
Site Address: Land adjacent to Ben Hall, Hambledon Road, Waterloo, PO7 6XB

Proposal: Construction of a three storey dwelling to provide 10 No. 2 bed apartments with associated cycle/ bin storage, parking and front boundary gates and railings.

Application No:	APP/14/01107	Expiry Date:	26/01/2015
Applicant:	Mr DeSouza	Team:	Team 2
	DK & R Properties Ltd		
Agent:	Mr Chahal	Case Officer:	Richard Nash
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises an irregularly shaped vacant plot of land of approximately 0.8 hectares, located on the south west side of Hambledon Road, opposite its junction with Charlesworth Drive. The site has various boundary treatments, including hedging and a security gate to the north-east (the road frontage) and a close boarded fence to the north-west. There is a stream running east-west on the southern boundary of the site, which is within Flood Zone 2.
- 1.2 To the south-east of the site is a large commercial building located on Waterberry Drive. To the north-west is pair of semi-detached dwellings and, beyond this, a large residential development site that extends around to the rear of the application site and the adjacent dwellings. There is extensive residential land use opposite the site.

2 Planning History

22804/5 (1987)

Outline application for erection of two houses and garages.

Refused

91/55953/000

Outline application for two-storey office development (B1 use)

Refused and Dismissed on Appeal

91/55953/001

2 metre high chain fence (relocated), gated vehicular access and hawthorn hedge along Hambledon Road frontage.

Approved

3 Proposal

The current application proposes the construction of a three storey building to provide 10 No. 2 bed apartments with associated cycle and bin storage, parking and front boundary gates and railings.

4 **Policy Considerations**

National Planning Policy Framework (NPPF)

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
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 Documents

Borough Design Guide (2011)

Housing (2011)

Residential Parking and Cycle Provision (2010)

Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environment Agency (Initial Comments):

In the absence of an acceptable Flood Risk Assessment (FRA), object and recommend refusal. However, further comments following submission of revised FRA are now supportive:

"The proposed development will only meet the requirements of the NPPF if the following measures, as detailed in the FRA produced by OPUS International Consultants (UK) Ltd (dated February 2014) and subsequent letter dated January 2015 (reference: E-F1421.00/APT) submitted with this application are implemented and secured by way of a planning condition on any planning permission:

Proposed Condition: The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by OPUS International Consultants (UK) Ltd dated February 2014 and subsequent letter dated January 2015 (ref E-F1421.00/APT) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 37.25m Above Ordnance Datum (AOD).
Reason: To ensure that the development and its occupants remain safe over the lifetime of the development."

Engineering/Drainage: None Received (reminder sent).

Building Control: Works appear to fall within 3 metres of public foul sewer. Consultation with Southern Water should be carried out.

Arboriculturalist:

There has been a very comprehensive Arboricultural Impact Assessment and Method Statement submitted with this application and, provided this is tied in to a planning condition seeking compliance with same, I see no threat to retained trees. A hedge across the frontage will be removed along with sundry saplings through the site but these are not high quality or significant features.

Education Department: None Received (reminder sent).

Environmental Health Manager (Ground Contamination):

No known potentially contaminating land uses or activities on site. Unlikely that site is affected by contamination originating from commercial area to south-west. Surface water feature at site is potentially associated with filled land/made ground. Insufficient environmental concerns to justify full site investigation/remediation condition. However, slight risk of encountering small area of fill/made ground. Therefore considered reasonable to include condition relating to treatment of potentially contaminated land, in the event it is identified during groundworks (full rationale provided within comments):

Proposed Condition: If, during development, evidence of possible or probable contamination is found to be present at the site (for example, odorous or stained ground, seepages or groundwater) then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation statement detailing how this unsuspected contamination shall be dealt with. The applicant must obtain written approval from the Local Planning Authority prior to implementation, and the remediation statement shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future residents, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012 and to the policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review).

Environmental Health Manager (Other Matters): None Received (reminder sent).

Development Engineer:

The Highway Authority is looking at securing a shared use path along this side of Hambledon Road, thus would be looking to have any new development of the land set back by a minimum of 2 metres to allow this. The access has to be designed as a dropped kerb not a bell mouth design or similar due to the close proximity of the Charlesworth Drive junction. The parking and turning on site seems adequate. Cycle parking will need to be provided to HBC standard. The plan shows a gate which will need to be set back 5 metres from the edge of the highway. Also the access needs to be a minimum of 4.1 metres width to allow vehicles to pass. Would suggest a

condition that the design of the entrance and access to the site has to be agreed in writing.

