
Site Address: 9 East Street, Havant, PO9 1AA
Proposal: Demolition of existing single storey building (Class A2) and associated outbuilding to the rear; construction of four storey building comprising 8No. 1 bed and 3No. 2bed apartments with associated landscaping; cycle parking and refuse. (Revised Application).
Application No: APP/14/00576
Applicant: Mr Yeates
Agent: Mr Galloway
Ward: St Faiths

Expiry Date: 24/09/2014
Team: Team 2
Case Officer: Rachael McMurray

Peter Galloway Partnership

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in East Street, in Havant Town Centre and forms part of the St Faiths Conservation Area. It currently comprises a single storey, flat roof retail unit. The unit has pedestrian access from East Street but the rear can also be accessed from The Pallant to the north of the site, via a service road.
- 1.2 The unit lies within a row of three single storey retail units. No. 7 is vacant and No. 5 is in use as a wool shop. These three units form a gap in the wider streetscene of East Street which is predominantly made up of 2 - 3 storey buildings, joined together to make up a tight knit urban grain. The majority of properties were constructed in the early 19th century and as such include architectural features and detailing of that period. No's 7 and 11 are also accessible from the rear of the site from the Pallant. The buildings on East Street are positioned hard up to the pavement and there is no off road parking. Historically, the character of East Street was predominantly commercial however over time and due to the concentration of retail units on North and West Street and Park Road South, the demand for units on East Street has fallen and as such, it is not designated as a main shopping frontage. Whilst business and some shops are still located on East Street, it has more of a residential character to it than the other main streets of the town centre.

2 Planning History

APP/13/01257

Demolition of existing single storey building (class A2) and associated outbuilding to the rear; construction of 4 storey building comprising 7No. 1 bed and 4No. 2 bed apartments with associated landscaping, cycle parking and refuse provision.
Withdrawn.

3 Proposal

APP/13/01257 was found to be unacceptable due to several unacceptable architectural and landscape design features. The revised application seeks to address these concerns by including several changes to the detailing of the proposal.

The current proposal is for the demolition of the single storey retail unit and construction of a four storey (three storey with accommodation in the roof) building

comprising 11no. units, four of which would be affordable. This would include 2x 1no. bed units on the ground floor and 2x 1no. bed units and 1 x 2no. bed unit on the first, second and third floors. The one bedroom flat on the first floor at the rear would have access to a private rear balcony which would be enclosed by iron railings.

Access into the building would be from an entrance on East Street. This would serve the flats towards the front of the building and a central staircase would provide internal access. There would be another entrance into the building at the rear on the east elevation which would serve the flats towards the rear of the building. An alleyway would run alongside the building on the east elevation which would be blocked off by security gates meaning only residents could access this route.

The cycle parking and bin storage would be located internally in the central area of the ground floor and accessed from an opening on the east elevation. Bins would be serviced from the service road located from the Pallant. The building would feature a range of pitches on the roof and would have a higher ridge height than the proposal for No. 7 East Street as this development would have a separate roof space, albeit this would be exposed internally. The materials would include slate tiles on the roof; lead clad flat roof dormers; brickwork, flintwork and render on the elevations; with some stone block work on the ground floor.

The rear access to No. 9 would be via the Pallant and would provide vehicular access and turning for servicing vehicles only. This access has been designed so as to prevent any off road parking which may block the servicing vehicles. This would include planting areas and bollards.

4 Policy Considerations

National Policies

National Planning Policy Framework (NPPF)

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)

Allocations Plan

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
DM20	(Historic Assets)

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

5 Statutory and Non Statutory Consultations

Hampshire County Council Archaeologist:

Thank you for consulting me regarding the above planning application. The site of proposed development lies within an area of high archaeological potential. It is on the projected line of the Roman Road that runs north through Havant from Hayling Island and close to the crossroad with the east west road that runs through Havant from Chichester westwards. Recent investigations in this area of Havant have identified some important archaeological remains relating to the Roman settlement in Havant and it is likely that further such remains are present within the development site. In addition Havant is understood to have been a Saxon settlement although little has been found archaeologically about this period in Havant's History. It is also possible that remains relating to the Saxon and later settlement are present with the development site. Such archaeological deposits would be of local and potentially regional significance. Nevertheless it is likely that there has been some disturbance of any archaeological deposits present by previous development on the site, as such it is unlikely that archaeology would present an overriding concern. I would therefore advise that the recording of any archaeological deposits that might be present on the site could be secured through the attachment of suitably worded conditions to any planning consent that might be granted. For instance:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

2) Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available. Given the existing structure on the site it is unlikely that any archaeological investigation is going to be possible before the current structure is demolished.

