
Site Address: Electrical Substation, Nutbourne Road, Hayling Island
Proposal: Conversion of former sub station to Dedicated Holiday Let (Not to be used as a permanent residence).
Application Type: Full Planning Permission
Application No: APP/21/00321 Expiry Date: 10/02/2023
Applicant: Mr Lazenbury
Agent: Mr D Lindsay Case Officer: Joseph Toole
 Solent Design Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to an Electrical Substation, located to the east side of Nutbourne Road, Hayling Island. The existing building comprises of brickwork and clay roof tiles. The building is no longer used for electrical services and has been relocated to the front of the building in the form of a green structure.
- 1.2 The application site is located within a residential area. To south there is an access road which provides vehicular access to No.12A Nutbourne Road.
- 1.3 Part of the application site is located within Flood Zone 2 and taking into account climate change the whole site would fall within Flood Zone 2 and 3 in the future.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The proposal is for the conversion of former electrical substation to dedicated Holiday Let (Not to be used as a permanent residence). The building would be retained in its current form and footprint. There would be some fenestrational amendments including opening up previously closed windows and installing new windows and doors. The unit would consist of a single bedroom, lounge, kitchen and bathroom on the ground floor and a master bedroom on the first floor. There would be two car parking spaces to the front.

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)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)

CS5 (Tourism)

Havant Borough Local Plan (Allocations) July 2014

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Ecologist, Strategic Environmental Delivery (1)

APP/21/00321 | Conversion of former sub station to Dedicated Holiday Let (Not to be used as a permanent residence). | Electrical Substation, Nutbourne Road, Hayling Island 23.0037

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. From my review of images of the building it would appear to exhibit features suitable for supporting roosting bats. Bats roost within small gaps and crevices (as small as 1cm width) on the exterior of buildings, including broken, missing or slipped roof materials. It is unclear from the submitted images whether there are gaps at the roof verge edges or beneath the ornate timber soffit/fascia (where this joins the brickwork).

I would recommend that the applicant commissions a preliminary ecological assessment of the site: this should include an assessment of the potential for the site to support protected species such as bats, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists.

A preliminary ecological assessment will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

Ecologist, Strategic Environmental Delivery (1)

The application is now accompanied by an Ecological Impact Assessment (So Ecology, July 2023). The site has been subject to ecological assessment, including monitoring of a mammal burrow and two evening bat roost surveys. The site is of limited ecological value and contains no habitats of particular ecological interest. The mammal hole beneath the building was found to support Foxes. No bats were recorded roosting within the building, and it is concluded that bats are absent.

Overall, I am content that the site is of minimal value and that no further ecological surveys are necessary. The ecology report contains a series of proportionate avoidance, mitigation, compensation and enhancement measures. These include actions to ensure that the identified Fox earth can be closed safely. If you are minded to grant permission, can I suggest that all measures are secured by condition. The absence of a landscaping proposal may require further ecological input to ensure that any landscaping accords with the ecological recommendations: I will be happy to provide comment once this is submitted.

Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the Ecological Impact Assessment (So Ecology, July 2023) unless otherwise approved in writing by the Local Planning Authority. Ecological measures shall be implemented as per ecologist's instructions and all ecological compensation and enhancement features shall be retained for the duration of the development's lifespan. Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment & Rural Communities (NERC) Act 2006, NPPF and Policy CS11 of the Havant Borough Core Strategy March 2011.

Engineering/Drainage

No Comment.

Environment Agency

No Comment.

Hampshire Highways (1) Further information required

Whilst the Highway Authority are satisfied, subject to the approval of the new vehicle access, are satisfied that the proposal would not result in a significant increase in vehicle movements on the local highway network and there would be no likely detriment to the operation and safety of the highway.

The proposal will require works to provide a suitable dropped kerb verge/footway crossover provided to meet the requirements of HCC Technical Guidance Note TG3 Section 3.7 Visibility Requirements at Vehicle Crossovers. As a highway within a 30 mph speed restriction visibility splays are required to meet the standard 2.0m set back from highway edge x 43m in both directions from the centre of the proposed access to the proposed parking spaces (TG3 Figure 3.4.) In addition, there is a requirement for each parking space to provide visibility splays of 2m setback from back edge of the footway x 2m in each direction (TG3 Figure 3.5.). There should be no obstruction to vision within those splays above 0.6m in height above the footway level. The following provides a link to the document TG3.