Housing:

This development of 10 no 2 bed apartments would normally attract an obligation to provide at least 30% affordable housing (i.e. 3 units). However, this current application proposes 2 bed 3 person flats which fall short of the required size for affordable homes as stated in the Housing SPD. A financial contribution in lieu of on site provision was discussed at pre-application stage and a provisional calculation made. As this was calculated almost a year ago, would suggest that potential values of apartments are reviewed taking into account general increase in property value in area over last 12 months.

NB: In the light of Government advice issued during the lifetime of this application, the Council is not currently requiring Affordable Housing contributions for sites of 10 dwellings or less, with a floor area of less than 1000 square metres. The current proposal falls below these thresholds.

Waste Services Manager: No Concerns.

Landscape Team:

Front boundary feels rather over-formalised – as the frontage vegetation is to be removed, would advise omitting railing and trying to retain and enhance the character, with a new hedge. Could have a low railing also if developer really wants a formal boundary but should have hedge planting behind it. This will also have benefits for wildlife. On north/western boundary adjacent Ben Hall, boundary is rather harsh – and strip of grass adjacent building is impractical to maintain. Would suggest a slim border be created either next to fence or next to building and low spreading ground cover and climbers be planted with supporting wires on fence, to maintain some of the previous vegetated character of the site. This will help soften the impact of the façade, which I feel is rather imposing facing Ben Hall. The immediate building frontage shows indicative landscaping, and I would suggest the entire areas be planted with mixed, low maintenance, colourful evergreen shrubs to create a garden character and soften the building. This should extend around the site including the east façade where again, some trained climbers will soften the blankest façade, as there is little space for trees to grow, which is disappointing. The area adjacent the gateway and at the frontage and rear of the bin store have space for several specimen trees set into shrubbed spaces – again this will soften the buildings and add character. The rear area for amenity – would advise a low formal hedge be added around the patio areas to define the private spaces a little better with a 1 metre gap for access only. The exterior space generally needs a little more definition and has planting opportunities – some medium sized trees along the rear/footpath edge and a low hedge or shrubbed boundary to the west footpath edge and east road edge will add a garden character. The small landscape spaces adjacent car parking space 14 and 20 should be low growing ground cover plants, perhaps climbers to the fence also. The rear of parking spaces 15 to 20 has tree planting opportunities to mitigate the loss of the previous larger trees. 1 or 2 larger specimens with shade tolerant grass seeding or ground cover underneath should be proposed. The rear boundary could be strengthened with new mixed native hedge planting. The area adjacent parking space 9 could have 1 specimen medium sized tree and shrub cover to reduce maintenance of impractical grass areas. I would like to see more hard landscaping details – where kerbs and edges will be – to ensure the landscape areas are adequately protected from traffic and to maintain the site at its best. Will there be any low level lighting? - i.e. bollards at the rear? I would advise use

of landscape architect to ensure a quick and suitable resolution for the soft and hard landscaping conditions.

Crime Prevention:

Three of the ground floor apartments have French Windows, to provide for the security of these apartments defensible space should be provided about these doors. The defensible space should be enclosed by a boundary treatment, I would suggest railings approximately three feet high. The proposal creates a building with multiple occupants, to provide for the safety and security of residents and visitors I recommend: a. Communal access doors should be certificated to PAS24:2012 standard; b. Apartment front doors should be certificated to PAS24:2012 standard; c. An audio / visual access control system should be installed; d. Ground floor windows should be certificated to PAS24:2012 standard. An appropriate level of lighting should be provided along the access route and within the car parks.

Planning Policy:

No Objection to principle of the development. Also favourably noted that provision of parking proposed accords with standards set out in Residential Parking and Cycle Provision SPD. Various policies will apply to assessment of the application covering issues such as design and amenity.

Public Spaces Development Manager: No Implications.

Traffic Management Team: Would reiterate comments of Highway Engineer.

Urban Design:

Generally good – layout and elevations and impact on street scene look acceptable. Front boundary would be better without railings. Would be desirable to break up row of parking spaces to front (would normally encourage location to rear). Suggest enclosure of ground floor patio areas to rear (and to front if possible – but note space is more limited). Planting recommended to define edges of parking areas. Need to confirm that cycle store will open on to paving rather than amenity space.