The most suitable programme of archaeological work is likely to be a strip map and record of the footprint of the new building following demolition and prior to construction. Because of the potential sensitivity of the site it is important that a specification of archaeological work is submitted and approved before demolition so that if necessary there can be monitoring of aspects of the demolition process, in particular grubbing out of foundations or removal of areas of slab

Building Control:

Public sewer at rear of the site

Conservation Officer:

These proposals have been the subject of extensive pre-application discussions. I am commenting in a combined reply as the two proposals are intrinsically linked together.

My reservations about the scale of the proposed buildings has been well articulated in previous comments. This is a tight urban site with many constraints and is key to the wider regeneration of the area, Viability is a key issue and I accept some compromise

may be necessary to bring this about. I am basing my response on the necessity of this mix of development to make the scheme viable. What happens on these two sites will inevitably be reflected in proposals (short or long term) for No.5. It is unfortunate that a more comprehensive package covering 5 – 7 East Street has not come forward but this is due to differences in ownership. If minded to grant planning permission active consideration needs to be given as to how implementation of these two projects can be seamlessly secured. The applicant appears to be on board with reference made implementation in para. 1.05 of the Design & Access Statement

Overall I am pleased with the shift towards a co-ordinated staged incremental development. This offers the best chance of securing an appropriate development that knits into the present historic street frontage to East Street. The architect has largely taken on the advice offered and I am content with the general proposal. I request that your landscape officer provide input on the hard and soft landscaping elements of the scheme, which are more her area of expertise. Some very sound suggestions were made at pre-app which require carrying through.

From my perspective, I am content we have a workable package. The manner of execution and detailing will be crucial. I recommend that planning permission be granted subject to the following conditions.

1, The demolition hereby granted permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a “gap site” which will be prejudicial to the character and amenities of the Conservation Area.

2 To tie up the phasing of development?

3, Notwithstanding what is shown on the drawings or submitted with the application, no work shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area.

4. Prior to the commencement of works, a 1m² sample panel of flintwork shall be constructed for inspection and approval in writing by the Local Planning Authority.

Reason: The laying and coursing of flintwork is a craft skill requiring the engagement of suitable operatives to ensure an appropriate standard of finish on this key site within St Faiths conservation.

5 No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local planning authority. The window details to comprise:-

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

b) full size glazing bar section,

b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained

thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths conservation area.

6. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the character and appearance of the conservation area.

Economic Development:

No objection

Development Engineer:

HBC parking standards allow for zero parking to be provided for this proposed development.

This development has a servicing area which will need to be conditioned so that indiscriminate parking does not occur. If parking occurs and the servicing becomes unavailable there will be amenity/highway problems within the Pallant.

The cycle storage and facilities need to be conditioned.

Housing Manager:

As this is a total of 11 units (8 no 1 beds and 3 no 2 beds) I would expect a minimum of 30% to be provided as affordable, Housing SPD states an average of 30-40%. This equates to a minimum of 3.3 units, so we could agree 3 units plus a financial contribution to cover the 0.3 of a unit or 4 full units.

I note from the proposed layouts that a number of the 1 beds have been labelled as social/affordable and this would be acceptable; I would be happy for the affordable provision to be made up of 1 bedroom property.

This is a very sustainable site and the apartments appear to be an acceptable size.

Waste Services Manager

No objections

Landscape Team:

An improvement that responds to most of the previous comments - apart from the retention of a strange overhang of 'defensible space' onto East street which we didn't consider to be in character with the building line? and the external works plan doesn't seem to quite match with the overhang space shown?

The tree planters with seats are also not within this permission line is that correct? - but would probably have a positive effect on this building if they were included with no.11 redevelopment-will await details in other arising application.

Would resist seating in public spaces if possible (and not as many seating spaces as shown) as likely to cause residents as much antisocial bother as would give pleasure - planting spaces more appropriate.

For the landscaping shown within this application - the tree provides a good level of extra defensible space to the ground floor flat and also create a great area of public realm and space improvement, to the benefit of new occupants - and as part of the

whole development over time is advantageous. I would resist a tree seat here - firstly because of possible antisocial issue so close to residential spaces and secondly as they often get covered with bird muck- would suggest some shrub planting could be accommodated.