<https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf>

Currently the plans as submitted do not show the extent of the proposed dropped kerb or the visibility splays as set out above, At this stage therefore the Highway Authority would recommend a holding objection based on -

INSUFFICIENT INFORMATION

From the information available it cannot be shown that the development can be accommodated in a manner that would not cause increased danger and inconvenience to highway users.

Hampshire Highways (2)

I refer to the further consultation relating to the above planning application and would make the following comments.

The provided Visibility Splay Drawing Referenced SD-2049-00-C now confirms the position of the required dropped kern and demonstrates that the slight change in parking bay location that the necessary visibility to/from pedestrians is achieved. The highway splays are however shown in correctly the measure 43 metres should be along the kerb line in both directions from the centre of the drive and forming a splay to the set back distance of 2 m to form two triangles. Whilst these are currently drawn incorrectly it does appear that clear vision to the junction with Sandy Point Road is achievable and due to the alignment of the highway the visibility is achievable to the south (Wheatlands Avenue) due to the width of the verge and footway.

HCC Highways Development Planning has no objection in principle to the dropped kerb. However, subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Subject to the drawing being amended to show the visibility splays as set out above the Highway Authority would recommend -

No objection subject to following conditions:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the revised plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

Nutrients Team

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

The applicant should be advised that the Council's strategic mitigation scheme is to be charged at £3,000 per kilogram of nitrogen (as at 18/11/22). In addition, 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/>

Natural England

Thank you for your consultation on the above dated 12 April 2024 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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). You are entitled to have regard to this representation.

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

Your appropriate assessment dated 03 April 2024, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. 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.

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.

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.

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)). In addition, the SuDS features require management in perpetuity. Your authority must ensure that a robust ongoing management plan is appropriately secured and is enforceable in any planning permission given.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4 comments (2 Neutral, 2 objections)

Comment	Officer Comment
Bats living in building. They need protecting.	The Council's Ecologist commented on the application.
Converting the substation to a holiday let would bring young people/families which would create associated noise.	Please see Section 7.
Overlooking concerns	Please see Section 7.

7 **Planning Considerations**

7.1 **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 dwellings 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, in order 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.

7.2 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) Impact on amenity of future occupants
- (v) Tourism Implications
- (vi) Flood Risk
- (vii) Impact on Ecology
- (viii) Access and Highways matters
- (ix) Community Infrastructure Levy

- (i) Principle of development

7.3 The application site is situated within an urban area where further development is considered acceptable in principle, subject to the usual development control criteria. The NPPF supports sustainable development with three aims: the economic; social; and environmental objectives. Havant Borough Council development plan comprises the Hampshire Minerals and Waste Plan; the Local Plan (Core Strategy) 2011 and the Local Plan (Allocations) 2014 and in accordance with paragraph 11 of the NPPF decisions should be made in accordance with the development plan.

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

- 7.4 The proposed works would not result in any changes to the existing building, having the same footprint except for additional windows and doors. This is considered to be in keeping with the context of the existing building and the character of the area.
- 7.5 The proposed change of use to a holiday let would be located within a residential area. Due to its size and location it is not considered to have an adverse impact upon the character of the area.
- 7.6 The design and appearance of the proposal is deemed appropriate and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.7 The proposed holiday let would involve the intensification of the use of the site. It is considered that the proposal would not have a negative impact on the amenities of the occupiers of the surrounding properties as the unit is detached and there is adequate separation distance from those adjacent dwellings. The ground floor windows are considered to be mostly screened by the existing boundary treatment around the site, thus not considered to cause harmful overlooking to the neighbouring properties.
- 7.8 On the north side facing the rear gardens of No.12B Nutbourne Road and No.38 Sandy Point Road there would be two first floor windows serving the master bedroom. and on the south side facing the side and part rear of No.12 Nutbourne Road there would be two first floor windows serving the master bedroom., This could result in some overlooking of neighbouring occupiers, as such a condition is recommended to require a minimum cill height of 1.7m from finished floor level. It is acknowledged this would restrict outlook from the first floor bedroom, however, given that the application seeks the use of the building as a holiday let this is not considered harmful to the amenities of temporary occupiers of the building.
- 7.9 Another condition is recommended to restrict permitted development rights and avoid further windows, alterations or extensions to the building without planning permission.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on amenity of future occupants

- 7.11 The proposal is considered to provide adequate internal and external space for a holiday let. This is considered to have an acceptable on the amenity of the future occupants, complying with Policy CS16 of the Havant Borough Council Core Strategy (2011).