County Ecologist:

Ecological information submitted is sufficient and no further survey works are required at this stage. Works to watercourses are likely to require Ordinary Watercourse Consent (OWC) and any proposals should ensure there is no reduction in ecological quality of any water bodies. The ecologist has recommended some enhancements to the watercourse as well as the use of native species planting within the developed site and I would endorse these. In addition, removal of dense woody vegetation must be undertaken either outside the nesting birds season or under the supervision of a qualified ecologist. Would suggest that ecological mitigation and enhancement measures are secured via condition:

Proposed Condition: Development works shall be carried out in accordance with ecological mitigation and enhancement measures set out within the Ecological Assessment (4 Woods Ecology, February 2014) unless otherwise approved in writing by the Local Planning Authority.

Reason: in order to secure adequate ecological mitigation and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy).

Southern Water:

Plan provided showing approximate position of sewers within and in immediate vicinity

of site. Exact position of public sewers must be determined on site by applicant before layout of the proposed development is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public 300mm BAC (Bonded Asbestos Cement) foul rising main and sewer. No development or new tree planting should be located within 3 metres either side of the centreline of the public 225 mm foul sewer. No development or new tree planting should be located within 4 metres either side of the centreline of the public 525mm foul sewer. No development or new tree planting should be located within 3 metres either side of the centreline of the public 350 mm surface water sewer. No new soakaways should be located within 5 metres of a public rising main and sewers. All existing infrastructure should be protected during the course of construction works. Due to changes in legislation that came in to force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example: "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development". Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following **informative** is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. We request that should this application receive planning approval, the following condition is attached to the consent: "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".

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: 9

Number of site notices: 1

Statutory advertisement: 07/11/2014

Number of representations received: 4 objections received from 3 addresses.

Summary:

Loss of daylight and sunlight to Ben Hall (to north west) to windows including kitchen, bathroom and upstairs landing and to patio.

Ben Hall sits on lower land and already suffers from vast amounts of extra water due to recent developments to west and from highway.

Driveway slopes down towards Ben Hall from main road and already suffer from vast amounts of excess water in heavy rain fall.

Impact on privacy and security of Ben Hall through overlooking, particularly to rear garden.

Potential increase in noise and disturbance to Ben Hall.

Potential smells and vermin from bin store (in relation to Ben Hall).

Development to west already causing vastly increased traffic flow. Due to proximity of Charlesworth Drive junction opposite, another access can only make the situation more hazardous. Other applications have been submitted and failed due to access point being opposite Charlesworth Drive.

Comment:

The above issues are addressed within Section 7 below.

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:

- (ii) Principle of development
- (ii) Impact on the application site 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 proposal would make a contribution towards the target for the provision of new housing in the Borough, as set out in the Local Plan (Core Strategy).

(ii) Impact on the application site and locality

7.4 Although quite large the proposed building is of a scale that fits well within the site in terms of its scale and bulk. The proposal would result in a comfortable layout, with a significant amount of external shared amenity and service space being available.

7.5 The proposal has been designed to reflect a period building using traditional shapes and materials, and its height and scale work well in providing a 'step' between the industrial buildings to the south-east and the pair of two storey houses to the

north-west. The main building would be set back from the road by approximately 12 metres. The Council's Landscape Officer and internal Design Surgery have raised no fundamental objections to the proposal. It is therefore considered that, subject to appropriate materials and landscaping conditions, the proposal would not have a detrimental impact on the character and appearance of the application site, the street scene or the wider locality.

(iii) Impact on residential amenity

- 7.7 The proposal would have the potential to impact on the pair of dwellings located to the north, in particular the closest property, Ben Hall. The main building would be located approximately 1.6 metres from the boundary with Ben Hall, and approximately 5 metres from the dwelling itself. There is already a high close-boarded fence to this property and the distances involved are not unusual in an urban frontage context. The Council's internal Design Surgery felt that these distances were on balance acceptable in this context.
- 7.8 The proposed building would be three storeys in height, with a loft style arrangement of rooms on the second floor but a two storey eaves and ridgeline for the stepped, lower part of the building. This allows the roof to slope away (and the building as a whole to 'step away') from the adjoining dwelling. Applying the Borough Design Guide daylight test shows that a small part of the north-western end of the roof of the proposed building would breach the 25% criterion. However, with the exception of a glazed lobby door, ground floor windows to this elevation are also lit by other windows to the front and rear elevations. The sloping roof should allow for a good degree of daylight to still reach the upper floors of the adjoining, as well as ensuring there is not an unreasonable degree of overbearing.
- 7.9 The proposal would be likely to result in some shadowing to part of the rear garden of Ben Hall. However, this would be likely to be for a limited early part of the day and at times of year when the sun is relatively low.
- 7.10 There are a number of windows proposed in the western elevation of the proposed building. Whilst none of these windows directly face on to Ben Hall, there would be a degree of potential oblique overlooking of the rear garden area from a number of first and second floor windows. Given its location and characteristics, it is almost inevitable that the application site will be developed at some point and a degree of oblique overlooking would arise. This is not unusual within the context of an urban area. In the case of the current proposal, none of the rear elevation windows would face directly on to the neighbouring Ben Hall and, applying a 45 degree angle, most of these windows would be at a distance of at least 10 metres from the shared boundary.
- 7.11 On balance, it is considered that reasons for refusal of the application on the grounds of impact on neighbouring amenity could not be sustained.

