
Site Address:	210 Dunsbury Way, Havant, PO9 5BQ		
Proposal:	Erection of end of terraced dwelling, including single storey front and rear extensions to 210 Dunsbury Way, with associated parking and access for 210 Dunsbury Way and the proposed dwelling.		
Application No:	APP/21/00401	Expiry Date:	01/06/2021
Applicant:	Mrs Lamport		
Agent:	Mr Andrews	Case Officer:	Lesley Wells
	SDA Planning Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the corner of Dunsbury Way and High Lawn Way. The property is an end of terraced two storey house, with a single storey element to the side. The property is brick, painted white, with concrete brown tiles.

The boundary treatment comprises of vegetation, brickwork wall and a 1.8m wooden fence along High Lawn Way. There are trees and shrubs along this boundary, within the site.

The site falls within Flood Zone 1, with a size of 0.02 hectares.

2 Planning History

99/63665/001 - Single storey side extension - Re Submission, PERM,10/08/1999

98/63665/000 - Two Storey Side Extension, REF,03/11/1998

04/63665/002 - Single storey extension to rear of building. , PERM,21/05/2004

3 Proposal

Planning permission is sought for the erection of a two-storey end of terrace two-bedroom dwellinghouse, with single storey elements to the front and back with associated parking and access for two vehicles off High Lawn Way. The proposal would also include secure cycle and bin storage for the proposal and the original dwelling.

The existing three bed dwelling of 210 Dunsbury Way would be reduced to two bedrooms, by the demolition of the single storey mono pitched extension on the southern side, on a reduced curtilage. The intention is also to provided a single storey extension to the front and back of the original dwelling, together with two new accesses and two parking spaces onto Dunsbury Way and High Lawn Way. Currently the existing property does not benefit from on-site parking.

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E20	(Drainage infrastructure in new development)
E2	(Health and wellbeing)
E1*	(High quality design)
H1*	(High quality new homes)
E3	(Landscape and settlement boundaries)
E12	(Low carbon design)
E12	(Low carbon design)
E16	(Solent Special Protection Areas)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboricultural Officer - No Objection

There are no trees of TPO quality within the garden. I therefore have no objection to the proposal.

Building Control, Havant Borough Council

Building Regulation consent required for this work

Southern Water Public Sewer runs under the proposed development consultation with SWS will be needed

First floor bedrooms are inner rooms and as such MOE provisions needed See AD B for guidance

Disabled access and internal provisions to be provided for new dwelling

Only one rear SVP shown on elevational image Compartment wall should be compromised unless precautions taken, (suggest to separate SVP's)

Officer Comment: the above issues have been drawn to the Agent's attention

Community Infrastructure

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.
The applicant has submitted a claim for self build relief. Additionally, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:

(c) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the additional dwelling and its respective number of bedrooms. See <http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy>.
b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogendevelopers>

Councillor Jo Lowe

No comment.

Councillor Malc Carpenter

No. comment.

Crime Prevention -Minor Apps

No comment.

Developer Services, Southern Water

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

It might be possible to divert the foul sewers, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Please note:

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

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

Furthermore, 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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; **The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert/protect the public sewers, prior to the commencement of the development.**

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: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

Officer Comment: *Pre-commencement condition agreed with Agent.*

Environment Agency

No comment.

Hampshire Highways - Final Comment - No Objection

The applicant has now supplied visibility splays for the new proposed access. The HA can confirm that the visibility splays are the correct standard as laid out in HCC Technical Guidance TG3.

Having regard to the above and providing the applicant applies for a dropped kerb, the HA has no objection.

Hampshire Highways - 2nd Comment - Further information Required

Confirmation has been provided regarding the location of the two new drop kerbs. The Highway Authority note that the proposed drop kerb located on Dunsbury Way will result in the loss of one parking space on the road. However, given that the drop kerb on Dunbury Way will result in a net increase of one parking space this is acceptable. However, the Highway Authority note the lamp post and bollard, which are located within the drop kerb area but are not shown on the location plan, these should be added to the plan and indicated if removal is needed. If removal of these is needed then this would cause for a minor S278.

Furthermore, more information regarding the drop kerbs is needed. This should include the length of the drop kerb, and the visibility splay. For more information on visibility splays please see Hampshire County Council Technical Guidance TG3 using the following link. [Microsoft Word - TG3 Technical Guidance Note - Stopping Sight Distances and Visibility Splays \(A1001001A17F05B10508J50123\)1.docx \(hants.gov.uk\)](#)

Additionally, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of

this procedure can be found via the following link

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

The Highway Authority therefore require the additional information before a formal recommendation can be given.

Hampshire Highways - Initial Comment - Further information Required

The applicant is seeking to provide two new dropped kerb access points into the two dwellings. Access will be taken from Dunsbury Way and High Lawn Way.

