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|-----------------|-------------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 43 Portsdown Hill Road, Havant, PO9 3JU                                                   |               |                |
| Proposal:       | Construction of 3No. 4 bed four storey dwellings with associated landscaping and parking. |               |                |
| Application No: | APP/14/00420                                                                              | Expiry Date:  | 01/09/2014     |
| Applicant:      | Mr Laurence                                                                               | Team:         | Team 1         |
|                 | Portsdown Hill Road Ltd                                                                   |               |                |
| Agent:          | Mr Randell                                                                                | Case Officer: | Heather Lealan |
|                 | Randell Design Group                                                                      |               |                |
| Ward:           | Bedhampton                                                                                |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site is located on the southern side of Portsdown Hill Road. The context of the local streetscene is large detached family dwellings set within generous grounds. The established built form incorporates clear and defined gaps between the dwellings which are predominantly set at a lower level than that of Portsdown Hill Road. This setting, along with strong frontage planting, results in a 'low Key' appearance of dwellings along this section of the road.
- 1.2 The site incorporates a disused chalk quarry which has now developed into a small woodland with a variety of significant trees and dense vegetation. The rear of the site and this section of Portsdown Hill Road is very visible from a number of vantage points to the south due to its location on top of the hill. Most clearly from land to the south of the site location and the A27.
- 1.3 The existing house and a section of garden has recently divided from the application site and has been sold as a separate planning unit. This dwelling has recently been granted planning permission for, and installed, a new vehicular access.
- 1.4 The section of the site to the west of the existing dwelling house, incorporating the former chalk quarry, is shown within the application red line and is the subject of this report.

## **2 Planning History**

- 2.1 On this site:  
APP/13/00714  
New vehicular access to existing dwelling - Permitted and constructed
- 2.2 On the adjacent site to the south (Allocations Plan site UE5):  
APP/14/00232  
**Site Address:** Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant  
**Proposed Development:** Construction of 46 dwellings, including 30% affordable, comprising 11 No. 5 bed, 21No. 4 bed, 8 No. 3 bed and 6No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.  
Committee resolution to approve passed at Development Management Committee on 17 July 2014; decision yet to be issued pending completion of a S106

Agreement.

### **3 Proposal**

Construction of 3No. 4 bed four storey dwellings with associated landscaping and parking.

### **4 Policy Considerations**

#### National Policies

The National Planning Policy Framework, March 2012

#### Havant Borough Local Plan (Core Strategy) 2011

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB))                    |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| CS20 | (Transport and Access Strategy)                                                   |
| CS21 | (Developer Requirements)                                                          |
| CS9  | (Housing)                                                                         |
| DM10 | (Pollution)                                                                       |
| DM11 | (Planning for More Sustainable Travel)                                            |
| DM13 | (Car and Cycle Parking on Residential Development)                                |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |
| DM9  | (Development in the Coastal Zone)                                                 |

#### Local Plan (Allocations) 2014

AL1 Presumption in Favour of Sustainable Development

HB1 Havant & Bedhampton Housing Allocations

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### Arboriculturalist

The Woodland Management Plan is comprehensive and can be attached to the S106. It is vital that this is included this so as to ensure the sustainability of the site. On this basis no objection.

#### Building Control

The driveway will need to be designed to allow adequate access for a fire appliance to allow access with 45m of all points of the dwellings and a foul water public sewer will be within 3m of proposed buildings.

**Comment** - *The Agents have been made aware of this consultation response and it should be attached as an informative to any planning permission re fire access and sewers. However this is not a reason to refuse planning permission - as other solution such a sprinkler systems could be employed to meet building regulations.*

#### Engineering/Drainage

No comments

Development Engineer

I have no adverse comment to this application subject to the provision of 3 parking spaces and cycle facilities per property and the provision, retention and maintenance of the shared turning area shown on the plan to ensure that vehicles are able to leave the site in a forward gear.

Landscape Team

The buildings respect the Portsdown hill building line and they will, it appears be reasonably well screened by the existing mature vegetation from the south. Mild concerns regarding the glazing and general 'usability' of their rear garden spaces regarding possibly pruning pressure as they try to make their personal space useful/accessible etc.

The change in character of the space means the vegetation will be subject to different interactions?

The tree report indicates no future pressure but with reference to the 'management plan' we can see that eastern plot has a large proportion of garden trees which could be perceived by new owners as quite dense within a garden environs.

