
Site Address:	208 London Road, Waterloooville, PO7 7AN		
Proposal:	Demolition of existing dwelling and erection of 4No. two bed dwellings and 1No. three bed dwelling.		
Application No:	APP/16/01122	Expiry Date:	20/01/2017
Applicant:	Messrs D. Simpson & N. Horrocks		
Agent:	Mr Tutton Robert Tutton Town Planning Consultants Ltd	Case Officer:	Rachael McMurray
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on London Road in Waterloooville close to the town centre and on the A3 priority bus corridor. It is located on the east side of London Road which contains a variety of dwelling styles and some commercial buildings. On the opposite side of the London Road are open fields which form the edge of the MDA development, and then a row of terraced housing closer to the town centre.

The application site comprises a detached dwelling accessed from London Road. The dwelling which dates back to the 19th Century has been extended at the rear and includes a conservatory. There is also a detached garage on the site. The dwelling is a recognised heritage asset due to its age and is on the Council's list of Buildings of Local Interest however, due to several unsympathetic alterations, it is not worthy of statutory listing. It has a large side garden which is enclosed by a fence and a low boundary wall at the front, which is partially screened by mature hedging. To the north of the site is a more modern two-storey dwelling, whilst to the rear is a development of bungalows contained in Farm Lane Close. Adjacent to the site on the south side is No. 206 which is a small detached dwelling. This property shares an access from London Road with the application site. It has a rear extension which forms the boundary with the driveway within the application site. There are three windows in the side elevation of this extended section. To the rear of this is a detached granary which forms part of the application site. This forms part of the rear boundary with No. 206 and No. 1 Farm Lane Close.

2 Planning History

APP/12/00066 - Erection of 3No. dwellings consisting of 1No. 3 bed detached chalet bungalow and 1No. pair of 4 bed semi-detached houses with new vehicular access from London Road and associated parking and landscaping. Refurbishment of existing farmhouse; removal of existing rear extensions and restoration of original form., REF, 05/04/2012

APP/12/01184 - Development for retired person aged 55+ consisting of refurbished farmhouse (6 bed) converted to 5no 1 bedroom self contained flats - construction of 1 no dwelling to include 5no self contained flats - 1 no detached 1 bed bungalow - conversion of old granary into 1 bed apartment - subdivision of 206 into 1 no 2 bed and 2 no 1 bedroom units, UNK,

APP/13/01115 - Erection 1No. 3 bed detached house with integral garage and access onto London Road, PERM, 12/02/2014

3 Proposal

Demolition of existing dwelling and outbuildings and erection of two pairs of 2no. bed dwellings and one detached 3no. dwellings.

Two of the dwellings would form the appearance of a single dwelling but include two units. These would have one door being located on the front elevation and other on the side elevation. The dwellings would include allocated parking spaces (2 spaces per dwelling) located in a parking court at the rear of the site which would be accessed via the existing driveway. Each dwelling would feature private rear amenity space and bike shed, enclosed by a 1.8m high close boarded fence. To support the demolition of the existing building, a building survey has been carried out which concludes that the repair and restoration of the building is beyond economic repair.

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)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team:

Boundary Treatments

Recommended condition for submission of fully annotated boundary treatment proposals showing the locations of existing, retained and proposed new boundary treatments to address discrepancies between the Site Plan (Rev E) and the Site Overview (Rev C). Scaled elevation drawings shall demonstrate the height, design, materials, type and colour of proposed new walling, fencing or other type of enclosure:

- Proposed retention of the existing attractive frontage wall is welcomed – appropriate details for proposed access points and gates will be required.
- Proposed 1.8m height close board fencing to sub-divide rear garden boundaries is deemed appropriate.

- For Plot 5, the proposed wall alongside the front garden / driveway requires reduction to coordinate with the existing frontage wall, to facilitate the visibility splay and to afford the access the benefit of natural surveillance. It is preferable that the rear garden 1.8m height wall commences from the rear southern corner of the proposed dwelling. It is also suggested that the tree planted end of the rear garden behind the storage shed is altered to comprise a planting bed within the resident's parking area to improve inter-visibility for cars, pedestrians and cyclists.
- A 0.8m set back for the proposed rear garden walls immediately adjacent to parking bays is recommended to facilitate some enhancement planting (climbers) and to contribute a buffer to minimise risk of vehicular impact damage.

Hard Landscape

Recommend condition for submission of fully annotated hard landscape proposals with details to identify material type, build-up, edging, laying bond and colour to be identified in coordination with existing / proposed levels:

- Proposed use of permeable tarmac is deemed acceptable provided that some scope is afforded for enhancement with textured kerbs, edging margins of paving units / setts to the base of walls, around planting beds or as parking bay delineation.
- Bin collection points require hard surfacing.
- Ensure storage sheds are located by gate access points or that sufficient paved access is included.