The plans submitted do not demonstrate the location of the proposed dropped kerbs in the context of the local highway network. To assess the location of the dropped kerbs, the Highway Authority will require further information to understand the positioning of the two accesses to confirm whether they will have an impact on the existing parking situation across the two roads.

Natural England - No Objection

effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that we concur with the conclusion of the HRA, provided all mitigation measures are adequately secured with any permission.

Solent Recreation Mitigation Strategy – no objection subject to mitigation

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Havant Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Subject to the appropriate financial contribution being secured (£571.10), Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.

Nutrient Neutrality – no objection subject to mitigation

Natural England is aware that your authority has adopted a position statement, to ensure that development achieves nutrient neutrality through the agreed site specific nutrient budget. Specifically, mitigation measures for this development involve the use of a specific on-site avoidance measure as well as the use of Warblington Farm as a specific off-site mitigation measure.

The nutrient budget calculated for this development, with a net increase of 1 dwelling is 0.80 kg/TN/yr. As set out in the Position Statement and Mitigation Plan for Nutrient Neutral Development, an appropriate scale of mitigation for this scheme would be £1,015.80.

Provided that the applicant is complying with the requirements of the Interim Strategy for 0.80 kg/TN/yr and that the Council, as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Nutrient Team, Planning Policy

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/21/00401.

Portsmouth Water Company

Please can you confirm the soakaway for surface water drainage is an existing soakaway.

If this is an existing soakaway we have no adverse comments on this application as the development is small in nature and there is a low risk to groundwater quality. If a new soakaway is to be constructed please can we have the details of this soakaway in terms of depth.

Officer comment: A pre-commencement condition in respect of surface and foul drainage has been agreed with the Agent.

Public Spaces

No comment.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map.

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 granted Southern Gas's comments would be an informative on the permission.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

7 Planning Considerations

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several European Sites due to both the increase in recreation and the decrease in water quality that would be the result of the proposed development.

The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement on Nutrient Neutral Development. The applicant has entered into a legal agreement to secure the mitigation packages.

The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs 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.

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 existing and future residents
- (vi) Access and parking
- (v) Trees
- (vi) Drainage
- (vii) Development Contributions & CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The addition of a new dwelling in such a location would make a contribution, albeit a very modest one, to the Council's overall housing requirements. The updated NPPF 2021 continues to have a presumption in favour of sustainable development, whilst noting that good design is a key aspect of sustainable development. The creation of high quality buildings and places is a fundamental aim and paragraph 134 notes that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes."

It should also be noted that the Council has a Submission Havant Borough Local Plan 2036. Whilst this plan currently has limited weight in decision making, it must be noted that the emerging policies place a greater emphasis on achieving high quality design with particular reference to the standard of living for future occupiers. Emerging policy H1 introduces the nationally described space standards and re-iterates the need for sufficient and functional outdoor amenity space to support physical and mental health and wellbeing. Additionally, other relevant emerging policies include E1 High Quality Design, E2 Health and wellbeing and E22 Amenity and pollution.

Planning permission was refused on 5/8/98 under reference 98/63665 for a two storey side extension on the existing dwelling "... by reason of its size, design, proximity to the side boundary and prominent location at the junction of High Lawn Way and Dunsbury Way would form an obtrusive feature in the streetscene to the detriment of the visual amenities and spatial characteristics of the area.". The proposal would be in the same position as that refused. However, it is noted that following this decision a single storey side extension was permitted and built under reference 99/63665/00.

The accommodation would comprise at ground floor a lounge, kitchen and dining area, with two bedrooms and bathroom at first floor. If this proposal was to proceed, this would be reflective of accommodation at 210 Dunsbury Way, albeit the floor area would be larger in this property. The internal floor area is approximately 79 sqm, which complies with the Government's nationally described space standards.

As regard the Council's Five Year Land Supply Update (July 2021) this indicates the

Council has a 4.3 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is a presumption in favour of sustainable development (para 11d of the NPPF). The proposal is for one additional dwelling which would be a very modest addition to the Council's housing stock, to which moderate weight is given.

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

The existing three bed dwelling of 210 Dunsbury Way would be reduced to two bedrooms by the demolition of a mono pitched single storey extension on the southern elevation. In addition to the two storey element, single storey extensions to both the front and rear are also sought for the existing and proposed dwelling. The proposal would result in a reduced curtilage for the existing dwelling. The proposal would provide for two on-site parking spaces with access off Dunsbury Way for the existing dwelling, with two on-site parking spaces provided for the proposal dwelling to the rear off Highlawn Way.