Traffic Management Team

No comments

County Ecologist

In summary, I have no overriding ecological concerns and recommend that a suitably-worded condition would assist in securing the necessary ecological mitigation measures. Therefore, if you are minded to grant permission, could I suggest that ecological mitigation, compensation and enhancement measures are secured via a suitably-worded planning condition, such as:

*Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Appraisal report (Hankinson Duckett Associates (HDA), March 2014) and Bat Survey report (HDA, May 2014) unless otherwise agreed in writing by the local planning authority. All ecological mitigation measures shall be permanently retained on site in accordance with the submitted details. In addition, a monitoring report detailing the mitigation works undertaken (to include photographic evidence and site plans/maps) shall be submitted for comment to the local planning authority at a date no later than 3 months after the occupation of the first dwelling.*

**Reason:** *To protect, maintain and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.*

Natural England

Payment to SDMP required to make the proposal acceptable.

Crime Prevention

No comments

Portsmouth Water Company

No Comments

Hampshire Biodiversity Information Centre

Wader and Brent Goose Strategy - SDMP payment required

## 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: 4

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 4, three objections (including one from the residents association), and 1 in support of the scheme

### **Summary:**

(a) The Bellamy Richards Highway Report has an error of fact in para 2.8. The offending hedge that restricts view is at 45 Portsdown Hill Road and NOT 47.

**Comment:***Noted*

(b) The pavements on this part of Portsdown Hill Road are in a terrible state of repair. A part of the Developers contribution to HBC should be used to redo these pavements for the benefit of both the new Residents of these properties and the existing Residents on Portsdown Hill Road.

**Comment:***The allocation of CIL monies is not within the remit of this planning application and the current state of repair of surrounding adopted pavements would not be a sustainable reason for refusal of this planning application*

(c) How will the Management Company for the quarry and tree maintenance be funded as the trees are both a great environmental benefit and expensive to maintain.

**Comment:***The details of the Management Company forms part of the signed legal agreement along with the Woodland Management Plan.*

(d) The houses, while of very modern construction, are planned on the existing, Portsdown Hill Road, building line with roof height not exceeding the existing houses and two floors constructed down the quarry. With proper care of the trees and shrubs adjacent to Portsdown Hill Road, the houses should not be overly conspicuous.

**Comment:***Agreed.*

(e) This proposed development was not disseminated widely and only posted with a small notice near the proposed property and not disseminated properly to the affected neighbouring areas in Bedhampton.

**Comment:***The application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications*

(f) Concern regarding the impact of such an application and the proposed dwellings' development for the adjacent proposed development application in the Havant Gap area that is strongly opposed by local community. Concern regarding the impact of such proposed development on 43 Portsdown Hill that is adjacent to the proposed

Havant Gap development area to allow any future applications to potentially proceed based on such development process if approved.

**Comment:** *This site is within the urban area and any permission would not have relevance to any future applications that may be submitted within the gap. With specific regard to the application for Allocations Plan site UE5, the relationship between these two sites is considered acceptable.*

(g) Major impact of such development on the increased traffic flow on both Portsmouth Hill and Glebe Park Avenue and Bedhampton Hill.

**Comment:** *The Development Engineer raises no objection to the application.*

(h) Detrimental noise and environmental effects in the Bedhampton and surrounding areas.

**Comment:** *It is not considered that the effects of this small scale development will have significant implications for noise and air quality in the Bedhampton area.*

## **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) Effect on the character and appearance of the area
- (iii) Effect on Ecology of the Site and Impact on Protected Habitats
- (iv) Effect on neighbouring properties
- (v) The acceptability of residential amenities for future occupants
- (vi) Highway implications
- (vii) Impact on trees
- (viii) CIL Contributions

(i) Principle of development

7.2 A key focus of the NPPF is that planning authorities should boost significantly the supply of housing in order to meet the objectively assessed housing needs of their area. The NPPF requires each planning authority to demonstrate that they have deliverable plans for five (plus) years supply of new housing. The site the subject of this report is located within the defined urban area where new residential development is generally acceptable in principle subject to other development control criteria. This is considered further below.

(ii) Effect on the character and appearance of the area

7.3 The area is residential in character with varying designs and ages. The dwelling , (which formerly formed part of the site), to the east is a 1930's two storey dwelling with a large bow window looking across the site to the harbour beyond. The dwelling to the west is a more modern 1970's dwelling. There are also Art Deco modernist style buildings which create an eclectic mix of styles and material finishes within the linear layout of dwellings to the southern side of Portsdown Hill Road.