(v) Tourism Implications

- 7.12 Policy CS5 encourages the provision of hotels and other types of tourist accommodation. The proposed conversion to a holiday let would support this policy and would improve the quality of the tourist offer in the borough.

(vi) Flood Risk

- 7.13 The application site's access is located partly within Flood Zone 2 and the whole site would be located within Future 2 and 3 in the future. The application would be classed as a change of use and minor development as there would be no increase in footprint of the building. Minor development according to the National Planning Practice Guidance (NPPG) is unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas. Paragraph 174 of the NPPF therefore applies, which exempts some minor development and changes of use from the sequential or exception tests, but still requires a site-specific flood risk assessment as set out in footnote 59.
- 7.14 A Flood Risk Assessment was originally provided however it did not cover how the proposal would prevent/reduce flood risk to the site and the surrounding area. This was subsequently provided by the applicant's agent, confirming they will sign up for flood warning alerts, have an evacuation route and provide flood risk management options. These details are considered to be on balance acceptable given the use would be for a holiday let accommodation and not a full residential use. A condition for the proposed works to accord with the Flood Risk Assessment and its Addendum has been recommended to the decision. Overall, the proposal is considered to accord with Policy CS15 of the Havant Borough Core Strategy 2011.

(vii) Impact on Ecology

- 7.15 The County Ecologist commented on the application requesting a Preliminary Ecological Appraisal to determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. This was provided by the applicant's agent and County Ecologist now raises no objection subject a condition for the proposed works to accord with the Ecological Impact Assessment. A condition to this effect has been recommended to the decision.

(viii) Access and Highways matters

- 7.16 The proposal would involve a new vehicular access to the front of the site. Hampshire Highways commented on the application stating they are satisfied the proposal would not result in a significant increase in vehicle movement on the local highway network and there would be no likely detriment to the operation and safety of the highway. However, the plans submitted did not show the extent of the dropped kerb or the visibility splays thus requested additional information. This was provided by the applicant's agent and Hampshire highways now raise no objection subject to conditions with regards to access construction provision and hard surface materials provision. These have been recommended to the decision notice.

(ix) Community Infrastructure Levy

- 7.17 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.
- 7.18 The proposal would result in new holiday let development which is Community Infrastructure Levy (CIL) liable, and the appropriate forms have been submitted. The proposed total gross floor area would be sqm. which would generate a total CIL liability of £11,484.43. The applicant has not claimed relief, assuming liability.

8 Conclusion

- 8.1 In conclusion, the proposal would not change the design and footprint of the existing building thus not considered to have an adverse impact upon the character of the area. It is also considered not to have a negative impact upon neighbouring properties providing benefits to the local area in the form of tourism. Therefore, the proposal is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00321

- 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 Site and Location Plan - SD-2049-00 B
Proposed Floor Plans, Elevations and section - SD-2049-02 C
Visibility Splays - SD-2049-00 C
CIL Form 1
CIL Form 2
Planning Statement
Nutrient Budget Calculator
Occupancy Calculator
Flood Risk Assessment dated DEC 2022
Flood Risk Assessment Addendum dated 31/05/2024
Ecological Impact Assessment dated 31/07/2023
EA Form

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, AA, B, C, and E, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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.

- 4 No part of the development hereby permitted shall be first occupied until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the revised plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety in accordance with Policy DM13 of the Havant Borough Core Strategy 2011.

- 5 The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with Policy DM13 of the Havant Borough Core Strategy 2011.

- 6 Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the Ecological Impact Assessment (So Ecology, July 2023) unless otherwise approved in writing by the Local Planning Authority. Ecological measures shall be implemented as per ecologist's instructions and all ecological compensation and enhancement features shall be retained for the duration of the development's lifespan.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment & Rural Communities (NERC) Act 2006, NPPF and Policy CS11 of the Havant Borough Core Strategy March 2011.

- 7 The proposed development approved shall be carried out in accordance with Flood Risk Assessment produced by RIDA dated December 2022 and the Flood Risk Assessment Addendum dated 31/05/2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No part of the development hereby permitted shall be first occupied until the car parking has been constructed and laid out in accordance with the approved site plan and the details specified within the application form. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted the rooflights in the first floor level shall be fitted to a height of no less than 1.7m above finished floor level and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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.