Soft Landscape

Recommend condition for submission of fully annotated planting proposals to identify individually planted trees, shrubs, hedges, bulbs and any areas of grass. Ornamental planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. The planting plan must appropriately address the Ecology Report Recommendations.

- Proposal shall demonstrate provision of planting to the frontage gardens (hedging alongside the wall / specimen shrubs or small trees) and also for the rear parking court (tree and shrub planting with climbing plants against screen walls).

Waste Services Manager:

Wheelie bins need to be placed close to the highway for collection.

Arboriculturalist:

Officer note: No response was sought as there are no trees on the site which are under tree protection orders or worthy of TPO's in terms of the amenity value.

Building Control:

- 1) Fire brigade access and solid waste storage are satisfactory
- 2) There are no public sewers within 3m of the building
- 3) The unprotected area formed in the external walls by windows to plots 2, 3, 4 and 5 is in excess of the allowable area under Requirements B4

Conservation Officer:

As previously well described by the inspector at appeal for APP/12/00066, the site:

'Contains a detached two storey dwelling, which has the status of a locally listed building (LLB). The property is of a simple vernacular design with a highly symmetrical front elevation. It is also of a relatively imposing stature and scale with gable ends and chimney stacks at either end. Rather than appearing overly large this gives the building an appropriate presence in the streetscene.

The dwelling is set in a relatively large plot which serves to distinguish it from the surrounding generally more modern higher density development and makes reference to its origins as a farmhouse. The adjacent frontage buildings in London Road vary appreciably in their design and sizes, so that the wider streetscape is somewhat eclectic. The adjacent property at 206 is fairly modest in scale at the front and although the additions to the rear are relatively deep it therefore appears subordinate to the LLB in the streetscene. As a consequence of its spacious setting and architectural merit the LLB contributes positively to the locality, despite the varied context of adjacent frontage development'.

No. 208 is a Locally Listed Building (LLB) and whilst it does not benefit from the level of protection that a statutorily listed building would, it is considered to have heritage value. This is covered by local plan policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Borough. This policy advises that development should protect and where appropriate, enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to consideration areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, building of local historic or architectural interests.

Having previously visited the site I was of the view that the building had not deteriorated to such an extent that warranted its demolition. However, on my most recent visit it appears the building has unfortunately suffered from a fire and is now severely damaged. This is a great shame as the building was one of the few historic buildings left in Waterloo. I would of course have preferred a scheme to come forward to restore the current building but it appears from the information that this is not viable. Therefore on balance the unfortunate demolition of the building appears appropriate.

Environmental Health:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have perused the documentation provided by the applicant and have no objection in principle to the development. I have also taken note of the e-mail from the agent, received yesterday, advising that the neighbouring property at 206 single storey section is used for storage purposes and not human habitation. I will take it as read that the acoustic consultant has taken cognizance of the proposed wall on the south boundary of plot 5, and has included it into the calculations related to potential noise nuisance to the habitable rooms at 206. I would also ask that the following conditions and informatives be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with

regard to the building envelope, including fenestration and ventilation, will meet 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: To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially traffic noise.

Condition 2:

A further condition requiring an acoustic assessment may need to be called for in the event that the developers decide to also utilize external plant for any dwelling units e.g air-conditioning units, air source heat pumps and the like, all of which have the potential to impact negatively on neighbouring residents, including the new dwelling units.

Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included; hours of work, bonfires, dust control and light pollution.

Hampshire Highways:

Please refer to the Council's Development Engineer

Development Engineer:

No objections

Ecology Consultant:

The application is accompanied by an Phase I & II Ecological Survey & Bat Mitigation Strategy (EcoSupport, September 2015). Bat surveys have revealed a single roosting pipistrelle bat. I am content that, on-site, the submitted ecological information provides a solid evidence base and that no further work is necessary.

This development will affect bats, which receive strict legal protection under UK law by the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Where developments affect EPS, permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

Will the development result in a breach of the EU Directive?

Yes, unmitigated, the development has potential to result in harm to individual bats and result in impacts to the favourable conservation status of bat species locally.

Is the development unlikely to be licensed?

An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))

2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

It is for you as the case officer to assess the proposals against the first two tests. I am content that these measures are proportionate to the predicted impact and consider that the third test can be met. It is for the applicant to ensure that a European Protected Species Mitigation licence is obtained prior to any works impacting bats or their habitat.

If you are minded to grant permission can I recommend that all mitigation measures are secured by condition.