7.4 The proposed three new dwellings, although 4 storey to the rear, present only two storeys to Portsdown Hill Road thus creating a roof ridge line comparable with the existing dwellings. It is not considered that the design of the proposed dwellings would be out of keeping with the immediate streetscene. With regard to the wider views from

the harbour and motorway to the south, the four storey height of the rear of the new dwellings will be substantially screened by the woodland characteristic of the quarry site, which is due to be retained and managed under a S106 Agreement secured for the site. Furthermore, the currently open land to the south forms Allocations Plan site UE5 under Policy HB1, which has a Committee resolution for approval for the development of 46 dwellings that will act as a new, developed 'foreground' for views from the south.

(iii) Effect on Ecology of the Site and Impact on Protected Habitats

- 7.5 HCC's Ecologist considers the layout and submitted Ecological Appraisal and Bat Survey to be acceptable and therefore it is considered that the layout proposed will not have a significant impact on the former quarry within the red line of the site.
- 7.6 The application site is adjacent to habitats which form part of the Chichester Harbour . This is part of the Chichester and Langstone Harbours Special Protection Area (SPA) and is a Wetland of International Importance under the Ramsar Convention (Ramsar Site).
- 7.7 Natural England state this development would increase the number of dwellings within the 5.6km zone. Thus Natural England's advice in regard to the current submission is that it is likely to have a significant effect on the SPA. It is further stated that if the LPA is minded to permit the scheme then it is obliged before granting permission to either: undertake an Appropriate Assessment and ascertain that there will not be an Adverse effect on the Integrity of the aforementioned designated site or put in place measures which remove the likelihood of significant effect. The measures of mitigation adopted by the LPA at the end of June this year requires a payment of £172 per dwelling to the Solent Disturbance Mitigation Project. This payment has formed part of the agreed S106 associated with this application and it is therefore considered that mitigation requirements have been met in this regard.

(iv) Effect on neighbouring properties

- 7.8 It is considered that given the separation distances and existing landscaping shown to be retained that the proposed development meets the requirements of policy CS16 and the Borough Design Guide. As such there would be no significant loss of amenity to the owners of the properties adjacent to the east and west of the site, nor those proposed in respect of Allocations Plan site UE5 to the south. The land immediately to the north is undeveloped. The proposed terracing down the side of the quarry result in ridge heights that are comparable with those adjacent to either side of the site boundaries and so it is not considered that issues of overbearing or overlooking will be created. It is considered that the design, scale and massing of the proposals meet the guidelines of the Borough Design Guide and separation distances are sufficient to prevent an overbearing/overlooking impact to the amenities of the occupiers of existing and proposed dwellings adjacent to the site.

(v) The acceptability of residential amenities for future occupants

- 7.9 The proposed dwellings would provide 4 bed units over 4 storeys. The design is somewhat unusual as the private amenity area for each dwelling is provided within terraces and down a steep slope. However, the owners would have access to the former chalk quarry as a shared amenity space. This is somewhat unusual but this is in many ways a unique site and any future occupier would be aware of the nature of the living accommodation and this is what they would be buying into. They would also

be aware that the quarry maintenance was subject to the formation of a management company to which they would most likely be required to pay a maintenance fee.

(vi) Highway implications

- 7.10 The development would be served from the existing access off Portsdown Hill Road and it is considered that the limited additional traffic generation would be acceptable in terms of highway safety and wider amenity.
- 7.11 Three car parking spaces would be provided to each dwelling and there is sufficient space within the curtilage of each dwelling for adequate cycle space to be provided in accordance with the LPA's adopted car parking standards.
- 7.12 The Development Engineer has raised no concerns subject to the retention of the shared turning area as shown within the submitted plans and the provision and maintenance of car parking (as shown) and cycle storage.

(vii) Impact on trees

- 7.13 The Council's Arborist has been consulted on the application and the revised plans and he finds the submitted information to be acceptable. A planning condition is recommended to ensure that the development is carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Plan
- 7.14 A Woodland Management Scheme has been submitted with the application. As adherence to the Woodland Management Scheme is vital to the ecological and woodland sustainability of this site it forms part of the agreed S106.

