
Site Address:	71 Stakes Hill Road, Waterloooville, PO7 7BH		
Proposal:	Erection of 1No. 4 bed dwelling and detached carport. New access onto Stakes Hill Road.		
Application No:	APP/15/00017	Expiry Date:	21/04/2015
Applicant:	Wilson House Ltd	Team:	Team 2
Agent:	Mr Knappett	Case Officer:	Richard Nash
	Bryan Jezeph Consultancy		
Ward:	Stakes	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises part of the residential curtilage of 71 Stakes Hill Road, a grade II listed building located on the east side of Stakes Hill Road, north of its junction with Gloucester Road. Plot shapes and sizes are irregular in this location, so the site is offset to the south and south-west of the host property and to the north-east of the neighbouring dwelling to the south (75 Stakes Hill Road), but immediately to the rear of part of its curtilage. The north west corner of the site adjoins the public highway.
- 1.2 The site comprises a grassed area and has an enclosed feel with established hedging to the south and west boundaries and a wooded area on higher land to the east. The site is located within the urban area and the locality is predominantly characterised by residential land use, with the exception of the adjoining woodland, Stakes Coppice Remnant, which is a Site of Importance for Nature Conservation (SINC). Trees around the access to the host property and the frontage of number 75 are protected, but should not be affected by the proposals.

2 Planning History

96/62150/000

New dwelling and garage.

Refused for reasons relating to principle, impact on listed building, over development, bulk and overlooking. Appeal Dismissed.

GEN/14/00967

Proposed erection of single detached dwelling and car barn.

Pre-application advice on the current proposal.

There have also been a number of applications affecting the host property, including a planning permission and listed building consent in 1993 for the erection of a four bedroom dwelling house and change of use of a grass verge to a private garden (now 71b Stakes Hill Road - to the north of the host site).

3 Proposal

The current application proposes the erection of a four bedroom detached dwelling with a detached car port and the widening of an existing access from Stakes Hill Road. It should be noted that the access currently serves number 75 and not the application site.

4 Policy Considerations

National Planning Policy Framework (NPPF)

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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)

Supplementary Planning Guidance

Borough Design Guide

Residential Parking and Cycle Provision

Listed Building Grade: Grade II (Adjacent)

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Arboriculturalist: No tree removal is required to facilitate this project. However, there are some implications with construction in relation to trees and the garage. I believe this project is possible with minimal impact on the trees. However, it must be demonstrated and conditioned in the way of an Arboricultural Method Statement (AMS), which is agreed in writing by HBC Arborist. The off site trees, although not a constraint, do have a strong physical presence in relation to the proposed dwelling. However, this in itself in this instance is not a ground for objection. Therefore, as long as a comprehensive AMS for the garage is submitted and agreed, I have no objections to this scheme in arboricultural terms.

Conservation Officer: Modest changes have been made to the original pre-application submission. The building is now narrower but deeper in plan. The roof design has been revised to follow a more traditional double pitch form removing the larger area of flat roof. The overall size of the building is larger than I had indicated. For purely gauging the impact on the setting of the listed building a wider street context elevation

embracing the listed building would be helpful. However, my judgement given the spatial separation and setback from the street frontage is the scale and location of the proposed building is acceptable. The most conspicuous elements of the new building will be the roof and upper storey. The quality of the roof tiles and detailing of the flint construction will therefore be crucial. I advise the rooflights facing the street should be of a traditional form (centre dividing glazing bar) rather than the standard units illustrated. Subject to the above I have no objection. If minded to grant consent I advise the imposition of the following conditions:

1. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.

Reason: To ensure the materials and finishes to be used are appropriate for a building which forms an important component of the setting of 71 Stakes Hill Road, a statutory listed building.

2. A sample panel of flint work and pointing shall be constructed on site with accompanying specification for approval by the local planning authority in writing before the relevant parts of the work are begun. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.

Reason: To ensure the materials and finishes are to an appropriate standard to reflect the high quality of craftsmanship used in traditional flint construction.

3. No work shall start on site until the following information and details have been submitted to and approved in writing by the local planning authority:

(a) manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile. The works shall be carried out in full accordance with the approved details and shall be retained thereafter.

Reason: To ensure an appropriate well proportioned design that sits tight in the roof plane.

Forestry Commission: None Received.

County Ecologist: The application is accompanied by an Extended Phase 1 Ecological Assessment, which provides a sound appraisal of ecological constraints. The site comprises a small garden plot containing managed species-poor grassland with associated planted boundary vegetation. None of the habitats within the site is considered to be of particular ecological value, although the boundary vegetation is contiguous with Stakes Coppice Remnant SINC, a small and isolated area of semi-natural woodland. Whilst there is a known population of hazel dormice within local woodland, I consider this SINC to be too isolated within dense residential development to be suitable for the species. Overall, I concur with the assessment and consider that the likely ecological impacts are minimal. Therefore, if you are minded to grant permission could I suggest that ecological mitigation and enhancement measures are secured via a suitably worded planning condition, such as:

Development activities shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, July 2014) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the LPA.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Building Control: No Comments.

