
Site Address:	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH		
Proposal:	Single storey extension to existing Marina Services Building (Renewal of Planning Permission 18/00783).		
Application Type:	Full Planning Permission		
Application No:	APP/22/00479	Expiry Date:	29/06/2022
Applicant:	Mr Broadribb		
	Marina Developments Ltd		
Agent:	Mr Jobbins	Case Officer:	David Eaves
	Luken Beck		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within Northney Marina and partly on an existing car park. The proposal would essentially extend an existing marina building. The site is also adjacent to pontoons with yacht moorings in the marina basin.

2 Planning History

97/51153/025 - Demolition of fire damaged building and construction of new boat services building and extension to existing marina office, together with revised car parking and internal arrangements, this to be carried out in association with new basin and mounding works previously approved under permission 89/51153/7, PERM,01/09/1997

98/51153/029 - New frontage to south wing of existing marina centre building, PERM,12/01/1999

99/51153/030 - External alterations to north elevation of marina centre building, PERM,26/05/1999

01/51153/034 - New marina services building, boat sales area and alterations to car park layout, PERM,14/06/2001

02/51153/038 - Demolition of existing marina office and toilets, erection of single storey Marina Services building and associated external works., PERM,02/09/2002

03/51153/041 - Erection of 4 number single storey marine related light industrial business units., S106,14/01/2004

APP/13/00062 - Temporary siting of 2No. 13m x 3m containers (for a period of 3 years)., TPP,25/03/2013

APP/18/00765 - Use of land as external events area, with associated reception lodge accommodation, for temporary 3 year period., WD,16/10/2018

APP/18/00783 - Single storey side extension to existing marina services building.,
PERM,04/01/2019

Officer Comment: This is the previous application now expired.

APP/19/00475 - Temporary siting of 2No. storage containers for a 3 year
period.(Renewal of planning permission reference APP/16/00256), TPP,19/08/2019

APP/19/00941 - Retrospective application for use of land for siting of temporary
brokerage office and 3No. storage units for 3 years. (Revised scheme to Planning
Permission APP/18/00423)., TPP,14/11/2019

APP/21/00883 - Retention of Salt Shack Cafe and external terrace area.,
PERM,26/11/2021

APP/21/01358 - Temporary variation of condition 22 of Planning Permission
97/51153/025 to extend the period of varied use as most recently amended by
Temporary Planning Permission reference APP/17/01218 for a further 3 year period.
, PERM,11/03/2022

3 Proposal

Single storey extension to existing Marina Services Building (Renewal of Planning
Permission 18/00783).

The proposed extension is shown as three units with small first floor areas. The design
would pick up on the design of the existing marina services building.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Joint CHAONB SPD (2017)

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS5	(Tourism)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the planning conditions imposed on APP/18/00783 being reimposed to this consent, especially condition 3, with an additional condition added removing the permitted development rights that would allow the offices to be lost to residential conversion.

Apologies for the delay in replying.

This is a renewal of permission APP/18/00783, which lapsed. It would seem that The Conservancy did not comment on that previous application. The proposals seem identical to that earlier consent. Its design and form would match the existing building.

The site is very prominent from the Harbour and a public footpath to the east off Northney Road

It would seem the original existing building was consented under 02/51153/038 in September 2002. That decision notice is not viewable on-line, so I am unable to determine if the offices were reserved for occupation by marine related enterprise only.

The proposals would significantly increase the footprint of this building located outside of the 'Urban Area' where the focus for new development under Policies CS17/AL2 apply. Outside of those areas, developers are supposed to demonstrate an essential need. It is accepted that this accommodation would be closely related to the marina activities and facilitate boating in the Harbour, especially given the loss of existing office accommodation from the recent residential conversion of the former 'Rotunda' under a prior approval consent.

Having regard to the Policy framework* below, the extension would still be related to marine industry and meet the wider aspirations of The Conservancy's Planning Principle 02.

Renewing this planning permission would have no harmful effect on the AONB nor the purposes of its designation.

Given the disruption to enterprise during the Covid Pandemic, it is important that marine related businesses be allowed to flourish to support boating activity in Chichester Harbour.

