
Site Address:	11 East Street, Havant, PO9 1AB		
Proposal:	Demolition of existing buildings and erection of 6 no. town houses with associated access and car parking.		
Application No:	APP/17/00694	Expiry Date:	22/08/2017
Applicant:	Mr Rea		
Agent:	Mr Galloway	Case Officer:	Rachael McMurray
	Peter Galloway Partnership		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in East Street in Havant Town Centre and forms part of the St Faiths conservation area. It currently comprises a vacant three storey building which fronts onto East Street. The site also includes a number of other vacant buildings extending northwards to the Pallant. These include a warehouse which forms a link between the rear elevation of the frontage building and another warehouse to the rear of the link building. The ground floor of No. 11 was a former shop unit which has not been in use since 2008. The two upper floors were offices but have previously been granted planning permission to convert into residential flats. They are accessed via an internal staircase.

The frontage building lies within a row of buildings including No's 5-9 which are currently single storey units but have planning approval for redevelopment into three-storey residential properties. To the east of the site is No. 13 which is a Grade II listed building. The buildings on East Street are positioned hard up to the pavement and there is no off road parking.

Historically, the character of East Street was predominantly commercial however over time and due to the concentration of retail units on North and West Street and Park Road South, the demand for units on East Street has fallen. As such, it has now been undesignated as a main shopping frontage within the Local Plan. Whilst businesses and some shops are still located on East Street, it has more of a residential character to it than the other main streets of the town centre.

2 Planning History

02/56407/000 - Change of use of first and second floors to 2 No. self contained two bedroomed flats with pedestrian access to East Street., PERM,12/02/2003

07/56407/001 - Existing brick wall and single storey store building to be demolished., UNK,

APP/15/01227 - Alterations to ground floor to provide 1No. 2 bedroom apartment and adaptations to upper floors to remodel 2No. 2 bedroom apartments (approved 20.1.16). Request to discharge condition numbers 2, 3, 4, 5, 6 and 7 (received 13.7.17)., PERM,20/01/2016

APP/15/01228 - Demolition of link building between 11 East Street and existing retail warehouse to the north., PERM,20/01/2016

3 **Proposal**

The proposal is for the demolition of the existing buildings to the rear of No. 11 which include warehouses which served the former retail unit at No. 11 and the erection of a terrace of 6 no. town houses with associated access and car parking from the Pallant.

The dwellings at either end of the terrace would be two-storey, whilst the central four dwellings would be 2.5 storey, with dormer windows in the front roofscape. They would comprise a mixture of materials including brick and render. They would include rear gardens of 4.5m in depth. The access into the site would be from the Pallant which includes a turning area for vehicles and the inclusion of 10 no. parking spaces. There are a number of raised planting beds included within the access area. The plans show the approved development at No. 9 East Street however, this is yet to be implemented.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Building Control, Havant Borough Council

Fire Authority access to comply with Approved Document B Vol1 re B5 turning and distance to properties 45m rule or sprinklers will be needed

Bin storage not shown on plan must comply with Approved Document H

Doors to ground floor wc's will need to swing out wards to comply with Approved Document M

Some of this site is close to a RADON 3 and within area 2 protection area Compliance with Approved Document C may need to be considered depending on ground testing

Public sewer on site but looks as if it will be 3m away from development

Location of dormers at roof level to comply with Approved Document B regarding fire protection and space separation

Other issues may arise when Building Regulation application submitted

Community Infrastructure, Planning Policy & Urban Design

CIL and SDMP.

Potentially S106 if there were any site specific requirements by consultees

Conservation Officer, Development Control

Overview

The application site occupies an area to the rear of buildings facing East Street. This is a tight urban site with many constraints and is key to the wider regeneration of the area.

The site lies within a designated Conservation Area and is adjacent to 10 The Pallent and The Bear Hotel (Grade II Listed).

Proposal

Demolition of existing buildings and erection of 6 house with associated access and car parking.

Legislative and Policy Background

The site lies within a Conservation Area and adjacent to a listed building, therefore the following legislation and policies are relevant.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The recently published 'Good Practice Advice Notes 1, 2, 3' supercede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in Planning Note 2?', states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest?' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

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;?"

