

APP/16/00327 - Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point (Approved 22/07/2016). Request to Discharge Conditions

4, 5, 7 and 8 (07/10/2016). Request to Discharge Conditions 6, 10, 11 and 12 (03/11/2016). Request to Discharge Condition 13(09.01.2017)., PERM,22/07/2016

S106 Agreement in association with APP/16/00327 executed in relation to:
Affordable Housing Contribution £176,711.36
Solent Recreation Mitigation Project Contribution £1,408.00
Ecological Mitigation and Management Plan
SUDS Arrangements
Management of the Land

APP/16/00924 - Reserved Matters application for the erection of 3No. 3 bed dwellings and 5No. 4 bed dwellings relating to appearance and landscaping following Outline Permission APP/16/00327., PERM,04/11/2016

APP/16/01033 - Discharge of conditions 4, 5, 7 and 8 of APP/16/00327 - SEE APP/16/00327, UNK,

3 Proposal

Application for 3No. detached chalet style dwellings, 1No. detached bungalow, and 6No. (3No. pairs) semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.

The proposal would result in an increase in the number of dwellings from 8 to 10 when compared to the previous outline and reserved matters approvals.

The layout includes a pair of frontage dwellings facing Bound Lane with other properties fronting the access drive/road. The dwellings would be mainly Chalet style two storey properties with the exception of 1 bungalow.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from

Residential Development)

Havant Borough Council Parking SPD 2016
Havant Borough Council Borough Design Guide SPD 2011
Havant Borough Councils Housing SPD July 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Building Control, Havant Borough Council

Comments

The collection point for the waste bins for plot 1 should be agreed with the waste collection (possibly exceeds the 25m distance between the bin storage and the collection point stated in Approved Document H).

Development Engineer (Highways)

On the existing application the internal road narrowed from 4.8 to a 4.1 m I would suggest that the highway width is increased to the normal adopted shared surface standard of 4.8m for the whole of its length because of the increase in the number of units with the resulting increase in visitor and service vehicle parking in the road that will conflict with the increased number of pedestrians walking on the carriageway.

The garages should be 6m long by 3m wide and the parking spaces between the buildings also to be 3 m wide to allow car doors to open.

Officer Comment: *The matter has been discussed further with the Development Engineer. A condition is recommended in relating to signage indicating 'Private Road' to prevent general parking taking place on the access road.*

Community Infrastructure HBC

Deed of Variation required for S106 dated 21/07/2016.

Payment should be revised to include two additional dwelling houses in respect of the Solent Recreation Mitigation Project Contribution.

The thresholds for affordable housing contribution have now changed, please refer to the Havant Borough Developer Contributions Guide:

'...affordable housing provision in accordance with CS9 will apply for schemes of 11 units or more or schemes exceeding 1000sqm gross floorspace.'

Waste Services Manager

No concerns over waste collection regarding this planning application.

Crime Prevention -Major Apps

Generally the layout works fairly well, however, the western elevation of plot number 8 is within an area referred to as the "Meadow Area". The status of this area is unclear, but it appears possible to access the windows within the western elevation of plot number 8 from this area. This increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour some

private space must be provided about the western elevation of plot number 8. The private space must extend at least 3m beyond the western elevation, the space should be protected by a robust boundary treatment.

To provide for the safety and security of residents and visitors lighting within the development should conform to the relevant sections of BS 5489:2013.

Officer Comment: *The layout now provides for hedging to provide a boundary to plot 8 adjacent to the meadow area.*

Public Spaces

No comments received.

Traffic Management, HBC

Comments

The sizes of the car parking spaces and garages provided should be regarded as minimum lengths and widths as cars continue to increase in size. Additional space should be provided for car doors to be opened and car boots to be accessed, and garage doors to be opened, particularly when spaces are provided close to walls or in tandem/ in front of garages. Failure to meet these dimensional requirements may lead to additional on street parking in and close to the development site which may be detrimental to road safety. In addition, garages are commonly used for storage or additional living space and this often leads to additional on street parking in and close to the development site which may be detrimental to road safety.

