listed building would be significant.

7.0 COMMENT ON GROUNDS OF APPEAL

- 7.1 In respect to the assessment of the reasons for refusal:-

Reason 1 Point A- The guidance on plot depth in the Borough Design Guide of 10m rear garden size is a minimum standard, but is only part of the considerations. It is necessary to consider the *number, siting, height, mass, bulk and design*. When the overall impact of the development is considered, the excessive built form including buildings and hardsurfacing would be visually intrusive to the detriment of the established pattern of development and

the character and appearance of the area.

Reason 1 Point B- Whilst it is important to make the best use of land and the use of minimum densities on sites allocated for housing is appropriate, such density considerations need to have regard to the surrounding development, and in this case the area around the existing farmhouse is not heavily built up, and is generally of a linear form. The proposed development does not respect this setting and for the reasons set out previously would result a detrimental impact. Additionally in the case of the current application the proposal involves substantial dwellings, and a density figure by itself is crude as it does not take account of the *height, mass, bulk and design* of development, and therefore should not be applied in isolation.

Reason 1 Point C – In terms of the size of the adjacent dwellings, the appellants statement fails to take account of the plot sizes relative to combined footprint and hardsurfacing. The proposal is for 3 dwellings of substantial footprint (house and detached double garage) plus a large extent of hardsurfacing for access and parking. The proportion of green space to developed space would be of a suburban character and would not reflect the more rural character of this area, as illustrated in the photograph below. As such the development would be intrusive and detrimental to the character of the area.



Reason 1 Point D- This relates to the screening provided by the existing hedge on Havant Road. The site occupies a prominent location and for the reasons previously set out the development does not respect its setting. NPPF advises that developments of poor design should be rejected, and this applies whether or not there is screening. Therefore to rely on screening would not be appropriate, especially as the hedging is not a permanent feature, and is not evergreen. Additionally the development would be open to view from other direction such as land to the east.

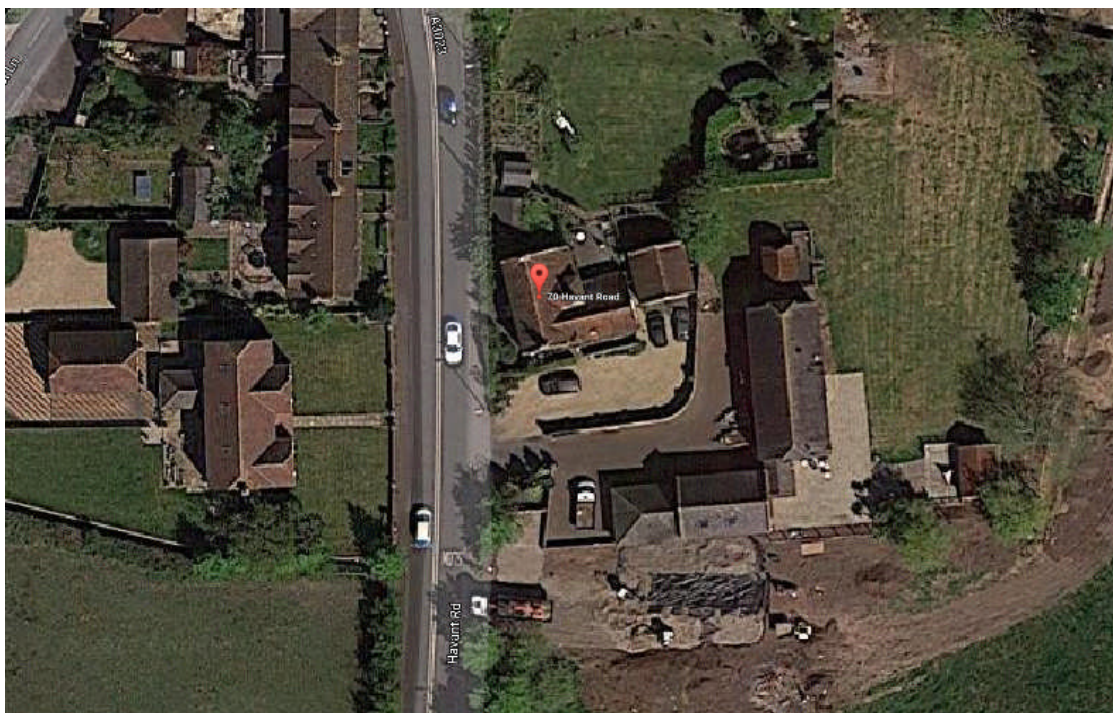
Reason 2 Point A - Again the appellants statement relies on the existing hedging to provide screening, this is not a permanent feature, and is not evergreen. In the winter or in the event that the hedge is lost, thins etc the new development would be intrusive impacting the setting of the listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