*Policy framework

NPPF - 1-3, 6-12, 20, 28, 38-42, 47-48, 54-55, 81-85, 107-108, 111, 119, 122, 130, 134, 153-154, 159, 161, 174, 176, 180, 185, 212-213; NPPG – ID's 2, 3a, 6-8, 26 & 37; HBLP – CS1, CS2, CS11-CS12, CS16-CS17, DM1, DM3, DM8-DM10, DM14; HBLPA – AL1-AL2; SVHBLP* - DR1, KP3, IN3, E4-E5, C1; CHMP – 1, 2, 10, 13; PP – 01-02; SPD.

NPPF – National Planning Policy Framework – (July 2021)

NPPG – National Planning Practice Guidance (March 2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

SVHBLP - Submission version Havant Borough local plan 2036 (23.6.2021)* but withdrawn March 2022.

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

PP – Conservancy's Planning Principles (adopted 17-10-2016 onwards)
SPD

Borough Design Guide (2011)

Joint CHAONB SPD (2017)

Councillor Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling East

No comments received

Councillor R Raines - Hayling East

No comments received

Environment Agency

No comments received

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Natural England Government Team

Original Comments:

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of Solent Maritime Special Protection Area and Chichester & Langstone Harbours Special Protection Area
<https://designatedsites.naturalengland.org.uk/>.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A Construction Environmental Management Plan

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Noise and Visual Disturbance

The proposals may have the potential to cause likely significant effect on the Chichester & Langstone Harbours Special Protection Area. A Habitats Regulations Assessment should examine the potential for impacts to be caused through noise and visual disturbance.

Where potential impacts are identified, Natural England would recommend that impacts are avoided by securing the following planning condition:

Noise disturbance:

'Percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) should be avoided during the bird overwintering period (i.e. October to March inclusive).' The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

If such a condition is problematic to the applicant than Natural England will consider any implications of the proposals on the SPA bird interests on a case by case basis through our Discretionary Advice Service.

Construction impacts

Without best practice working methods and mitigation there is risk during the construction phase of the development that pollution from machinery, equipment or materials may enter into the water. Natural England recommends that a Construction Environment Management Plan (CEMP) is produced prior to start of the works and submitted and approved in writing by your authority.

The CEMP should include the following:

- A list of defined potential impacts to the designated sites
- Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water
- Details on the storage and disposal of waste on site
- Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water
- Details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

It is advised that, if necessary, any measures proposed to mitigate construction impacts on European designated sites are outlined for incorporation into your authority's Appropriate Assessment.

In addition, Natural England would advise on the following issues.

Protected Landscapes

The proposed development is for a site within or close to a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 176 and 177 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our Discretionary Advice Service.

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.

Further Comments on HRA/AA

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 European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment, dated 10th October 2022, 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.

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.

Planning Policy

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. In addition to these, the council has adopted a Housing Delivery Position Statement. These documents are available at www.havant.gov.uk/localplan.

Previous Permission

Permission for the same proposal was previously granted under reference APP/18/00783. That permission was not implemented and has since expired. The applicant has suggested in their submission that nothing has materially changed since the time of the previous permission. I substantively agree with that assessment with regard to the policy position while noting that in the previous decision some limited weight was given to the fact that the site was subject to a draft allocation for housing and employment in an emerging plan, which has since been withdrawn.

Principle of Development

The site lies outside the urban area as defined by policies AL2 and CS17, but is a relatively minor extension to an established use on previously developed land within the grounds of the marina. The principle of development is considered acceptable. The proposal is also considered to be supported by policies CS2 (employment) and CS5 (tourism), which give support to marine businesses and tourism uses.

Flood Risk

National and Local Policy (CS15) requires flood risk to be avoided or mitigated to ensure that development is safe. The use is considered a 'less vulnerable use'. The site lies within flood zone 1 now and in the future, although it is recognised that the access road passes through flood zones 2/3. It is considered that the development is acceptable in flood risk terms

Consideration of Impact

A number of policies are relevant to the assessment of the visual and functional impact of the proposal, which will be the determining factors in this application:

- Development in the Coastal Zone – development is only considered acceptable in the coastal zone if landscape, access, recreational and ecological impacts are avoided or addressed in line with DM9
- Chichester Harbour AONB - National Policy and Local Plan Policy CS12 require the protection of the qualities of the AONB. The visual impact of the proposal should therefore be carefully considered. The Chichester AONB SPD may assist in this regard.
- Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC – the site lies immediately adjacent to these protected areas; while the development is relatively minor, and proposed to be located on the existing car park area, its impact needs to be considered. The Council's ecologist and/or Natural England may wish to comment further.
- Design – Policy CS16 expects high quality design in all development

Summary

The proposal is acceptable in principle in policy terms, subject to the detailed consideration of its visual and functional impact, most notably in relation to its coastal location in the AONB and close to protected marine habitats

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: 25

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and AONB
- (iii) Impact upon marine based activity
- (iv) Environmental impacts
- (v) Flood Risk
- (vi) Parking
- (vii) CIL

(i) Principle of development

7.2 The application site is located outside the built up area as defined by policies CS17 (Havant Borough Local Plan (Core Strategy) 2011 and AL2 Havant Borough Local Plan (Allocations) 2014. The site is however well established as a marina and the site is considered to be brownfield land that CS17 indicates should be prioritised for development as set out below:

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

7.3 The site is also subject to policy DM9 (development in the coastal zone). This requires that development has no harmful effects on the Chichester Harbour protected areas (SSSI/RAMSAR/SPA etc). These impacts are considered below. In addition the development would need (in summary) to maintain and enhance the appearance and distinctiveness of settlements and landmarks along the coast (the development would be viewed in the context of a working marina and associated uses and buildings), Contribute positively to the landscape having regard to best practice on the design of new buildings in coastal locations (considered below), ensures public access retained and provided where appropriate (the siting of the proposed building would not fetter access to the coast, would result in improvements to or redistribution of moorings etc. (no impact), would not be detrimental to infrastructure for, and quality of, water based recreation etc. (the proposed marina related uses should enhance water based recreation facilities), provides recreational opportunities that do not adversely affect the character and appearance of the coast (assessed below).

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

7.4 The site is located within the Chichester Harbour Area of Outstanding Natural Beauty and the site is located within the existing marina which includes mooring facilities, marina and industrial buildings, facilities and parking areas.

- 7.5 The existing marina facilities building includes a reception foyer, shop and toilets/showers and has a modern design incorporating dark timber boarding, low level brickwork, a concrete tiled brown roof and low level glazing. The proposed extension would be designed as an extension to the existing building incorporating similar design features and matching materials.
- 7.6 The NPPF paragraphs 174 and 176 emphasise the need to protect and enhance valued landscapes and the coast with great weight given to conserving and enhancing landscape and scenic beauty in AONBs.
- 7.7 It is considered in this case that the development on this brownfield site within an existing marina complex incorporating a design matching the existing building would result in an acceptable impact on the existing AONB landscape and would be appropriate to its location conserving the landscape. It is noted that Chichester Harbour Conservancy raise no objection to the proposed development.

(iii) Impact upon marine based activity

- 7.8 The development is for marina based units and the agent has provided additional information setting out the types of uses envisaged. It is considered appropriate to restrict the types of uses to be accommodated such that they are linked to the marina use and are appropriate to development in the coastal zone as required by policy DM9.
- 7.9 The facilities provided are also considered to support marine based recreational activity which is supported in principle by the tourism and coastal policies of the Council.
- 7.10 In terms of the uses proposed uses the agent has provided the following information:

In terms of use, the intended occupiers will provide services/support to the marine industry and general boating fraternity and as before will fall within the following categories;

Boat Sales and Brokerage

*Including Boat sales, Charter/Rental and related Management
Insurance/Financial services
Boat Serving/Valeting*

Instruction

*Including specialist training, sailing school or similar
Marine inspection/surveying/safety consultants including related equipment provision and maintenance*

Boat Owner Services

*Including general chandlery, supplies including clothing
Specialist services installation such as navigation aids/marine communications
Boat transfer/handling and maintenance management*

- 7.11 A condition is recommended to limit the uses proposed to marine related uses. The schedule of uses is proposed to be conditioned.

(iv) Environmental impacts

- 7.12 The site is located adjacent to Chichester Harbour and its national and international designations as a SPA, SSSI, RAMSAR and SAC. Consultation has taken place with Natural England who have concluded that without mitigation:

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of Solent Maritime Special Protection Area and Chichester & Langstone Harbours Special Protection Area
<https://designatedsites.naturalengland.org.uk/>.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A Construction Environmental Management Plan

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

In addition a condition in relation to the construction phase noise is requested.