County Archaeologist:

Thank you for your consultation. Although no heritage assets have been recorded in the immediate vicinity of the site, I would advise that this is probably the result of a lack of past archaeological investigations, rather than a genuine absence of archaeological features. A number of Bronze Age and medieval finds have been recorded between 350 and 500 metres to the north and north west of the site, which itself appears to have been largely undisturbed by development over the past 150 years according to our historic map record. I would advise that there is some potential for as yet unrecorded archaeological features and/or deposits to exist within the site and that due to the lack of development here, any such features would be relatively well preserved. Therefore while there is no indication that archaeology presents an overriding concern for these proposals, I would advise that the assessment, recording and reporting of any archaeological deposits affected by the proposed new housing, parking areas and access roads be secured through the attachment of a suitable condition to any planning consent that might be granted. For instance:

‘That no development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches located within the footprints of the proposed new houses, parking areas and access roads. This trenching will aim to ensure that any archaeological remains encountered are recognised, characterised and recorded. If the results of the evaluation are deemed significant enough by Havant Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of

specialist analysis and reports together with a programme of publication and public engagement

Officer Comment: There is an extant planning permission for 8 dwellings on the site which did not trigger the requirement for consultation with HCC Archaeology. This permission can therefore be implemented without any archaeological requirements. the site is not located within an area identified as an archaeological area. It is not considered appropriate to impose an archaeological condition in this case.

Education Department

As this development is below the level that I would seek a contribution there will be no contribution sought towards educational facilities from this development.

HBC Housing

The proposal is for 10 new dwellings consisting of 7 no three bedroom homes and 3 no four bedroom homes.

This proposal would need to comply with the Core Strategy policy CS9.2 and provide 30-40% affordable housing onsite (this would equate to a minimum of 3 units), off-site provision, or a financial contribution in lieu of actual units as the combined floor area of all 10 units proposed would appear to be more than 1000sqm. A calculation of the expected financial contribution will be made using the methodology described in the Havant Borough Councils Housing SPD July 2011 and will require the estimated sales values of each type of unit.

Principle of Development: Housing would support the principle of this development pending confirmation that the affordable housing policy requirement is met.

Landscape Team

No comments received.

Planning Policy

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals & Waste Plan provide the development plan for the Borough.

The following policies are of particular relevance:

- CS9 Housing.
- CS17 Concentration and Distribution of Development within the Urban Areas.
- DM8 Conservation, Protection and Enhancement of Existing Natural Features.
- DM13 Car and Cycle Parking on Residential Development.
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.
- Havant Borough Council Parking SPD.

Principle of Development: The site lies within the urban area as defined by Policy CS17 of the Local Plan which seeks to make the most effective use of land in the borough by concentrating new housing within the urban areas of the Borough.

The site is in an accessible location; it is an approximate 10 minute walk from the Mengham/Gable Head District Centre, which includes numerous shops and services, such as Doctors, Pharmacy and Opticians. The site is also less than a mile away

from an Infant, Junior and Secondary School and is also within 160m of a bus stop, with services to Havant and Eastoke every 30 minutes.

Housing: The proposal would generally support the aims and objectives of the Havant Borough Local Plan, which seeks to provide an additional 6,300 homes in the Borough. Nevertheless, the proposal would not produce any affordable housing as the scheme is below 11 units (as outlined in Policy CS9.2).

The application provides a mix of dwelling types in accordance with Policy CS9.5.

Officer Comment: The floorspace proposed for the development is over 1000 sqm, therefore an affordable housing contribution is required in this case.

Parking Provision: The application includes the appropriate car parking provisions (minimum of 2 spaces per dwellings), along with an additional 20% of unallocated parking for visitors. The individual properties have also been provided with appropriate storage in the rear gardens to provide cycle parking. Therefore, the requirements of policy DM13 and the Havant Borough Council Parking SPD have been met.

Tree Preservation Orders: A number of individual and group tree preservation orders (TPOs) have been identified on and near the site's boundaries; with two found near the access to the site from Bound Lane. Therefore, design and layout must aim to retain and protect mature trees in order to be in accordance with Policy DM8.

Developer Contributions: Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the Borough. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24.

Conclusion: The principle of this development is supported by the Local Plan, providing that the developer contributions are met and the integrity of the TPOs is maintained.

Local Lead Flood Authority HCC

Final Comments:

Sufficient details are provided to avoid drainage condition.

Revised Comments:

The provided drainage strategy report meets the minimum HCC drainage criteria. The HCC would support the planning permission for the proposed development conditionally upon the provision of a detailed drainage design confirming the detailed proposals to the Lead Local Flood Authority.

Original Comments

LLFA have provided comments in relation to:

- Works in relation to ordinary watercourses
- Surface water drainage and major developments

Surface Water Drainage

We have reviewed the following documents in relation to the drainage strategy of the proposed development.

- Drainage General Arrangement (Drawing)
- Drainage Surfacing (Drawing)

No surface water strategy document detailing the existing and post development permeable/impermeable area, the existing and post development runoff rates and proposed surface water drainage particulars have been provided. Therefore, further details/information are required in order to be able to provide a valid response. Until the provision of a surface water strategy confirming the detailed proposals to the LLFA

we cannot comment on the application submitted.