Assume tree would be maintained as part of building contract. Will await details but would suggest site can accommodate a reasonable medium size tree.

I would suggest around the tree space here in the vehicle access space that the paviers reach back to the pathway/edging to form one piece of hard landscaping (It would also be tricky to tarmac around the space here anyway) forming a U shape connecting the 'pedestrian' space.

Please ensure all changes between materials have proper edgings - mortared line of edging paviers or proper 50mm edging to retain materials.

Would resist use of loose gravel where it could be trafficked as difficult to drive on/can be transported on vehicle tyres and make mess.

The area shown as cobbles between the planting beds near the access way- what is this for? if not protected it may become non approved parking space(s).

Planting beds - although would support trees in this location would resist use of planting beds if possible - trees would be better in the ground if services allow? possible issue of beds being the right height for people to sit/perch on – possibly low beds could work i.e too low to sit/perch if necessary (sub 350mm) to get tree planting in.

The 400x400 slabs are best not placed where they could be trafficked - suggest using 80mm dept slabs and consider smaller units to reduce chance of breakage if to be trafficked-even lightly.

Look forward to detailed planting plans-would suggest use of Landscape Architect practice to advise on suitable species and planting to create a good public realm and 'style' that fits the quality of the proposal.

Planning Policy:

Local Plan

It should be noted that the Havant Borough Local Plan (Allocations) is currently under independent examination.. This includes a number of strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the emerging plan
<http://www.havant.gov.uk/havant-borough-local-plan-allocations/havant-borough-local->

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took effect from the 1st August 2013. More information is available on the Council's website
<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

Site allocation: The site is allocated under draft policy HB3 of the emerging Allocations Plan under policy HB3. The site forms part of H22 and it is necessary that the application complies with the site specific development requirements contained in

the site profile. The first requirement is that 'a coordinated approach needs to be taken to the delivery of this mixed use site.' It is essential that this application does not preclude the rest of the site coming forward for development in a timely fashion.

Promoting Havant Borough's Economy: The site is located in Havant Town Centre as defined by saved Local Plan policy TC1, adopted Core Strategy policy CS4 and emerging Allocations Plan policy AL3. The site is not designated as primary or secondary frontage. The proposal would result in the loss of a town centre use and it is necessary to consider whether the proposal will promote the vitality and viability of the town centre. The unit has been boarded up for a considerable time and currently detracts from the vitality and viability of this part of the town centre. Residential redevelopment offers the opportunity to revitalise and regenerate the site.

The proposal would result in the loss of a shop unit and policy DM2 of the Core Strategy is therefore relevant. Some marketing information has been provided that clearly demonstrates that the marketing of the site was not successful and that the premises are not viable for their current authorised use.

Regeneration: Havant Town Centre is identified as an area in need of regeneration in policy CS6 of the Core Strategy. This proposal will positively contribute to the physical regeneration of the historic heart of the town centre.

Housing: The provision of 11 new homes will contribute to meeting the Borough's housing requirement set out in policy CS9 of the Core Strategy.

Caring for our Borough: The site is located in St Faith's Conservation Area and therefore needs to comply with policy CS11 of the Core Strategy and DM20 of the emerging Allocations Plan on historic assets.

Policy Principle of Development: Approve

Public Spaces Development Manager

No response provided.

Education Department:

No contribution required.

English Heritage:

No response provided.

Crime Prevention -Major Apps

The proposal creates a property with multiple occupants to provide for the safety and security of residents and visitors I recommend:

1. Communal access doors are certificated to PAS24:2012 standard
2. Individual apartment front doors are certificated to PAS24:2012 standard
3. Ground floor windows are certificated to PAS24:2012 standard
4. An audio visual access control system is installed

The access from East street is recessed which increases the vulnerability of both the door and the adjacent gate to crime. To mitigate this to some extent the area should be well lit.

Access to the rear of the development is via a shared access route. To provide for the safety and security of those accessing the development from the rear an appropriate

level of lighting should be provided.

Southern Water:

The exact position of the public foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Condition and informative recommended.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 25

Number of site notices: 1

Statutory advertisement: 04/07/2014

Number of representations received: 1

One objection was received against the application which is summarised below:

i. The undertaking of the development in a piecemeal manner would have a serious impact on the stability of No. 5 East Street and would prejudice a comprehensive redevelopment.