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment

The relevant issues relating to the historic environment in this instance are the impact of the proposals on the character and appearance of the Conservation Area and the impact of the proposals on the nearby listed buildings, their setting or any features of special architectural or historic interest that they possess.

In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage The proposed building dwellings would be of an appropriate height and massing which is not uncharacteristic of this part of the conservation area. It therefore results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. Overall in terms of its size the proposal is considered to not result in an adverse impact on the visual amenity of the streetscene, the character of the conservation area or the nearby setting of listed buildings.

However, I consider that the design of the Mews dwellings needs further refinement before I can lend my support to the scheme. I would therefore suggest the scheme is amended as follows:

- Alterations to some of the fenestration details to a more traditional casement or sash. These are the windows to the Master bedroom, Bedroom 2 and the kitchen of units 2, 3, 4 and 5.
- The fenestration details to the western elevation of units 1 and 6 also need refinement. The windows need to sit more symmetrically on this elevation as currently they look a little unbalanced.
- Further though needs to be given to the material treatment to the western elevation of units 2,3,4 and 5. I would recommend the render is removed and replaced with brick. A brick string course could be added to break up the elevation.
- Some chimneys to the roofscape would add further interest to the design.

- Again I have some concerns with the amenity space available for the houses but likewise I understand the constraints of the site.

Good quality materials will be essential for this scheme and if permitted a condition should be attached ensuring samples are submitted prior to commencement of any works.

From my perspective, I am content we have a workable package. However, the manner of execution and detailing will be crucial. This needs refinement before permission is granted. If permission is granted I recommend that it is subject to the following conditions.

1) The demolition hereby granted permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a "gap site" which will be prejudicial to the character and amenities of the Conservation Area.

2) Notwithstanding what is shown on the drawings or submitted with the application, no work shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area.

3) No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local planning authority. The window details to comprise:-

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
- b) full size glazing bar section,
- c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths conservation area.

4) Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the character and appearance of the conservation area.

Officer Note - Revised Plans have been submitted to address the CO comments. A window and door detailing plan has also been submitted.

Further comments from the Conservation Officer:

The amended plans address my previous points and I raise no objection to the scheme.

County Archaeologist

Thank you for your recent consultation. The site lies within the historic core of Havant in an area described as having a high archaeological importance. It is very likely that important archaeological remains relating to the origins and development of Havant will be encountered during development. These origins include a Roman settlement. This development is close to the cross road of the Roman roads and is likely to be the focus of that Roman settlement. It also includes the Saxon and medieval development of the town.

I note that the heritage statement does not address below ground archaeological issues. I would recommend that an archaeological condition be attached to any planning permission to secure an appropriate level of archaeological excavation ahead of development. This will to some extent depend on the degree to which existing development might have compromised archaeological survival, but I would anticipate the burden of such an archaeological condition to be significant. However I note that the heritage statement submitted with the planning application does not address below ground archaeological issues. On that basis I would urge you to draw this matter to the attention of the applicant at the earliest opportunity.

Economic Development - Retail and Town Centres

Economic development raise no objections to this proposal

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application. This site is very compact and it important that the parking and turning area are constructed as shown on the submitted plan

Landscape Team, Havant Borough Council

Planning Application APP/17/00694 11 East Street, Havant, PO9 1A

From a landscape perspective we do not object to this application, however we do have the following comments:

- The Havant borough townscape, landscape and seascape character assessment for LCA14 Havant historic core goes into detail regarding the current built environment, experiential qualities and landscape and built form strategy and guidelines for the conservation area the proposed site is located. This assessment draws out the following specific points that are relevant to East street:
 - East Street retains its rather narrow, and vertical emphasis, with tall Georgian and Victorian brick buildings set hard at the rear of the pavement line.
 - Flint, flint with brick lacing, and brick boundary walls are a particular feature of parts of the town centre. As properties on the main street frontages are hard on the rear of the pavement line, these walls generally form the side and rear property boundaries, lining the narrow lanes to the south of East Street, and delineating large plots to the north.
 - Lengths of old red brick walling provide strong areas of colour within the historic core.
 - Retain red brick and flint walls and encourage their use as boundary treatment within any new development

Any proposed development should adhere to the built form strategy to retain the historic character of this area. As such we would require the building façade to

compliment the historic built form and would have a preference to use red brick with a grey brick detailing to retain the local streetscape vernacular. Cream render is not deemed appropriate.