Surface Water Strategy

Recommendations provided for the applicant to consider in relation to the surface water strategy.

Ordinary Watercourse

Where the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, a prior consent of the LLFA is required for this work. This consent is required as a separate permission to planning.

Surface water drainage proposals will need to be assessed in relation to the impacts of climate change. The appropriate allowances are detailed in the latest advice from the EA.

Would also expect to see a suitable allowance for urban creep. an allowance of 10% on impermeable areas is suitable in relation to confirming the proposed system is acceptable.

Where proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

The mechanism for securing long term maintenance will need to be considered and agreed between the applicant and the LPA. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

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: 23

Number of site notices: 1

Statutory advertisement: 02/12/2016

Number of representations received: 1

Summary:

Strongly object to number and type of units now proposed.

Three pairs of semi-detached properties is in complete contrast to the local surroundings

Impact on local property values

Officer Comment: Impacts on property values are not a material planning consideration.

Negative impact on highway and drainage which is already under pressure.

7 Planning Considerations

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Landscaping/Trees
- (v) Ecology
- (vi) Highways
- (vii) Flood Risk/Drainage issues
- (vii) Developer Requirements/Community Infrastructure Levy/S106 Agreement

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development would make a contribution towards the Council's overall housing targets as set out in the Local Plan. The principle of residential development has already been established by the granting of the Outline and Reserved matters Planning Permissions.

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

The principle of a layout based upon an internal road and with two properties fronting Bound Lane has previously been established. The main differences in relation to the current proposals are the provision of 2 additional units and the change from mainly detached units to mainly semi-detached units.

The designs of the dwellings are generally traditional with a pair of semi-detached houses to the front of the site incorporating render to match the existing house at No.11. The other properties incorporate pitched roofs and include a bungalow and two storey and chalet style properties incorporating a mix of materials with brick, render and cladding. The dwellings are considered acceptable and pick up on features of nearby dwellings.

Concern has been raised in relation to the semi-detached units and the impact on the character of the area. Whilst it is the case that existing dwellings to the east of Bound Lane are detached, properties on the west side fronting the site are semi-detached. The development as a whole remains at a relatively low density of development. The semi-detached units are generally set off the boundary and the most public units 1 and 2 are designed to appear as a single dwelling from the Bound Lane. It is not considered that this relatively self contained development would have a negative impact on the character and appearance of the area.

The overall low density of development allows for good landscaping around and within the site, including boundary hedges and tree planting. The landscaping proposals are considered acceptable, this is considered further below.

(iii) Impact upon residential amenity

The main impacts from the proposed development would be to the existing dwelling No.11 Bound Lane; to the properties to the north No.9, 5a, 5b and 5c Bound Lane; properties to the East 97-100 Sea Front Estate; to the south 21, 21a and 23 Bound Lane and the properties to the west fronting bound lane.

The new units 3-5 and 9-10 would be set well off the flank walls of the properties to the north with a 20m + gap maintained. The relationship between plot 6 and 5c Bound Lane is tighter. Plot 6 is however a bungalow and would face east west to avoid overlooking. There are two small proposed ground floor windows facing 5c serving en-suite and lounge. The orientation of 5c is also east west with no windows in the flank wall facing the application site. This relationship is considered to be acceptable.

The properties to the east are single storey and it is particularly important to ensure that the relationship between unit 7 and the bungalows to the east is acceptable. No.7 is shown as a chalet style building with dormer (serving bathroom) and rooflights shown facing the bungalows. The Havant Borough Design guide seeks a separation distance of 24m between the main part of the proposed dwelling and existing dwellings where they are of differing storey heights. The proposal provides 25m and the chalet style rather than full 2 storey design would further reduce any impact between dwellings.

The main impacts on the properties to the south would be from plot 8 to No.23, however the new dwelling would be chalet style with a low eaves line to the southern boundary. Whilst there is a first floor dormer to serve the en-suite and bathroom, these can be conditioned to be obscure glazed. In addition plot 1 would be set nearest to 21 Bound lane. Plot 1 would be set off the boundary with a gap between the main buildings of approx. 13m. There would be three first floor windows facing No.21 serving bedrooms and bathroom, the bedroom windows are to dual aspect rooms and should be conditioned to be obscure glazed. No.21 is mainly orientated east west in terms of windows although there is a kitchen, dining and hall window at ground floor level and a first floor landing window facing unit 1 at an angle. Subject to conditions the relationship between these properties is considered to be appropriate, it is noted that no objection has been received from the occupiers of No.21.