Waste Services Manager: No Concerns.

Crime Prevention: None Received.

Environmental Health Manager: No objection subject to conditions:

Condition 1: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times Monday to Friday – 8.00 a.m. – 6.00 p.m. Saturday – 8:00 a.m. – 13.00 p.m. Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance., Community Group

2. Noise generated from delivery vehicles and times of delivery.

Condition 2: Deliveries shall only be taken at the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

Informative:

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Development Engineer: The Highway Authority has no adverse comment to this application subject to a condition that the turning must be provided on site to allow a vehicle to turn on site and emerge in a forward gear. I would suggest the Planning Authority impose a planning condition that three parking spaces and cycle facilities are provided on site, in order to conform to the parking standards contained within the HBC Parking Document.

Landscape Team: Details of new planting in adjacent property required. The new high brick wall will require careful detailing to fit with the conservation status of the adjacent building – careful detailing that gives relief is required to ensure this sits well in the surroundings, and does not appear bulky and out of character. Perhaps panels and pillar. Please specify materials, brick bond, distance between pillars, use of materials i.e. flint to enhance character/fit with surroundings and new dwelling would be recommended. The loss of the low brick wall is an improvement-no risk to tree roots. What materials will be used here- dark spaces north and south of the building are not likely to be suitable for soft landscaping unless shade tolerant varieties. Details of driveway material/any hard materials/paving required.

Public Spaces Development Manager: None Received.

English Heritage: We do not consider that it is necessary for this application to be notified to English Heritage.

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: 6

Number of site notices: 1

Statutory advertisement: 23/01/2015

Number of representations received: 3 objections received from 2 addresses.

NB: The Applicant submitted amended plans and addressed a land ownership issue in response to initial representations on the application. The publicity period for commenting on these amendments had not expired at the time of writing and any further comments received will therefore be notified to Members by way of Addendum.

Summary:

Principle and Design: Development is backland garden grabbing and not 'windfall'. Proposal will be cramped and totally fill the site and is out of proportion and style with respect to adjoining properties.

Highways: Access to and from the proposed site will cause significant congestion on a difficult corner of the busy Stakes Hill Road. Will impact on safety of access to number 75, which has no turning space.

Impact on Neighbouring Amenity: Development will detract from the present visual amenity of 146 Stakes Hill Road (opposite the site). Does not meet 20 metre 'back to back' window criterion contained within Design Guide SPD (relative to number 75). Adverse impact on number 75 due to overlooking, cramping, noise, traffic disturbance, loss of amenity and privacy.

Heritage Assets: Number 75 is locally listed and number 71 is Grade II listed. To allow backland infill between these historic elements, which will be clearly visible from Stakes Hill Road, will destroy any historic balance and local heritage integrity.

Comment:

The above issues are addressed within Section 7 below.

Summary:

Land Ownership: Part of site is within same ownership as number 75, and requisite notification has not been provided to the owner.

Comment:

The Applicant's view is that number 75 owns part of the sub-soil required for access to the site, but the Highway Authority control the surface and as such the Applicant would have a legal right to use it. This would not be an uncommon situation but, in any case, any 'rights' to carry out or prevent development that are subject to other legislation would not be overridden by the grant of a planning permission.

Land ownership is not a material planning consideration, although requisite notification of any planning application should be provided to the land owner. This has now been carried out in this case and the statutory period for determination of the application revised accordingly. In addition to this, part of the frontage hedgerow proposed to be removed was initially shown on land within the ownership of number 75. This has been rectified by the submission of amended plans showing the widened access moved further to the north.

Summary:

Omissions of existing features from drawings.

Comment:

This has been addressed by way of the submission of amended plans. In particular a neighbouring conservatory and existing ground water well are now shown.

Summary:

Dimensions are not included on the submitted drawings.

Comment:

This is not an unusual situation. The submitted drawings are to scale and it is considered that a comprehensive assessment of the proposal can be made on the basis of the drawings and other information submitted.

Summary:

The Planning Statement omitted to mention the previous refusal of a planning application for a single dwelling at the site.

Comment:

The Applicant has advised that this application (referred to in Section 2 above), did not appear when interrogating the Council's website. Notwithstanding this, it is noted that the application and appeal decisions in question were made almost 20 years ago. The current proposal must be judged on its own merits and in the light of current planning policy.