Please refer to Core Strategy Policy CS16 High Quality Design ? Uses characteristics of the local area into the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors

- The external works drawing indicates grass/planting area within raised planters and the rear gardens of unit 1-6. Due to the close proximity to adjacent dwellings and the lack of light any grass planting will struggle to survive, therefore grass planting within the raised beds is not deemed appropriate. Further more the success of the planting/soft landscape strategy will depended of the detailing of the raised beds and the correct plant species selection. Subsequently we would require hard and soft landscape plans stipulating the proposed planting and detailing for hard landscaping specification (including raised beds and hard surfacing details).

- The proposed cycle storage provision is not obvious and it is not clear how the bikes will be secure, further clarification is required.

Officer Note - A revised site plan has been submitted showing cycle parking within the rear gardens of the properties.

Traffic Management, HBC

Despite the requirement for 6 car spaces being met the traffic team consider that this is insufficient for the number of cars that will be owned by purchasers. However it is noted that the surrounding road network is already the subject of "At any time" TRO's

Waste Services Manager

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: Not applicable.

Statutory advertisement: 14/07/2017

Number of representations received: 1

Comment	Officer Comment
The western boundary wall between No. 11 and 13 should be retained at the same height as existing and comprise of original brick.	Noted.

The bay tree to the north of 13 East Street garden should be retained.	Noted.
Demolition of link building - how will this be managed.	This would be subject to a condition.
The alley entrance to No. 11 must be secured during and after construction works.	Noted.
Disturbance from construction works,.	Noted.
Development should be in keeping with the conservation area.	This would be subject to a condition.

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 conservation area
- (iii) Impact upon residential amenity
- (iv) Parking provision
- (v) Ecology implications / CIL

(i) Principle of development

The site is within Policy HB3 (Mixed Use Allocations) allocation H22. The site has extant planning permission for the redevelopment of the retail unit and the demolition of the buildings at the rear, so the principle of residential development has previously been excepted. The site is located within the St Faiths Conservation Area. Policy DM20 (Historic Assets) of the Allocations Plan advises that planning permission will be granted for development that conserves and enhances the historic assets of the Borough and sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. One of the requirements is for applications to include a heritage statement which in the case of this application has been included and assessed by the Conservation Officer.

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

The proposal would be located between East Street and The Pallant and therefore not directly within the view of either streetscene however, the site is still located within the conservation area and it is important that the proposal integrates well with the character and appearance of the area. Policy CS11 advises that development should protect and where possible enhance heritage assets. No. 11 East Street is not a listed building however, there are a number of listed buildings which surround the site including No. 13 East Street which lies to the east and No. 10 The Pallant which lies to the north of the development site.

The site at present comprises two derelict warehouses which in their current state, have an adverse impact on the conservation area, leaving a large redundant site

attracting vandalism. Therefore the proposal for redevelopment to improve this current state is welcomed. The proposed scheme includes a terrace of residential properties which fits in with the character of other similar developments which have occurred along the Pallant. The design of the properties is traditional, responding to the context of the site. As dwellings, as opposed to flats, are being proposed, some private amenity space is included, which are rear gardens of 4.5m in depth. For new dwellings, the Council's Design Guide advises that rear gardens should be 10m in depth and therefore these gardens fall significantly short of 10m. However, given that the site is in a town centre location where the density is greater and the majority of nearby residential development has no amenity space, this is an improvement. Furthermore, the depth of the gardens could be increased if the proposed parking spaces were removed and the access tightened however, the provision of some parking in this location is welcomed and when considered on balance, more beneficial than a larger garden. The access is wide enough to provide a turning area for large vehicles such as refuse lorries. The access area would be landscaped with a mixture of hard and soft landscaping and the details of this would be subject to a planning condition.