Development shall proceed in strict accordance with the bat mitigation, compensation and enhancement measures detailed within the Phase I & II Ecological Survey & Bat Mitigation Strategy (EcoSupport, September 2015) unless otherwise agreed in writing by the Local Planning Authority. All bat mitigation, compensation and enhancement features shall be permanently retained and maintained. Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Traffic Management, HBC:

No adverse comments

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: 9

Number of site notices: 2

Statutory advertisement: Not applicable

Number of representations received: 1 x objection received which raises the following points:

i. The proposal would constitute the loss of an important heritage building.

Comment: See section 7(iii) below

ii. It would be unsafe for the users of the access road to exit onto London Road.

Comment: See section 7(v) below

iii. An archeological survey should be carried out.

Comment: The application site does not lie within an area notified by the County Archaeologist as being of interest; nor is it of a scale that requires such notification.

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 of the area
- (iii) Loss a Building of Local Interest
- (iv) Impact upon residential amenity
- (v) Parking and access provision
- (vi) Other matters

(i) Principle of development

In principle the proposal would accord with the Council's recently adopted Local Plan Housing Statement as it would contribute 4no. additional new dwellings within the urban area to the urgently required housing numbers. However, it must be examined against other development management criteria to ensure that any harm does not outweigh the requirement for new housing.

(ii) Impact upon the character of the area _

The proposed development would comprise three detached buildings, two of which would be divided into two units with the third being a single dwelling. The dwellings appear fairly typical of the character of the locality being of traditional design and using brick and tile materials, set back from the highway with front gardens. The subdivided dwellings would appear as detached single dwellings as one of the entrances would be located on the side elevation. This design approach accords with the character of development on this side of London Road which is mainly detached dwellings, albeit of varying sizes and designs. Most of the dwellings include front gardens or driveways and therefore the proposed design is in keeping in this respect.

Each dwelling includes private amenity space in the form of a rear garden, the depths of which are comparable to the surrounding development. In order to provide parking for each dwelling in accordance with the Council's adopted parking standards, a parking court has been provided at the rear of the dwellings. This is accessed from the existing driveway which is shared with No. 206 at the entrance. This would result in a large area of hard standing at the rear of the site however, the Council's Landscape Officer has advised that this could be softened through the use of landscaped areas and using appropriate surfacing. Further details of these can be secured via a planning condition if permission is granted. Overall the development is large enough to provide this number of dwellings and also include front and rear amenity space and the required level of parking for each dwelling. It is considered that the development is in keeping with the character of the area and as such, accords with Policy CS16 of the Local Plan.

(iii) Loss of a building of local interest

The Council has previously acknowledged the age of the building which led to it being designated as a locally listed building. However, this local recognition and listing, does not give it the degree of protection that applies to a statutory listed building. In the past, the Council's Conservation Consultant has assessed the building to see if it were likely to be worthy of listing by Historic England as a building of special architectural or historic interest, and has concluded that it does not merit statutory protection. However, it is still regarded as a heritage asset in planning terms. This was the view taken by the Inspector in an appeal decision against the Council's refusal to allow demolition of the building in 2011 to make way for new housing.

However, in the time since that appeal decision was made, the property has fallen into a poor state of repair and more recently suffered from damage as a result of a fire. The application which includes the proposal to demolish the building is supported by a building survey which has looked in detail at the condition of the building and estimates the cost of repair and restoration. This survey concludes that the cost of renovation would be more than the property itself is worth and therefore it is not economically viable to retain the dwelling as part of an application to develop the site.

During pre application discussions over the site, the Council has sought to reinforce the message that the heritage asset should be considered first and foremost in any future proposals for the site. However viability is a question which the Council must consider based on advice in the NPPF, which states that 'to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. The Council is therefore under a duty to consider the merits of the application and weigh that appropriately in terms of the impact on the heritage asset (whether that is proposed to be retained or lost); any viability arguments made in the context of the NPPF advice; the benefits and disbenefits of the new development proposed in itself; and have regard to the existence of permitted development rights relating to the building's demolition.

It is considered given the evidence provided to justify that it is not financially viable to retain the building and that the proposal would provide well needed housing, which would relate well to the character of the area and provide gardens and parking, in a sustainable location, then it is considered that the benefits of the scheme outweigh the loss of heritage asset in this case.

(iv) Impact upon residential amenity

The neighbour to the north at No. 208A has two windows at first floor level in the side elevation which would overlook the rear garden areas of mainly Plots 1 and 2. However, these windows already overlook the existing garden of No. 208 and therefore the relationship would be similar to the existing. Plot 1 would contain one window at first floor level however, this would serve a bathroom and could be conditioned to be obscurely glazed and therefore overlooking would be limited. There would be a 6m separation distance between No. 208a and Plot 1 and Plot 1 would also be set forward of No. 208a. Overall it is considered there is a sufficient distance so as not to result in an overbearing impact or result in any adverse loss of light.