To relying on screening, which is not permanent is not an acceptable approach, and is open to failure.

Reason 2 Point B – Whilst the listing description focuses on the frontage, in determining the planning application the Council is required to have regard to the building and its setting. Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. For the reasons set out above the proposal would adversely affect the setting of the listed building, and the clear and convincing justification has not be established.

Reason 2 Point C – The development of the barn has been designed to reflect the need to maintain the farmstead vernacular, and this remains the case. In respect to the garage care has been taken to ensure that the detailing is sympathetic to the farmhouse, and that its form is subservient so as not to result in detriment to the listed building and its setting. For the reason set out in the Council’s statement of case, the development now proposed would result in detriment to the setting of the listed building. The courtyard form of development is evident in the Arial photograph below.



Reason 3 Point The Design Guide sets out a minimum 20m separation between windows. The fact that No70 is owned by one of the appellants is not relevant, as it is impact of the development that is under consideration not the ownership; as ownership can change. Whilst screening could be provided by a 5m high evergreen hedge, this raises concerns of outlook, maintenance- 5m is at a height where special equipment would be required for maintaining, and also native species would be slow to establish, and non-native such as leylandii, whilst used elsewhere is not appropriate for this semi- rural location. At such it is considered that it is more appropriate to design the development to ensure a satisfactory relationship.

SUMMARY- Whilst the development would not obstruct views of the listed building from the road, it would obstruct views from the east, and in respect to the plot closest the road, this would in particular be seen as part of the setting for the farmhouse, resulting in significant alteration to its setting. The proposed development would appear as new modern harsh development clashing with the original farmyard character and adversely affecting the character of the area and the setting of the listed building.

8.0 CONCLUSION

- 8.1 The LPA remains of the view that the proposed development would result in detriment to the character of the area, the setting of the listed building and loss of amenity to No72. The proposal is considered contrary to policies CS11 and CS16 (1a) of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Allocations Plan 2014 and para 134 of the National Planning Policy Framework. The Inspector is therefore respectfully requested to dismiss this appeal.

APPENDICES

- (A) OS location plan
- (B) HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT FEBRUARY 2007
- <https://www.havant.gov.uk/sites/default/files/documents/Section4%20Landscape%20Character%20Types.pdf>

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SUGGESTED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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 and Location Plans Ref A101V3

Visibility splays Ref A102V2

House type B Ref A105V2

House type C Ref A106V2

House type D Ref A107V2

Typical Garage Ref A111V2

Reason: - To ensure provision of a satisfactory development.

3. 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 and the position of the construction offices during site clearance and construction of the development.

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

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. 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 the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. No development shall take place until all [trees and hedgerows] 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. No above ground development hereby permitted shall commence until samples and details of all external facing and roofing materials including materials for the proposed windows, doors and front pillared porch detail, , shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory 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 2012.

7. No above ground development 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8. No above ground 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

9. Unless otherwise agreed in writing the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, shall accord with 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.

Reason: In the interests of residential amenity and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

10. No dwelling hereby permitted shall be occupied until the car and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve that dwelling has been made fully available for use prior to the dwelling 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.

11. No part of the development shall be first occupied until further 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.

12. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings or additional first or second floor windows 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 area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

13. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, fences or other means of enclosure at the road junctions shall be set back to the sight lines shown on the approved drawing ref A102V and these visibility splays shall be kept free of obstruction.

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 2012.