The properties to the west of Bound Lane are bungalows with rooms in the roof and dormers facing the application site. The distance between the proposed dwellings and existing would be in excess of 40m. It is not considered that the proposed development would result in an unneighbourly impact to these properties.

The new dwellings themselves would have generally substantial plots and would provide good living environments for future residents

(iv) Landscaping/Trees

The proposals are designed to ensure the retention of TPO trees to the site frontage and to retain important boundary trees and are considered acceptable subject to conditions. The landscaping proposals include appropriate additional planting including trees and native hedging which is considered appropriate. Some of the front boundary hedge would be removed as a result of the provision of site lines, however it is considered that part of the hedge can be retained. A condition in relation to the front boundary hedge is recommended to ensure retention where possible and planting where required. A landscaped area is also secured close to the southern boundary which provides habitat for reptiles with management secured through the associated S106.

Concern has been raised in relation to the condition of the pine trees, however the inclusion of these trees within the landscaping scheme would not prevent future reduction/felling if they are considered to raise safety concerns subject to consultation with the Councils Arboriculturalist and replanting requirements.

(v) Ecology

The County Ecologist commented in relation to the previous scheme and requirements for a site wide ecological management plan can be secured via the proposed S106 agreement. In addition the development would be subject to a financial contribution in relation to the Solent Recreation Mitigation Partnership in order to meet the requirements of the Habitat Regulations and mitigate the impact on the SPA.

(vi) Highways

The proposed road layout is considered acceptable to serve the 10 dwellings subject to a planning condition requiring signage to seek to avoid parking on the access road. Turning is provided on site to allow vehicles to exit the site in a forward gear.

(vi) Developer Requirements/Community Infrastructure Levy/S106 Agreement

The S106 agreement associated with this application addresses the following requirements:

Affordable Housing Contribution £228141.79
Solent Recreation Mitigation Project Contribution £1,760.00
Ecological Mitigation and Management Plan
SUDS Arrangements
Management of the Land
Management Company

The development is liable to a CIL contribution and appropriate CIL forms have been submitted. The floorspace has been calculated as 1,363 sqm. This would equate to a CIL contribution of £173,417.41

8 Conclusion

In conclusion, the proposed development is acceptable in principle and residential development has previously been granted outline and reserved matters consent (for 8 units). The proposals are considered to have an acceptable impact on the character and appearance of the area and to relate well to adjoining residential properties. Landscaping proposals are considered acceptable.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01217 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 take place fully in accordance with the details of Ecological Mitigation detailed in Ecological Mitigation Plan Rev B 10th November 2016 – Viewpoint Associates LLP and Viewpoint associates LLP letter dated 2nd November 2016 Any such measures shall thereafter be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, National Planning Policy framework, NERC Act 2006 together with Policy CS 11 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 3 The development shall not commence unless and until the hedge and tree protection shown on Drawing No. 1471-05 Rev C has been erected 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 protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The levels within the site shall be as shown on drawing number 28476 201 Rev C3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and the amenities of adjoining 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 the construction phase arrangements shown on drawing No. JF/1345/17 Rev B received in the email from Chris Moore (Plainview) dated 29th March 2017 have been implemented in accordance with the approved details.

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.

- 6 The construction phase arrangements as shown on drawing No. JF/1345/17 Rev B received in the email from Chris Moore (Plainview) dated 29th March 2017 shall be fully implemented at the start of the development process to allow turning on site and to prevent reversing onto the public highway. The approved method shall be used during the course of the construction period such that reversing onto Bound Lane does not take place unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Prior to the commencement of the development hereby permitted and in relation to the construction period, at least 10m of hardstand shall be provided within the site to accommodate deliveries in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The hardstand shall be retained and available for deliveries during the construction period.

Reason: In the interests of highway safety and prevent the blocking of Bound Lane during deliveries having due regard to policy CS20 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the details submitted the proposed foul drainage route to the west of plot 2 to Bound Lane shall be re-positioned to ensure that it is located outside the Root Protection Area of the adjacent Oak Tree subject to a TPO in accordance with plans to be submitted to and agreed in writing by the Local Planning authority. In addition prior to the construction of the road junction with Bound Lane the method of construction and sections showing details of the kerbing design shall be submitted to and approved by the Local Planning authority. The junction and foul drainage shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that the adjacent Oak Tree is suitably protected in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 9 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

- 10 The hardstanding hereby permitted shall be carried out in accordance with the details shown on drawing No. 28476 202 Rev C1. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 11 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 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.