The neighbour at No. 206 shares a vehicular access point from London Road with the application site. This dwelling has a rear extension with single glazed windows in the side elevation which face onto the access driveway leading to the garage at the existing No. 208. These windows are obscurely glazed.

An acoustic report was submitted with the application for consideration, which looks at the noise impact from the driveway and rear parking court. An initial concern was raised by the Environmental Health Officer (EHO) in that the use of this driveway to serve the rear parking court, would result in noise and disturbance to the occupiers of No. 206 if this extension were used for bedrooms or other primary living rooms.

This was raised with the agent who responded that the extension to No. 206 is used as a workshop and not primary accommodation rooms. The EHO then provided a

further response to advise that they have no objection to the application based on this information. They have suggested conditions relating to acoustic mitigation measures and potential plant equipment and informatives also be included; hours of work, bonfires, dust control and light pollution. Overall therefore it is considered that the noise impact on No. 206 would be acceptable.

The parking court would be adjacent to the turning head in the cul de sac of Farm Lane Close. However, the majority of spaces have been located off the shared boundary with Farm Lane Close and a planting strip has been included to soften this boundary and act as a noise buffer to some extent. As such, it is considered that this parking layout design would not result in a significant adverse impact on the amenity of the nearby neighbouring properties. It is noted that no objections were received from neighbouring properties.

There is a brick granary on the site which is currently attached to the rear extension at No. 206 and which forms part of the boundary with No. 1 Farm Lane Close. The plans state that the walls of the granary would be retained to a height of 1.8m so as to retain the boundary with these two properties.

(v) Parking and access provision

5no. dwellings are proposed and based on the number of bedrooms, a total of 10 spaces are required to meet the Council adopted parking standards. These are proposed to be located in a rear parking court which would be accessed by vehicles from the London Road entrance. The Highways Engineer has been consulted and has not raised any objections with regards to the parking and access provision.

The Council's Landscape Officer has advised that a landscaping condition be attached to secure details of planting in the rear parking area, along with the front garden areas.

(v) Other Matters

The proposal is CIL liable for the amount of £10,837.13 which is payable on the commencement of development. The proposal is also required to make a contribution towards the protection of the SPA in line with Policy DM24 of the Local Plan. This contribution has been made in full and the relevant paperwork has been signed and completed.

An Ecology Report Phase I and II has been submitted with the application which also includes a Bat Mitigation Strategy. The Council's Consultant Ecologist has been consulted and has advised that in view of the loss of bat habitat involved, the authority must be satisfied that three tests can be met (see consultation reply above). The conclusion in respect of each test is as follows:

- * It is considered that the development is for reasons of overriding public interest as it will result in the provision of additional housing in a Borough with an acknowledged shortfall of housing sites allocated in its Local Plan in relation to its OAN; the measures being taken to address this through the adopted Local Plan Housing Statement 2016 place emphasis on the redevelopment of brownfield sites such as this;

- * There are not considered to be any satisfactory alternatives to the loss of the existing building to provide additional housing as it has been demonstrated that the building cannot be viably converted to residential accommodation;

- * The Consultant Ecologist has confirmed that the third test can be met provided all

mitigation measures are secured by condition.

8 **Conclusion**

The application is considered to be acceptable and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01122 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:

Proposed Streetscene elevation - NS/16/02

Location Plan

Proposed site plan - NS/16/01 Rev E

Site overview - DN: 2016-D1196-001 C

Plots 1 and 2 - proposed elevations - NS/16/08 Rev B

GF plans plots 1 and 2 - NS/16/03

FF plans plots 1 and 2 - NS/16/04

Floor plans plot 5 - NS/16/07

Proposed elevations plots 3 and 4 - NS/16/09 Rev B

GF plan plots 3 and 4 - NS/16/06

FF plan - plots 3 and 4 - NS/16/05

Elevations plot 5 - NS/16/10 B

Vehicle Swept Path Analysis - DN: 2016-D1196-002 C

Vehicle Swept Path Analysis Sheet 2 - DN: 2016-D1196-003 C

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on Drawing Number NS/16/01 Rev E 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the

materials so approved shall be used, in accordance with any terms of such approval.

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

- 5 No development shall take place until finished floor levels for the proposed building(s) 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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.

- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Plot 1 hereby permitted the window in the north west elevation at first floor level shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.

- 8 No above ground construction 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 specification.

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

- 9 No above ground construction works shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, in particular the provision of planting to the frontage gardens and the rear parking court 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Development shall proceed in strict accordance with the bat mitigation, compensation and enhancement measures detailed within the Phase I & II Ecological Survey & Bat Mitigation Strategy (EcoSupport, September 2015) unless otherwise agreed in writing by the Local Planning Authority. All bat mitigation, compensation and enhancement features shall be permanently retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 11 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of the area and to secure satisfactory levels of private amenity space for future residents 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.