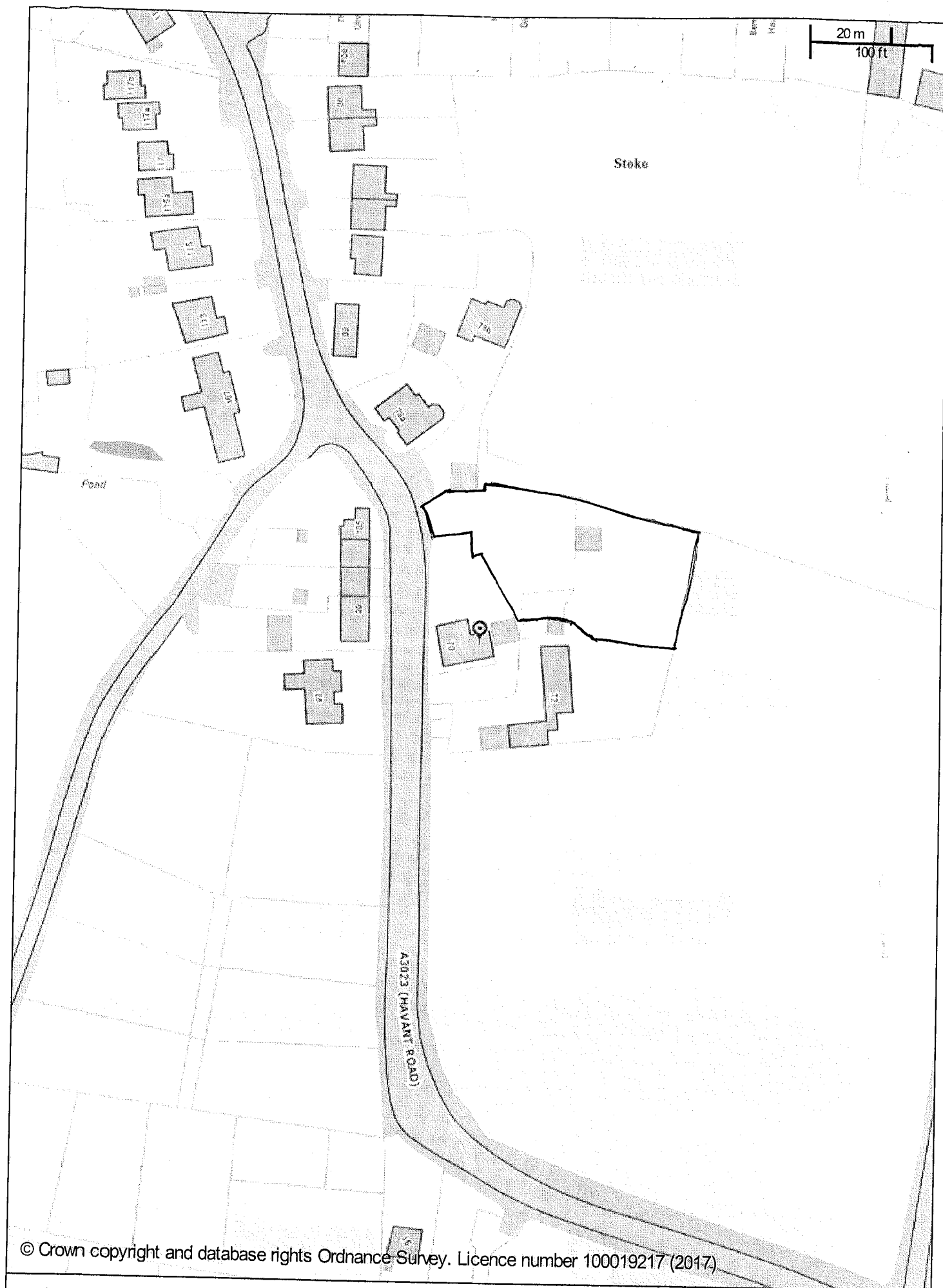
14. No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) and access serving that dwelling have been laid to at least base course.

Reason: To ensure satisfactory access and to avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Borough of Havant



- Main Retail/Commercial/Office Areas
- Urban Areas
- Industrial Areas
- Open Space/Recreation
- Borough Boundary



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Land rear of 70 Havant Road Hayling Island

Scale: 1:1250

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