- 13 The development hereby permitted shall not be occupied unless and until further details of communal bin storage provision are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided and maintained on site.

Reason: To ensure that suitable bin stores are provided in the interests of the amenities and character of the development having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 14 The car 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.

- 15 The development hereby permitted shall not be occupied unless and until signage has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority indicating that the site is a private road with no parking. The signage shall be retained and maintained in accordance with the approved details.

Reason: In the interests of highway safety and to reduce potential conflicts between pedestrians using the access drive and parked vehicles having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 16 The landscaping works shown on the approved plans (Landscape Proposals Drawing Number JF/1345/17 Rev B) as amended by Condition No.18 shall be carried out in accordance with the approved details within the first planting season following final occupation of the development hereby permitted. 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 planting 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 appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof including the insertion of windows shall take place to Unit 6 without the prior approval of the Local Planning Authority.

Reason: In the interests of the residential amenities of adjoining residents and having due regard to policy CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 18 Notwithstanding the submitted landscape Proposals shown on Drawing No. JF/1345/17 Rev B the existing boundary hedge to Bound Lane shall be retained wherever possible and in filled with native hedging where necessary in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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 planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure an appropriate standard of visual amenity in the local area 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.

- 19 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 8 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with 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.

- 20 Notwithstanding the submitted plans and the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Plot 1 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with 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.

- 21 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 7 hereby permitted the bathroom windows in the first floor on the east facing elevation shall be fitted with 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.

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

Planning, Design and Access Statement November 2016 Ref: 1527/CMAR/
Arboricultural Method Statement Rev B dated 8th September 2016
Ecological Mitigation Plan Rev B dated 10th November 2016
Viewpoint associates LLP Ecological letter dated 2nd November 2016
Highway Appraisal letter RGP Design Ltd dated 2nd November 2016 Ref:
FORD/15/1020/R1/A
Schedule of Materials
Flood Risk Assessment with Drainage Statement dated 28th March 2017
Drainage Areas Drawing No. 28476 201 Rev P1 (Marked up version)
Drainage Strategy Drawing No. 1633/D1.1 Rev B
Location Plan OS Licence No. 100019980
Proposed Site Plan Drawing No. 2825/01-A
Proposed Site Plan - Landscaping Drawing No. 2825/02-A
Proposed Garden Shed/Bike Stores plots 1, 2, 5 & 9 Drawing No.
2825-03
Proposed Garages plots 6, 8 and 10 Drawing No. 2825-04
Overlay - Existing plots 4/5 overlaid on Proposed Plots 4/5 & 9/10 Drawing No.
2825-05
Floor Plans Plots 1 & 2 Drawing No. 2825 - 1&2 -01
Elevations Plots 1 & 2 Drawing No. 2825 - 1&2 -02
Floor Plans Plot 3 Drawing No. 2825 - 3 -01
Elevations Plot 3 Drawing No. 2825 - 3 -02
Floor Plans Plots 4 & 5 Plot 3 Drawing No. 2825 - 4&5 -01
Elevations Plots 4 & 5 Plot 3 Drawing No. 2825 - 4&5 -02
Floor Plans Plot 6 Drawing No. 2825 - 6 -01
Elevations Plot 6 Drawing No. 2825 - 6 -02
Floor Plans Plot 7 Drawing No. 2825 - 7 -01
Elevations Plot 7 Drawing No. 2825 - 7 -02
Floor Plans Plot 8 Drawing No. 2825 - 8 -01
Elevations Plot 8 Drawing No. 2825 - 8 -02
Floor Plans Plots 9 & 10 Drawing No. 2825 - 9&10 -01
Elevations Plots 9 & 10 Drawing No. 2825 - 9&10 -02
Highway Appraisal Horizontal Geometry Drawing No. 2015/D1020/SK1 Rev C
Vehicle Swept Path Analysis Junction-Refuse Vehicle Drawing No.
2015/D1020/SK02 Rev C
Vehicle Swept Path Analysis Junction- Refuse Vehicle Drawing No.
2015/D1020/SK03 Rev C
General Arrangement - Drainage Drawing No. 28476 201 Rev C3
Surfacing Drawing no. 28476 202 Rev C1
Landscape Proposals Drawing No. JF/1345/17 Rev B
Layout Showing Trees to be retained or removed & TPP Drawing No. 1471-05
Rev C
Construction Management Plan Drawing No. JF/1345/17 Rev B

Reason: - To ensure provision of a satisfactory development.

