

DELEGATED OFFICER REPORT

Site Address:	Rooms at, 73 London Road, Waterlooville, PO7 7EX		
Proposal:	Proposed change of use and conversion of the first and second floors from 4No. flats and 4No. serviced apartments to provide a HMO comprising 10No. rooms.		
Application Type:	Change of Use		
Application No:	APP/24/00113	Expiry Date:	20/05/2024
Applicant:	Mr Forfar M Forfar Ltd		
Agent:	Mr B Harding BH Architecture Ltd	Case Officer:	Lesley Wells
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the north west side of London Road, with Chapel Lane to the north east and Swiss Road to the rear. The site falls within Waterlooville Town Centre, with a variety of shops and facilities and is linked to a bus corridor which acts as a transport hub to the surrounding areas.
- 1.2 On the ground floor of the site is a public house with a restaurant and ancillary areas, with 4 flats and 4 serviced apartment on the upper floors, granted planning permission on 31 January 2018 under reference APP/17/01355.
- 1.3 The development falls within Flood Zone 1 and on current information would remain so in 2015.

2 Relevant Planning History

APP/17/00282 - Application to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site., Prior approval not required, 12/04/2017

APP/17/00442 - Demolition of the existing building and the erection of a 3 storey building comprising a retail outlet on the ground floor with associated rear service and parking, with 4 no.1 bedroom and 4 no bedroom flats above., REF, 28/06/2017 for the reason:

The proposal, by reason of its scale, mass and design is considered to be excessive and inadequately related to the scale, character and design of surrounding development. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would have a significant adverse impact on the appearance and character of the area. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

The subsequent appeal was dismissed on 1/12/17 for the following reasons:
I consider that the proposal would be of excessive scale and mass, which would result in an incongruous and over-dominant appearance, out of keeping with the general scale and form of development in the area. Consequently, I conclude that the proposed development would harm the character and appearance of the area. It would therefore conflict with Policy CS16 of the adopted Havant Borough Core Strategy 2011 (the CS), which sets out criteria for high quality design including by identifying and responding positively to local character in terms of height, massing, and plot widths and depths, and contributing to the improvement of the public realm. This policy pre-dates the National Planning Policy Framework (the Framework) but I consider it to be generally consistent with the good design aims of the Framework and I have afforded it substantial weight in this appeal.

APP/17/01355 - Proposed partial demolition of rearward extension and carry out internal alterations, external alterations to include front & rear dormers to main roof slopes of existing building to provide 4no. number serviced apartments, and erect a proposed first / second floor side extension to provide 4no. flats. Retention of pub at ground floor. Perm 31/1/18

3 Proposal

- 3.1 Proposed change of use and conversion of the first and second floors from 4No. flats and 4No. serviced apartments to a House In Multiple Occupation (HMO) comprising of 10No. rooms, with the potential for double occupancy ie 20 residents. Any alterations to facilitate the changes would be internal.
- 3.2 Cycle racks would be provided on the ground floor at the entrance to the flats.
- 3.3 As with the existing housing provision, no onsite parking is proposed.
- 3.4 If the application is approved the applicant is aware that an HMO licence from the Council would be required.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
CS5	(Tourism)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

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)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control - No comments

Community Infrastructure - Comments

The application is not CIL liable because the entire floor area has been occupied for its lawful use for 6 continuous months of the 36 previous months so credit can be given for the proposed change of use.

Pending a response from Natural England on the 'HRA', instructions should be passed by the Case Officer to the CI Team to:

(a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the additional number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough Council

(b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>

Councillor Gwen Robinson - No Comment

Former Councillor Mike Sceal - No Comment

Councillor Peter Wade - No Comment

Crime Prevention -Minor Apps - No Comment

Developer Services, Southern Water - Comments

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing combined and foul sewers within the of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The combined sewer, 150 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: Microsoft Word - DS Stand off distances V1.1NEW.docx
(southernwater.co.uk)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer Comment: *If permission is granted the above comments would be an informative on the decision notice.*

Environmental Health Manager, Community Group

Although we do have reservations about the impact of noise/odour on the proposed development from plant, music and patron noise it would appear that the principle of domestic use has already been established through previous planning permission , specifically for permission having been granted for 4 serviced apartments and 4 flats in 2017. Therefore, it would appear that we are unable to raise any objections to the current proposal.

Hampshire Fire & Rescue

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for firefighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles. Fire-fighting and the Environment: Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Timber-framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from: <https://tff.co.uk/download/16-steps-fire-safety-timber-frame-construction-sites/>. This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2).

Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the Fire Protection Association: (www.thefpa.co.uk) and from the Construction Industry Press: (Publications for Construction Professionals and Builders | CIP Books).

Officer Comments: *If permission is granted the above advice would be an informative on the decision notice.*

Hampshire Highways - No Objection

The proposed change of use would result in the conversion from the permitted 4 flats and 4 serviced apartments to a House in Multiple Occupation providing 10 rooms. The application makes no reference to the provision of parking spaces and it is assumed that the property will offer no parking for residents cars although the scheme now includes the provision of 5 internally located spaces for cycles previously not provided. The property is located within the town centre offering a wide selection of services and facilities within close proximity. Adequate footway connections are available including to bus stops on the bus corridor immediately to the front of the property.

It is considered that the proposed form of development including the resultant increase in the number of units would be unlikely to result in any significant impact on the operation and safety of the local highway network and the Highway Authority would recommend -

No objection (no conditions)

Nitrates Team - No Objection

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at:

<https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>.

Officer Comment: *the agent is aware of alternative mitigation providers.*

Natural England - No Objection**DESIGNATED HABITATS SITES – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION**

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended).

With regard to National Site Network sites, Natural England does not object to the granting of this permission subject to the advice given below.

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the named designated sites in the Solent region. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development.

Mitigation measure(s) to offset any positive nutrient budget should be provided within the relevant catchment area(s).

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant.

Deterioration of the water environment

As Competent Authority it is your responsibility to ensure that you are confident that there is sufficient information to support the values used in any nutrient budget calculation that supports this application, and that any nutrient budget calculation(s) are correct.

Where any bespoke occupancy value has been used within the calculator tool, it is Natural England's view that competent authorities may choose to adopt bespoke calculations for detailed planning applications, if sound evidence is available. These are matters for each competent authority. Natural England's advice is to take a precautionary approach that recognises the uncertainty.

Please note that for any budget that includes use of an onsite Package Treatment Plant (PTP), yourselves as competent authority should be satisfied that any bespoke effluent discharge figure has been suitably evidenced. This could be through using a performance test certificate, via adequate robust real-world monitoring data (minimum 12 months representing typical operation), or if these are not available then through use of the precautionary default figure within the nutrients budget calculator. The planning application should be supported by a PTP monitoring and maintenance plan. Please refer to the Environment Agency for comments on wider environmental consideration associated with PTPs and any advice in relation to permits.

Where calculations include removal of nutrients through on-site Sustainable Urban Drainage Systems (SuDs) it is essential for your authority to verify that the necessary supporting evidence has been submitted, as that forms the basis for the SuDS calculations. As highlighted in the guidance that accompanies the calculators on Gov.uk, Natural England advises that SuDS calculations should be undertaken in accordance with CIRIA guidance (C808 – Using SuDS to reduce phosphorus in surface water runoff (2022) and/or C815 – Using SuDS to reduce nitrogen in surface water runoff (2023)).

Officer Comment: *The proposal does not incorporate SuDs features.*

Portsmouth Water Company - No Objection

Portsmouth Water have reviewed the application and associated documents for planning application APP/24/00113 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Southern Gas Networks - Comments

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment: *If permission is granted Southern Gas's comments would be an informative on the decision notice.*

Waste Services Manager - No Comment

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: 17

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

Habitat Regulations Assessment & Appropriate Assessment

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HA) of the proposed development.

Recreational Pressure

The project being assessed would result in a net increase of units of accommodation within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

Water quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast pSPA cannot be ruled out.

Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The applicant has entered into a legal agreement to secure the mitigation package.

Appropriate Assessment conclusion

The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has entered into a legal agreement to secure the mitigation packages.

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 (existing & proposed)
- (iv) Access & Parking
- (v) Drainage
- (vi) Community Infrastructure Levy (CIL)

(i) Principle of development

7.2 The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan and as such, there is a presumption in favour of sustainable development, subject to other material considerations. In addition, the site lies within Waterlooville District Centre and the Secondary Frontage as defined by CS4 and AL3. As such, planning permission will be granted for proposals that provide main town centre uses and contribute towards their vitality and viability. In addition, high-quality, mixed-use development that retain active ground floor frontages are encouraged. This proposal would retain an active ground floor frontage, for main town centre use and would therefore be supported in policy terms. Furthermore, planning permission was granted for the residential use of the upper floors of the building in 2018 under reference APP/17/01355. Planning permission is sought to use the upper floors of the building as an HMO for more than 6 residents which would be a 'Sue Generis' use (ie a class of its own) for up to 20 occupiers.