(viii) CIL Contributions

- 7.15 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<sup>th</sup> February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floor space (measured as gross internal area).
- 7.16 It is considered that there is a CIL liability for this site. A credit can be given for the existing floor space of the building within the site and therefore only the additional floor space is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 765 sqm and as such this will require a CIL payment of £61,200. The applicant has been advised of this sum accordingly.

## **8 Conclusion**

- 8.1 In conclusion, the proposed development would be acceptable in principle. The proposals represent an efficient use of land and would provide needed housing in the Borough.

- 8.2 The proposed dwellings would have an attractive appearance and would contribute to the character and appearance of the area. The development has been carefully assessed in terms of its impact on the former chalk quarry, with its ecological and woodland interests.
- 8.3 The development would have a limited and acceptable impact on neighbouring residents and properties (both existing and proposed) and would provide suitable accommodation for future residents.
- 8.4 The layout is acceptable in terms of highway requirements and subject to conditions and a S106 Agreement would secure retention and management of the important woodland and secure a payment to the SDMP.
- 8.5 A full CIL contribution is required.
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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00420 subject to 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:

Design and Access Statement received 17 April 2014  
Planning Statement received 17 April 2014  
Policy Statement received 17 April 2014  
OS Red Line Plan received 19 May 2014  
Block Plan PO53/2.01 rev F received 22 June 2014  
Level 1 Plans PO53 -2.05 rev E received 22 April 2014  
Level 2 Plans PO53 -2.04 rev D received 22 April 2014  
Level 3 + Context PO53 -2.02 rev D received 22 April 2014  
Level 4 Plans PO53 -2.03 rev D received 22 April 2014  
Roof Plans PO53 -2.06 rev D received 17 April 2014  
North and South scenes PO53 -2.10 rev C received 17 April 2014  
Elevations Dwelling 1 PO53 -2.11 rev C received 22 April 2014  
Elevations Dwelling 2 PO53 -2.12 rev C received 22 April 2014  
Elevations Dwelling 3 PO53 -2.13 rev C received 22 April 2014  
Highway Access Technical Note received 17 April 2014 ref ITR/4471/TN2  
Ecological Appraisal received 17 April 2014 HDA ref: 702.3  
Phase 1 Bat Survey and Badger Survey Plan received 17 April 2014 ref: 702.3/02  
Bat Survey Report received 28 May 2014 HDA ref: 702.3  
Land Management Plan PO53/2.21 rev B received 22 June 2014  
Site Setup ref: PO53/2.20 rev A received 19 May 2014  
site Survey prepared by Total Survey Solutions ref: 070604217 received 17 April 2014  
Tree Works Site Plan PO53/2.08 rev B received 22 June 2014

Arboricultural Document, including AIA and Tree Protection Plan Prepared by  
Changing scenes, audited by Barrell Treecare received 22 June 2014  
Woodland Management Plan Report dated 26 June 2014 ref: 14186-WMP-CA  
Woodland Management Plan Received 27 June 2014 ref: 14186-BT1

**Reason:** - To ensure provision of a satisfactory development.

- 3 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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

- 4 None of the dwellings hereby approved shall be occupied until a more 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 None of the dwellings hereby approved shall be occupied 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No dwelling shall be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.

- 7 No development 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/B/E/F of the 1995 Order, as amended, shall be erected within the curtilage of the dwelling houses hereby permitted without the prior written approval of the Local Planning Authority.

**Reason:** To enable the Local Planning Authority to maintain control of such additions in the interests of the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

**Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

**Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent

deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

**Reason:** In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 The development hereby permitted shall not be occupied until a Completion Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.  
**Reason:** To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Appraisal report (Hankinson Duckett Associates (HDA), March 2014) and Bat Survey report (HDA, May 2014) unless otherwise agreed in writing by the local planning authority. All ecological mitigation measures shall be permanently retained on site in accordance with the submitted details. In addition, a monitoring report detailing the mitigation works undertaken (to include photographic evidence and site plans/maps) shall be submitted for comment to the Local Planning Authority at a date no later than 3 months after the occupation of the first dwelling.  
**Reason:** To protect, maintain and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.
- 14 The shared turning space in front of the dwellinghouses shall be retained to enable vehicles to enter and leave in a forward gear and this 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.
- 15 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of each dwelling house 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.
- 16 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.

- 17 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

**Reason: Reason:** To safeguard the amenities of the locality 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.

- 18 The proposed works shall be carried out strictly in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by Changing Scenes, audited by Barrell Treecare received 22 June 2014.

**Reason:** To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.