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) Loss of the retail unit
- (iii) Appropriateness of the design and the effect on the conservation area
- (iv) Proposal for No. 9 East Street
- (v) Impact on neighbouring properties
- (vi) Parking provision
- (vii) Developer contributions

(i) Principle of development

7.2 The site is located in an urban area whereby development is acceptable in principle subject to other development control considerations. For this site in particular the loss of the retail unit and development in the conservation area are important considerations. Policy DM20 (Historic Assets) of the Allocations Plan advises that planning permission will be granted for development that conserves and enhances the historic assets of the Borough and sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. One of the requirements is for applications to include a heritage statement which in the case of this application has been included and assessed by the Conservation Officer. The loss of the retail unit is addressed by the consideration of Policy DM2 of the Core Strategy.

Under Policy CS9 there is also a requirement for a minimum of 30% of the units to constitute affordable housing; this has been secured by way of a S106 Agreement

(ii) Loss of the retail unit

- 7.3 The proposal would result in the loss of a Class A1 retail unit. However, whilst the unit is located within the Havant Town Centre, it does not form part of a designated shopping frontage whereby a certain percentage of units have to be retained as Class A1 use. Information has been provided with the application to confirm that the unit has been vacant since October 2010 when a marketing exercise was carried out. A further exercise was carried out in again in September 2013. Neither of which were successful in the occupation of the unit with a new tenant or owner. This evidence therefore highlights that there is a lack of interest in the unit as a potential viable retail or other business unit and as such, it would not be contrary to local plan policy if the unit were to change to a different use such as residential. East Street in comparison to North Street and West Street. does already include several residential properties, several which have historically been converted from shops into accommodation units and the proposed change of use to residential would not be wholly out of character for this particular location.

(iii) Appropriateness of the design and effect on the Conservation Area .

- 7.4 East Street contains several buildings of historic character, several of which are statutorily listed. Due to the era in which the buildings were constructed, many feature architectural detailing such as parapets, projecting gables, wooden windows, quoin detailing etc. The St Faiths Conservation Area Appraisal 2007 describes East Street as:

'In terms of scale, the range of buildings is considerable across the subarea from single storey shops to 3 1/2 storey houses and flats with shops at ground floor. The height of buildings varies from street to street and within streets. East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables (figure 2). It is this variation that provides interest and vibrancy to this part of the conservation area. There is a consistency throughout this character area to the building line which is hard to the back of pavement broken only by the churchyard. Even here the raised graveyard wall and trees help continue the important sense of enclosure in the central core of the town'.

- 7.5 In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage assets, the proposal includes several architectural features which would be in keeping with the historic character of the streetscene. These include those referred to in Para 7.4. The proposed building would be of an appropriate height, achieving a vertical emphasis which is characteristic of this part of the conservation area and results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. The Conservation Officer has been consulted and has advised that coordinated incremental development of East Street as opposed to a larger redevelopment plan, offers the best chance of securing an appropriate development that knits into the present historic street frontage to East Street. He has confirmed that he is happy with the general proposal but the manner of execution and detailing would be critical and has therefore suggested the inclusion of several conditions relating to materials and finishes. Overall the proposal is considered to not result in an adverse impact on the visual amenity of the streetscene

or the character of the conservation area.

- 7.6 With regards to the access road at the rear of the site via the Pallant, the Council's Landscape Officers have advised that the tree provides a good level of extra defensible space to the ground floor flat and also create a great area of public realm and space improvement. They have also made several recommendations with regards to tree seating, planting and hard surfacing. A condition would be included on any planning permission to require further details of these to be decided at conditions stage (notwithstanding those shown on the submitted plans).

(iv) Proposal for No. 7 East Street

- 7.6 A proposal to redevelop No.7 East Street (which is also currently a single storey retail unit) in a similar manner to No. 7 (albeit a smaller scheme of 4no units) has been submitted and is currently under consideration (APP/14/00575). If both applications for No's 7 and 9 are approved and implemented, this would leave No. 5 which is also a single storey retail unit, undeveloped and therefore result in a small visual gap in the otherwise tight knit building form. Concern has been raised that No. 5 would be visually dwarfed by high development on both sides as a result which would have an adverse impact on the streetscene. Suggestions have been made that any redevelopment proposals coming forward, should include all three sites and not take place in a piecemeal manner. A proposal for No. 5 has not come forward at this time however, the Council have a duty to consider what is before them. It is appreciated that if No's 7 and 9 are approved and then implemented, then a smaller visual gap would be created. However, there is already an existing gap which includes No's 5,7 and 9 and the resultant gap would only be a more narrow version of what already exists. Overall and on balance, this is not considered to be so harmful to the visual amenity of the streetscene that it would be contrary to any of the relevant local plan policies and warrant the refusal of the application.