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 on the application site (including the Listed Building) and locality
- (iii) Impact on residential amenity
- (iv) Parking and Highways
- (v) Developer Contributions and Other Matters

- (i) Principle of development

7.2 The application site is located within an urban area where further development is

considered acceptable subject to the usual development control criteria. The relationship of the site and proposal with adjacent plots and dwellings would be irregular, with the result that the new dwelling is not clearly either 'infill' or 'backland' in the traditional sense. Nevertheless, the proposal would make efficient use of land within the urban area and the provision of a new dwelling on this plot is considered acceptable in principle.

- 7.3 Officers are satisfied that the proposal would constitute a 'windfall' development as defined in the NPPF. The NPPF (at paragraph 48) refers to windfall not including residential gardens, but this is concerned with restrictions on how windfall can be allowed for in predicting five-year housing supply figures – it does not preclude the development of residential gardens per se, only their inclusion in the five-year supply calculations.

(ii) Impact on the application site (including the Listed Building) and locality

- 7.4 The application site is constrained by virtue of its relationship with the Listed Building, SINC and adjoining properties, as well as its size. However, the proposed development would comfortably fit within the site and provide a reasonable degree of amenity space by modern standards. The 10 metre minimum rear garden length recommended within the Borough Design Guide would be achieved. It is recommended that permitted development rights for extensions, additional buildings and roof alterations are removed in order to control further development of the site, because of the constraints arising from its physical size, as well as the proximity of the SINC edge and listed building, and potential additional impact on neighbouring amenities.
- 7.5 The proposal has been designed with the intention of reflecting local vernacular, by incorporating flint work with pitched roofs. Pre-application advice regarding a narrower footprint has been followed, locating the proposed dwelling outside of tree root protection areas. Primary windows would be located within the northern front elevation of the proposed dwelling, surrounding a central front door providing access to the property, and to the rear at first floor level. The first floor primary windows would serve bedrooms to the front and rear of the property. Smaller secondary windows would be located within the side elevations. Conditions regarding materials are recommended.
- 7.6 The new dwelling would be sited closer to Stakes Hill Road than the host dwelling, but further away than that at number 75. This would result in an interim 'step' in a line of well spaced out dwellings, with the proposal being set back from the highway. The proposed car port is also considered to be acceptable in terms of character and appearance. English Heritage did not wish to comment on the application and , subject to conditions, the Conservation Officer is satisfied with the scale and siting of the proposal, in terms of its impact on the character and appearance of the street scene and the Listed Building.

(iii) Impact on residential amenity

- 7.7 The proposal would be located approximately 10 metres from the boundary with the host property, and approximately 30 metres from the dwelling, with a selection of existing small structures adjoining the boundary. It is therefore considered that the proposal would not have any material impact on the amenities of that property. Properties on the opposite side of the road are also at a distance where their amenities should not be materially affected.

- 7.8 In terms of its relationship with number 75, the development would be largely backdropped by the SINC woodland and, given the line travel of the sun, there would be unlikely to be any material increase in shadowing to this property as a result of the proposal. The dwelling would be located approximately 12 metres from the southern boundary, and approximately 2 metres from the western boundary, with number 75. As noted above, the former dimension exceeds the minimum rear garden length recommended within the Borough Design Guide. Whilst the latter dimension would be closer to the boundary, the relevant elevation of the new dwelling would have a pitched chalet style roof, sloping away from the boundary, in order to avoid a sense of overbearing. Number 75 has a good degree of external amenity space, and it is considered that the proposal would not have an unduly impact on the adjoining property in terms of outlook or over bearing effect.
- 7.9 The western elevation of the proposed dwelling would include roof lights serving a bathroom and two en-suites, the glazing of which could be conditioned to be obscured and with an internal cill height of at least 1.7 metres above internal floor level, in order to prevent overlooking of number 75. There would be a degree of potential oblique overlooking of garden area from a proposed first floor bedroom to the rear elevation. However, this would be fairly limited within the context of an urban area and, face on, the window in question would be approximately 12 metres from the shared southern boundary with a further bedroom window at a slightly greater distance.
- 7.10 Representations have been made regarding 'back to back' dwelling relationships as referred to with the Borough Design Guide. Whilst the distances involved would be up to approximately 4 metres less than recommended, any overlooking of windows would be oblique as the relationship with number 75 would not be strictly 'back to back' in this case. On balance, it is considered that refusal of the proposal on the basis of overlooking could not be sustained in this case.

(iv) Parking and Highways

- 7.11 It is proposed that an existing access, crossing the highway verge and serving number 75, be widened to provide a conjoined access to the site. The width of the access as scaled off the amended Site Layout at 3 metres would be adequate, but a condition is recommended in order to achieve this. It is considered that the removal of the amount of hedging required to widen the access would not result in a detrimental impact on the street scene.
- 7.12 Concern has been expressed regarding impact on the safe use of the access to number 75. The proposed development would be accessed and exited by vehicles using a forward gear and the issue is mainly that number 75 has no turning space and vehicles thus have to be reversed across the verge area in order to exit that property. This concern is understood but the Highways Development Engineer has raised no objection on this point. Furthermore, it would be unreasonable to refuse the proposed access on the basis that the adjoining property has (by current standards) inadequate turning space on site.
- 7.13 Current standards for the Borough require 3 car and 2 cycle parking spaces and a turning area to be provided for a 4 bedroom dwelling in this location. The proposed Site Layout shows how this would be achieved and the Highways Development Engineer has recommended appropriate conditions.