The proposal would be an extension of this terraced of dwellings, with the height of the development matching 210 Dunsbury. As to the additional dwelling on the site the design of the proposal, which includes a hipped roof on the south elevation, is an improvement over that refused for a two storey extension in 1998, which incorporated a gable flank wall. The change to the roof design, would reduce the impact of the development on the street scene. In addition, since the refusal of a two storey extension, a single storey mono pitched extension was permitted under reference No. 99/63665/001 and constructed, which was found acceptable in planning terms. The proposal whilst slightly wider (ie 4.6m) than the single storey extension (4.1m at its widest point) and two storey in nature, it would not significantly erode the space about the building when assessed against the existing development on the site.

The materials of the host building are brick (painted white) and concrete tiles. The proposed materials for the proposal, would be rendered bottom, tile hanging above and tiled roof and UPVC windows which would be acceptable.

It is therefore concluded that in terms of its impact on the character and appearance of the area the proposal would accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon existing and future residents

The proposal would be an extension of an existing row of terraced properties, with a height of approximately 7.8m and a floor area of approximately 88 sqm. There would be mono pitched single storey elements to the front and back of the proposal and to the host dwelling. The extension of this terrace would not adversely impact on residential amenity of the host dwelling, the dwelling on the opposite site of Highlawn Way, or to No. 1 Highlawn Way to the rear with a separation distance of approximately 22m. Any overlooking would be similar to those of neighbouring properties and to be expected within a residential area.

As to the rear garden areas following an amended plan, the host dwelling would have an overall length of approximately 16m. Whilst there is a shed to the rear of the garden, this still forms part of the dwelling's garden area, with a length considered to be acceptable. The host dwelling would have a pedestrian access onto Highlawn Way

to the rear of the garden.

With regard to the proposal's garden the amended plan shows a garden length of approximately 10m, which accords with Havant's Design Guide SPD, with a pedestrian access, via the parking area onto Highlawn Way.

Overall, it is considered that the proposal would not give rise to significant or demonstrable harm to the residential amenity of existing neighbouring properties or future occupiers of the development, nor would it be domineering or overbearing. As such the development would accord with Policy CS16 of the HBLPCS and the Havant Borough Design Guide.

(iv) Access and parking

The existing property does not benefit from a vehicular access, with just a pedestrian access from Dunsbury Way. The Highway Authority (HA) has been consulted over the proposed accesses to Dunsbury Way and Highlawn Way. The HA has advised, following amended plans that they have no objection to the proposal.

Cycle storage is provided in both properties in the rear gardens, as is bin storage.

(v) Trees

There are trees along the southern boundary and the Arboricultural Officer was consulted over the proposal. No objection was raised in respect of the trees which the Arboricultural Officer has advised are not of a quality in need of protection.

(vi) Drainage

As to surface water drainage, further information as to the soakaways has been requested by Portsmouth Water. On requesting this information, the response was that at this stage the cost of determining this would be unnecessary and is a matter outside of planning control. However, the agent has agreed a pre-commencement condition as to drainage. As this condition will be required before the commencement of development and under Building Regulations a refusal of planning permission on surface water drainage is not warranted.

(vi) Developer Contributions & CIL

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites (as defined in the applications HRA) due to both the increase in recreation and the decrease in water quality that would be a result of the proposed development.

The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement and Mitigation Plan for Nutrient Neutral Development. The

applicant has entered into a legal agreement to secure the mitigation packages.

The Appropriate Assessment concluded that the avoidance and mitigation packages are sufficient to remove the significant effects on 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 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 Examiner's 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 Havant.

The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross increase in new internal floor space for the proposal has been calculated by the agent as 88.24 sqm, which would be £7,996.76 at the time of writing the report. Self Build Exemption is being sought.

8 **Conclusion**

The proposal addresses the previous reason for refusal of planning permission for a two storey extension on the site, due to the design of the proposal and development subsequently permitted and constructed. The proposal would be a modest addition to the Council's housing stock with the necessary mitigation packages secured for the SRMS and for neutral nitrogen development. The development would not adversely impact on the appearance of the area or residential amenity and is acceptable in highway and drainage terms. The proposal is considered to accord with the development plan when considered as a whole and the recommendation is conditional planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00401 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:

Site location, existing and proposed block plan
Proposed 3D Plan -1
Proposed 3D Plan - 2
Proposed elevations
Proposed floor plans

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development, details of the measures to be undertaken to protect/divert the public sewer during the course of demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions to the dwelling the subject of the permission or the outbuildings shall be constructed within the curtilage of the site or any roof alterations made (including the provision of roof light windows) without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and to ensure adequate parking provision having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development hereby permitted shall not be occupied until:

- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
- (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E12 and E14 of the Pre-Submission Havant Borough Local Plan.

- 9 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local

planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E12 and E14 of the Pre-Submission Havant Borough Local Plan.