The relevant conditions have been agreed by the Planning Agent and are provided in the Recommendation below.

- 7.13 A Habitats Regulation Assessment / Appropriate Assessment has been completed in consultation with Natural England. Subject to the measures secured by condition, the impact on Ecology and the protected European Sites is considered to have been appropriately addressed.

(v) Flood Risk

- 7.14 In relation to flood risk, the site lies within flood zone 1 although it is recognised that the access road passes through flood zones 2/3. The use is less vulnerable use and it is considered that the development is acceptable in flood risk terms.

(vi) Parking

- 7.15 The proposal is on an area partly currently used for car parking and there would be a reduction in parking of 16 spaces. The uses permitted will primarily serve the existing users of the marina improving facilities and therefore it is not anticipated that the development would result in substantial new on site parking requirements. On the previous application concerns were raised in relation to Berth holders parking, however the Northney Marina site includes a number of existing parking areas and it is a matter for the marina management to rationalise the use and capacity of parking on the site. The development is on private land where there is unlikely to be any impact on parking beyond the site.

(vii) CIL

- 7.16 Given the potential retail use of the building the proposal has been assessed against CIL requirements for out of centre retail. The Developers Contributions Guide confirms that out of centre retail developments with floorspace greater than 280sqm would be CIL liable. The floorspace of the proposed development does not reach that floorspace threshold.

8 Conclusion

- 8.1 In conclusion, the principle of development on this brownfield site is considered to be acceptable subject to other environmental and landscape impacts.
- 8.2 The development is considered to have an acceptable design complementing existing development on the wider site and would have an appropriate impact on Chichester Harbour AONB. The uses proposed are subject to appropriate conditions considered complementary to the marine based uses at the marina and would meet the requirements of the Councils Coastal Zone policy.
- 8.3 Environmental impacts have been addressed and conditions are recommended to ensure that impacts on protected environments and species are suitably mitigated. Parking has also been considered and subject to appropriate management can be suitably addressed on site.
- 8.4 Planning permission can therefore be recommended subject to appropriate conditions as set out below.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00479 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:

Planning Design and Access Statement (Incorporating Flood Risk Assessment) Luken Beck April 2022
Plans and Elevations including Location Plan, Block Plan Elevations and Floor Plan Drawing No. 1
Site Car Parking Plan Drawing No. 2

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the development hereby permitted shall be used solely for marine related uses as set out below and for no other purpose without agreement in writing by the Local Planning Authority:

(a) Boat Sales/Brokerage

- Boat Sales, Charter/Rental and Agency Management
- Insurance/Finance services
- Boat Servicing/Valeting

(b) Instruction

- Specialist training, Sailing Schools
- Marine Inspection/Surveying and Marina Safety generally, including related equipment provision and maintenance

(c) Boat Owner Services

- General Chandlery supplies including clothing
- Specialist services installations
- Boat transfer/handling and maintenance management
- Specialist operatives (e.g. Communications/Navigation) without workshop requirements

Reason: To ensure that uses are compatible with and complementary to the existing use of the site and to prevent unsustainable non-marine uses at the site having due regard to policies CS17, CS20 and DM9 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 4 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbA max - measured at the sensitive receptor) is to be undertaken during the bird overwintering period (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Reason: To ensure that the development does not have an adverse effect on the integrity of Solent Maritime Special Protection Area and Chichester and Langstone Harbours Special Protection Area which would be contrary to the Habitat Regulations, the Wildlife and Countryside Act 1981 (as amended) and policies CS11, DM9 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM23 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning authority.

The CEMP shall include as a minimum:

- A list of defined potential impacts to the designated sites
- Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water

- Details on the storage and disposal of waste on site
- Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water
- Details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.

Reason: To ensure that the development does not have an adverse effect on the integrity of Solent Maritime Special Protection Area and Chichester and Langstone Harbours Special Protection Area which would be contrary to the Habitat Regulations, the Wildlife and Countryside Act 1981 (as amended) and policies CS11, DM9 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM23 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 6 The development hereby permitted shall not be brought into use unless and until details of refuse storage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the site is adequately serviced for waste having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.