The Council's Conservation Officer (CO) has been consulted and has advised that the proposed dwellings would be of an appropriate height and massing which is not uncharacteristic of this part of the conservation area. It therefore results in a development which forms a cohesive flow with the juxtapositions of the existing urban grain. Overall in terms of its size the proposal is considered to not result in an adverse impact on the visual amenity of the streetscene, the character of the conservation area or the nearby setting of listed buildings. The CO has advised a number of conditions relating to materials, demolition and glazing details. Overall it is considered that the scheme accords with Policies CS11 and CS16 of the Local Plan.

iii) Impact upon residential amenity

The most directly affected neighbour to the site would be No. 13 East Street. At present, there is a building directly adjacent to the east boundary which is marked by a brick wall which extends along the entire boundary. This would be replaced by a dwelling, which overall would be smaller than the existing building and would be set back from the boundary with No. 13, other than the south east corner. Overall the relationship with No. 13 would be less overbearing than the current situation. This dwelling does proposed two windows in the rear elevation which would overlook the rear amenity space of No. 13, however these would serve bathrooms and landing areas and could therefore be conditioned to be obscurely glazed, thus reducing the potential for loss of privacy. The rear elevation of No. 10 The Pallant would be 20m in distance from the north elevation of Unit 06 and therefore any visual impact would be limited. Development to the rear of the proposed gardens are sheds belonging to the Bear Hotel and would therefore suffer no loss of amenity. Overall it is considered that the proposal accords with Policy CS16 of the Local Plan.

iv) Parking provision

The site is in a town centre location and is therefore not required to provide any parking. However, 10no. spaces have been provided with this proposed scheme and therefore over meets the requirements of the Council's adopted parking requirements. The Council's Development Engineer has been consulted and has advised that they have no objection subject to compliance with the proposed layout. Cycle parking is provided for each dwelling within the rear gardens and some spaces to the north of Unit 6.

(v) Ecology implications / CIL

Given the proximity of the application site to sites designated for their nature conservation interest the application has been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in dwellings, which would be likely to lead to a significant effect (as described in Regulation 61(1)(a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA). Furthermore the development is not necessary for the management of the SPA. As a result a mitigation package is required, which can be secured through a financial contribution to the Solent Recreation Mitigation Project at a scale of £181 per dwelling (net) (plus monitoring and administration fees). Subject to this mitigation package being secured, the level of mitigation provided is considered sufficient to remove the significant effect on the SPA which would otherwise have been likely to occur. As such, an appropriate assessment under Regulation 61 of the Habitats Regulations is not necessary. The relevant fee has been paid and the paperwork signed and returned. The proposal therefore accords with Policy DM24 of the Local Plan.

The proposal is liable for a CIL contribution of £51,910.17.

8 Conclusion

The proposed scheme has several benefits including the enhancement of the conservation area and contributing to the housing stock within the Borough and is considered to accord with the relevant policies from the Local Plan and the NPPF. It is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00694 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:
 - 17_300_PO2B - First floor plans
 - 17_300_PO3 - Second floor plans
 - 17_300_PO6B - Elevations
 - 17_300_PO1A - Site Plan / ground floor plans
 - 17_300_WO1 - Window details
 - 17_300_B01 - Block Plan
 - 17_300_L01 - Location Plan
 - 17_300_PO4 - Roof Plan

17_300_P05 - Demolition Plan
17_300_P07 - External Works
Design and Access Statement
Heritage Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The demolition hereby granted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made for the redevelopment for which the contract provides. The redevelopment shall commence within three months following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a "gap" site which will be prejudicial to the character and amenities of the Conservation Area.

- 4 Notwithstanding what is shown on the drawings or submitted with the application, no work shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area and having due regard to Policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF (2012)

- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All work shall be carried out in full accordance with such approval.

Reason: To protect the character and appearance of the conservation area having due regard to Policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF (2012)

- 6 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. All work shall be carried out in full accordance with such approval.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations 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.

- 7 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.

- 8 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 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 (specifically the boundary wall with No. 13 East Street), 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 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.

- 11 The car and cycle parking, servicing and other vehicular access arrangements 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 above ground works 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 occupied until the implementation of all such hardsurfacing has been completed in full accordance with that agreed specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No above ground works shall commence until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced 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.

- 14 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions (including that to the roof) shall be constructed within the curtilage of the site, nor shall any windows be inserted (including those within the roof) above ground floor level without the prior approval of the Local Planning Authority.

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.

- 15 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the Unit 1 hereby permitted the windows in the east elevation at first floor level shall be fitted with non opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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