(v) Developer Contributions and Other Matters

- 7.14 The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Disturbance Mitigation Project (SDMP). The necessary CIL liability acceptance form and an appropriate SDMP Deed and Payment have been requested.
- 7.15 Consultation responses regarding ecology, trees and landscaping are noted above and appropriate conditions are recommended. Conditions are also recommended in respect of construction timings, drainage, bin storage and the Code for Sustainable Homes. The Applicant advises that the alignment of new drainage can be installed in a manner avoiding the location of the well on site.

8 Conclusion

- 8.1 The proposed construction of a 4 bedroom detached dwelling, detached car port and new access is acceptable in principle and would not have a detrimental impact on the application site, the adjacent listed building or the wider locality. Impact on trees and ecology, developer contributions and other matters can be satisfactorily dealt with by way of planning conditions and normal process.
- 8.2 The impact of the proposal on residential amenity, particularly in the case of 75 Stakes Hill Road, is material but, taking into account broad and detailed national and local guidance, would not have a demonstrably detrimental impact on the amenities of the occupiers of neighbouring properties.
- 8.3 Subject to conditions and satisfactory provision for the payment of the SDMP contribution, the planning application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00017, subject to completion of binding arrangements for the payment of a contribution towards the Solent Recreation Mitigation Project and the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

1663 LO1 B (Location Plan)
1663-01e (Proposed Site Layout)
1663-02c (Proposed Plans)
1663-03b (Proposed Elevations - Front (North) and Side (East))
1663-04b (Proposed Elevations - Rear (South) and Side (West))
1663-05 (Proposed Site Section to West)
1663-50 (Proposed Double Car Port)

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the requirements of Condition 2, no development other than the provision of foundations and underground services shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.

Reason: To ensure the appearance of the development is satisfactory, to ensure the materials and finishes to be used are appropriate for a building which forms an important component of the setting of 71 Stakes Hill Road, a statutory listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the requirements of Condition 2, a sample panel of flintwork and pointing shall be constructed on site with accompanying specification for approval by the Local Planning Authority in writing, before the development hereby permitted, with the exception of the provision of foundations and underground services, is commenced. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.

Reason: To ensure the materials and finishes are to an appropriate standard to reflect the high quality of craftsmanship used in traditional flint construction and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the requirements of Condition 2, no work, other than the provision of foundations and underground services, shall start on site until the following information and details have been submitted to and approved in writing by the Local Planning Authority:

Manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile;

The works shall be carried out in full accordance with the approved details and shall be retained thereafter.

Reason: To ensure an appropriate well proportioned design that sits tight in the roof plane and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the requirements of Condition 2, no development other than the provision of foundations and underground services, hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the requirements of Condition 2, no development, other than the provision of foundations and underground services, hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the requirements of Condition 2, no development, other than the provision of foundations and underground services, hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 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 2012.

- 10 The development shall not be brought into use until a minimum of three car parking and two cycle parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 11 The turning space in front of the dwellinghouse shall be constructed in accordance with drawing 1663-01e, to enable vehicles to enter and leave in a forward gear, and shall be maintained and kept available for that purpose at all times.
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 2012.
- 12 Notwithstanding the requirements of Condition 2, the development shall not be brought into use until the access to the site has been constructed to a width of 3 metres. This minimum width of access shall thereafter be maintained at all times.
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 2012.
- 13 All glazed parts of all the rooflights at first floor level in the western side elevation of the building shall at all times be at least 1.7 metres above the internal first floor level and glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 14 A detailed Method Statement relating to trees, inclusive of protection measures and a schedule of arboricultural expert site supervision and monitoring, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. All approved measures shall be undertaken and fully adhered to at all times whilst development implementation is in progress. If any tree is nevertheless seriously damaged during development, it shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 15 The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, July 2014) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation and enhancement

features shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of fauna and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and natural features and having due regard to Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved, including the addition of dormer or other windows or solar panels to the west elevation roof, shall be carried out without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and the setting of the nearby listed building and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 18 Notwithstanding the requirements of Conditions 6 and 13, the proposed access to the site shall be no wider than 3 metres and the existing hedges to the south and western boundaries of the site shall be maintained at a height of at least 1.8 metres at all times for the first 5 years following commencement of the development hereby approved. Any part of the hedges that dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season

Reason: To ensure the appearance of the development is satisfactory, in the interest of neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:...