7.3 The site falls within Waterlooville Town Centre, which is a recognised sustainable location in public transport terms with the site conveniently located to bus stops providing frequent and regular bus services, which would provide future occupiers with an accessible and realistic alternative means of transport to the private motor car. The site is also located close to shops and services, including a supermarket (to the rear of the site), which lessens the need for individual travel.

7.4 Policy CS9 Housing of Havant Borough Core Strategy (2011):

"Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities."

7.5 Therefore the site falls within a sustainable location with the principle acceptable, subject to other material planning considerations which are set out below.

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

7.6 The proposal does not involve any external alterations; they are all internal which includes the removal of an existing shower room and the provision of cycle racks on the ground floors. Therefore, the development would not impact on the character and appearance of the area.

(iii) Impact upon residential amenity

Impact on existing residents

- 7.7 The only property likely to be impacted by the proposal is adjacent to the site at No. 71 London Road to the south east. This is in commercial use and therefore there would be no impact on residential amenity in respect of this property. That said, the existing use of the upper floors in the building are already in residential use, which on the information available may accommodate up to 20 occupiers.

Impact upon further residential amenity

- 7.8 To comply with mandatory HMO licensing, the size of a double bedroom, should measure at least 10.22msq. The proposed rooms would be greater than 14sqm. Shared kitchen/dining areas would be provided on both floors, with a floor space of 22.3msq, which is required to provide cooking facilities. The Council's Environmental Health Teams was consulted with no objection raised. The type and size of the accommodation is considered to provide an acceptable standard of amenity for future residents.
- 7.9 As stated above, an HMO Licence would be required for the proposal, which is not material to the determination of the application.

(iv) Access & Parking

Access

- 7.10 No changes are proposed to the vehicular access which is off Swiss Road to the rear. There is also a pedestrian access off London Road and Chapel Lane. The Highway Authority has been consulted over the proposal and raise no objection to the development.

Parking

- 7.11 No onsite parking is proposed for the development, which is the current position, with regards to the existing 8 flats within the premises.
- 7.12 The site falls within Waterlooville District Centre, which is a recognised sustainable location in public transport terms with the site conveniently located to bus stops providing frequent and regular bus services, which would provide future occupiers with an accessible and realistic alternative means of transport to the private motor car. The site is also located close to shops, (including a supermarket to the rear), employment and services, which lessen the need for individual travel. There is also a public car park located to the eastern side off Rockville Drive, which is a short walking distance away. Havant's Car Parking SPD acknowledges that car parking provision within Town Centres, due to their higher level of accessibility, must be based on the nature and scale of development, access to shops and services together with public transport accessibility. Additionally, Havant's Car Parking SPD, does not provide car parking standards for HMOs. In assessing the scale of the development, the proposal would increase the number of bedrooms from 8 to 10, whilst not necessarily increasing the occupancy of the building, with direct access to shops and services, and public transport. Therefore, on the information available the change in tenure is considered unlikely to require the need for on site parking, in a sustainable town centre location with access to a number of facilities, in this particular instance.

7.13 The proposal would include a secure cycle store within the ground floor lobby for 5 cycles, which would be conditioned if permission is granted. The current refuse store is located to the rear, which provides refuse and recycle facilities for both the public house and letting rooms.

(v) Drainage

7.14 Southern Water has been consulted over the proposal who has raised no objection.

7.15 Drainage would be disposed of via a mains sewer and any changes would fall within the remit of Building Control.

(v) Community Infrastructure Levy (CIL)

7.16 The application is not CIL liable because the entire floor area has been occupied for its lawful use for 6 continuous months of the 36 previous months so credit can be given for the proposed change of use.

8 Conclusion

8.1 The proposal is in a sustainable town centre, located close to public transport and other services and facilities, where the principle of development is acceptable. The development would not have an adverse impact on the locality or neighbouring properties and would not result in any changes to the access or the need for onsite parking. Any drainage issues would fall within the remit of Building Control. Mitigation has been secured for nitrates and the SRMS. The development is considered to accord with the development plan as a whole with conditional planning permission recommended.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00113 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:

Plans

Location Plan - Drawing No. 6

Block & Location Plan - Drawing No. 5

Proposed Second Floor Layout & Roof Layout - Drawing No. 4
Proposed Ground & First Floor Layouts - Drawing No. 3

Documents

Application Form
Design & Access Statement
Nutrient Budget Calculator
European Avoidance and Mitigation Checklist
Occupancy Calculator
CIL Forms 1 and 2

Reason: To ensure provision of a satisfactory development.

- 3 The cycle provision 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.