(v) Developer Contributions and Other Matters

- 7.12 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 submitted.
- 7.13 The submitted drawings show how the proposals could accommodate sufficient

parking and cycle storage on site. The Highways Development Engineer has recommended conditions regarding this and the access to the site, there is sufficient space to accommodate the access width of 4.1m sought by the engineer, with minor increase in part of the proposed driveway.

- 7.14 Consultation responses regarding ecology, trees and flooding are noted above and appropriate conditions are recommended. Flooding has been raised as a concern by neighbours and it is considered that the construction of the dwelling at levels referred to within the approved Flood Risk Assessment would be appropriate. Conditions are also recommended in respect of bin storage and the Code for Sustainable Homes.

8 Conclusion

- 8.1 The proposed construction of a three storey building to provide 10 No. 2 bed apartments with associated cycle and bin storage, parking and front boundary gates and railings is acceptable in principle and would not have a detrimental impact on the character and appearance of the application site, street scene or wider locality. Impact on ecology, trees, the public highway, 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 Ben Hall, would be material. However, taking into account broad and detailed national and local guidance, the proposal would not have a demonstrably detrimental impact on the amenities of the occupiers of neighbouring properties.
- 8.3 The planning application should therefore be approved, subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01107, 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:

2013/02 (Proposed Floor Plans, Elevations and Street Scene)

2013/03 (Proposed Site Layout and Ancillary Structures)

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, construction of the development 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 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, no development 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, no development 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 to be provided 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 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, other than the provision of foundations and underground services, no development hereby permitted shall commence until a specification of the layout and materials to be used for the provision of the access to the site the site has been submitted to and approved in writing by the Local Planning Authority. The access shall be of a width of at least 4.1 metres in all places and the development hereby permitted shall not be brought into use until the access has been fully constructed in accordance with the specification.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The building hereby approved shall not be occupied until space for the turning and parking of vehicles and storage of cycles has been provided within the site, surfaced and marked out in accordance with the approved details shown on drawing number 2013/03. 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 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The building hereby approved shall not be occupied until space for the storage of bins has been provided within the site in accordance with the approved details shown on drawing number 2013/03. Such space shall thereafter be retained and used solely for those purposes.
Reason: In the interests of neighbouring amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures detailed within the Ecological Assessment (4 Woods, February 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 flora and 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.
- 11 The development hereby permitted shall be carried out in accordance with the measures detailed within the Arboricultural Impact Study and Method Statement (Dermot Cox, 20 July 2014) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of trees 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

- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by OPUS International Consultants (UK) Ltd dated February 2014 and subsequent letter dated January 2015 (ref E-F1421.00/APT) and the following mitigation measures detailed within the FRA: 1. Finished floor levels are set no lower than 37.25m above Ordnance Datum (AOD).
Reason: To safeguard the amenities of the application site and locality and neighbouring properties and having regard to policies CS16 and DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 13 If, during development, evidence of possible or probable contamination is found to be present at the site (for example, odorous or stained ground, seepages or groundwater) then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation statement detailing how this unsuspected contamination shall be dealt with. The applicant must obtain written approval from the local planning authority prior to implementation, and the remediation statement shall be implemented as approved.
Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future residents, buildings, potable supplies or other services, and having regard to policies CS16 and DM17 of the Havant Borough Core Strategy 2014 which form part of the Local Development Framework and National Planning Policy Framework, March 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 Notwithstanding the requirements of Conditions 2 and 7, any gates to the proposed access to the development shall be set back at least 5 metres from the front boundary of the site with the Hambledon Road.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 Notwithstanding the requirements of Condition 12, construction of the development hereby permitted, shall not commence until drawings showing ground levels of the existing site and proposed development are submitted to

and approved by the Local Planning Authority. The proposed development shall then be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the application site and locality and neighbouring properties and having regard to policies CS16 and DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 17 All glazed parts of all the rooflights at second floor level in the rear elevation of the building shall at all times be at least 1.7 metres above the internal first floor level.

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.