(v) Impact on neighbouring properties

- 7.7 The development would sit alongside No. 7 which is also under consideration for redevelopment and No. 11 which comprises an existing three storey building which is currently vacant. This building has a small window in the side elevation facing onto No. 9 however, it would appear this serves a room which could be served by a window on either the front or rear of the building. No objections have been received from the owner of this building and whilst the window would suffer a loss of outlook as a result of the height of No. 9, it does not appear to be a key outlook from the building sufficient to warrant a reason for refusal of the application. The plans do show a proposal for the redevelopment of No. 11 however, this is not been considered as part of this application.

(vi) Parking provision

- 7.8 The proposal does not include any parking provision for the properties. The reason being that the site is in a central town centre location and is therefore considered to be highly accessible by other means of transport and therefore considered to be a sustainable location. The Council's Highways Officer has been consulted and has accepted that local planning policy does not require parking in this location. However, they have advised that this development has a servicing area which will need to be conditioned so that indiscriminate parking does not occur. If parking occurs and the servicing becomes unavailable there will be amenity/highway problems within the Pallant. Also that the cycle storage and facilities need to be conditioned.

(vii) Developer contributions

- 7.9 A contribution towards the Solent Disturbance Mitigation Projection is required as the proposal is for new residential development. The relevant S106 contribution paperwork completed. The proposal therefore accords with Policy DM24 in that respect. The proposal is also liable to make a contribution of £46,000 (approx) towards CIL. As 4 of the units would be affordable, the applicant is likely to be able to apply for exemption of these units from CIL; however to date the relevant forms have not been submitted. CIL would be payable on the commencement of development.

8 Conclusion

- 8.1 The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00576 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 demolition hereby granted as part of this permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with Section 17(3) of the Act and to prevent premature demolition of the building and the creation of a “gap site” which will be prejudicial to the character and amenities of the Conservation Area 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.
- 3 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Such details shall include the measures which are to be taken to safeguard or divert existing public foul sewers crossing the site. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: In order to safeguard the satisfactory operation and future maintenance of the existing public foul sewer which lies within the site, and to secure suitable means of drainage for the new development, and having due regard to Policies CS16 and CS19 of the Havant Borough Local Plan (Core

Strategy) 2011.

- 4 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: In the interests of the visual amenities of the streetscene and St Faiths Conservation Area 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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations 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 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available 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..
- 7 Notwithstanding what is shown on the approved drawings, or submitted with the application, no work shall commence until full details, including samples and details of all external materials and finishes have been 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Prior to the commencement of works, a 1m² sample panel of flintwork shall be constructed for inspection and approval in writing by the Local Planning Authority.
Reason: The laying and coursing of flintwork is a craft skill requiring the engagement of suitable operatives to ensure an appropriate standard of finish on this key site within St Faiths Conservation Area 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.
- 9 No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local

planning authority. The window details to comprise:-

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
- b) full size glazing bar section,
- b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths Conservation Area 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.

- 10 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Notwithstanding the information shown on the submitted plans, no development hereby permitted shall be commenced until details of landscaping and street furniture including seating and railings 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.

- 12 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 (including the service road at the rear 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 occupied 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.

- 13 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

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.

- 14 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 15 The development shall not be brought into use until 22 cycle parking spaces have been provided within the curtilage of the site in accordance with the approved details 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 The development shall not be brought into use until the designated 'Service Turning' and 'Defined Right of Way' areas are provided within the site in accordance with the layout shown on approved External Works drawing 14/33/P05 to enable vehicles to enter and leave the site in forward gear. These areas shall thereafter always be kept available for such uses, and no parking of vehicles (other than short term parking of service and/or emergency vehicles) shall take place on the site at any time.

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.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:

Marketing Information letter - received on 30/5/14
Design and Access Statement - received on 30/5/14
Heritage Statement - received on 30/5/14
Location Plan - Drwg No. 14/34/L01
Block Plan - Drwg No. 14/33/B01
Elevations - Drwg No. 14/33/P03 Revision D
External works - Drwg No. 14/33/P05
Floor plans - Drwg No. 14/33/P02 Revision E
Materials - Drwg No. 14/33/M01

Reason: - To ensure provision of a satisfactory development.

