
Site Address: 3 Grove Road, Havant, PO9 1AR
Proposal: Construction of 1No. 2 bed detached house with new opening in wall to provide pedestrian access from Twittens Way.
Application No: APP/14/00065 Expiry Date: 03/04/2014
Applicant: Mr T Marchant Team: Team 1
Agent: Miss Hardy Case Officer: Tina Pickup
Ward: St Faiths DMC Lead Member

Reason for Committee Consideration: At the request of Councillor Branson.

Density:

HDS Recommendation: **GRANT PERMISSION**

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Density: 50 dwellings/ha

EHPBE Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Grove Road is located off South Street and falls within the St Faith's Conservation Area. The properties in Grove Road itself are substantial Edwardian houses with quality detailing and their good sized gardens to both the front and rear are noted within the St Faiths Conservation Area Character Area Appraisal. No. 3 is located on the north side of Grove Road having the benefit of a long rear garden that stretches to Twittens Way to the north. The northern boundary wall forms part of the historic Twittens Wall. Whilst Grove Road is characterised by lower density dwellings having long gardens, the site is actually located off Twittens Way and is therefore closely related to the surrounding higher density mixed use properties in both South Street and Twittens Way.
- 1.2 As a result of negotiations the application site itself, which forms part of the existing rear garden of No.3 Grove Road, has been extended to measure 19.37m in length with a width of approximately 10.2m. It currently comprises a former vegetable plot

and garden area, including an old summer house. Where the site abuts Twittens Way a 2m high brick wall bounds the site. This wall varies in its construction. The western curved part is more recent red brick (c.1974), the northern stretch is the original traditional (pre 1898) brick wall and the return to the east is a mix of a lower original part with a modern engineering brick added above to increase the height.

- 1.3 Immediately to the west of the site is a single storey outbuilding having a fully hipped pitched slate roof, located at the end of the garden of No. 1 Grove Road. This building is primarily accessed from within the garden of No. 1. It is visually 'hidden' behind the Twittens wall but does have a pedestrian gate giving access direct from Twittens Way. Immediately to the east of the site is a car parking area. No. 5 Grove Road has at some time in the past demolished and rebuilt its northern boundary wall, enabling tandem parking for approximately 8 cars accessed off Twittens Way. This in turn has reduced the original garden area available to No. 5.
- 1.4 Twittens Way is a cul-de-sac having a 'dog-leg' bend around the application site. As a result the application site projects beyond number 1 having a double (northern and western boundary) frontage to Twittens Way. The adopted highway extends right up to the Twittens wall bounding the site, creating a triangular area of extended pavement, marked as a 'Keep Clear' area where single yellow lines and parking restrictions apply. From South Street, the application site provides the focal point of the view looking east.

2 Planning History

- 2.1 There is no planning history relating to the application site.
- 2.2 However, the planning history of two nearby sites, Nos. 1 and 9 Grove Road is considered relevant:

06/60893/007 – 1 Grove Road

Demolition of existing building and construction of 1 No. 3 bedroom detached house with new access to Twittens Way. Refused 16/01/07. This application proposed the complete removal of the Twittens wall to enable a traditional two storey dwelling with frontage car parking space on a plot that utilised at least half the garden area of No. 1 Grove Road. The application was refused for 5 reasons: (i) inappropriate prominent development failing to respect spatial characteristics of area; (ii) loss of Twittens wall; (iii) highway safety; (iv) detrimental to outlook & privacy of neighbours; and (v) lack of S106 obligations.

01/62043/002 – 9 Grove Road

Construction of detached bungalow with access from Twittens Way. Refused 14/01/02. This application proposed the construction of a single storey dwelling, with new vehicular access resulting in the loss of a section of historic Twittens wall off the turning head of Twittens Way. The application was refused for 2 reasons: (i) inappropriate design and breach of boundary wall; and (ii) highway safety concerns arising from the use of the new vehicular access.

3 Proposal

- 3.1 The application involves the construction of a detached two storey dwelling designed as a live/work unit having 2 bedrooms. These would be arranged on the ground floor,

together with a bathroom; with the living accommodation and a study on the first floor. A contemporary design of semi-industrial style, utilising timber cladding, white painted brickwork, aluminium windows and a standing seam zinc roof is proposed having the primary outlook to the north and west over Twittens Way. A steeply pitched roof, having a ridge height of 7.39m, with eaves of 4m on the north elevation and 3m on the south elevation, is proposed. A dormer projection with gallows bracket is proposed for the north elevation and within the two gable ends are offset recessed vertical panels. The eastern elevation includes a high level window only, whilst the western elevation includes a recessed opening Juliette style door. The rear, south elevation would contain 3 high level roof lights only within the roof slope which runs down to ground floor eaves height.

- 3.2 The subdivision of the existing garden area to create the plot, is proposed at a point that would leave 3 Grove Road with a garden depth of 22m. The proposed dwelling would have a footprint of 7.2m (tapering to 7.5m) by 7.5m and be sited immediately adjacent the eastern boundary wall, set back from the northern wall by up to 2.47m and by 2.5m from the western wall. This would leave a 'rear' garden area of 8.74m in depth to the south.
- 3.3 There would be no vehicular access to the proposed dwelling and to limit the puncturing of the historic wall just a single pedestrian access, 0.9m in width, in the western, c.1974 wall would serve the development. However this would be provided by first demolishing this c.1974 stretch of wall allowing access to the site for construction purposes, followed by its rebuilding and closing up again in a better quality reclaimed or more suitable new brick. Otherwise the boundary Twittens wall would remain intact.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012, particularly:

'The presumption in favour of sustainable development' paras 11 - 17;

Chapter 6 'Delivering a wide choice of high quality homes' paras 49, 53;

Chapter 7 'Requiring good design'

Chapter 12 'Conserving and enhancing the historic environment' paras 126, 131, and 137

Havant Borough Local Plan (Core Strategy) 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS20 (Transport and Access Strategy)

DM13 (Car and Cycle Parking on Residential Development)

Supplementary Planning Documents

Borough Design Guide SPD (Adopted Dec 2011)

St. Faiths's Conservation Area Appraisal & Management Plan, consultation draft 2007

Residential Parking and Cycle Provision SPD (Adopted March 2010)

5 Statutory and Non Statutory Consultations

County Archaeologist

Site lies in area of considerable archaeological importance; Roman remains likely to be present of local or regional significance and could be compromised by groundworks; hence recommends conditions imposing archaeological Written Scheme of Investigation including assessment, mitigation and fieldwork report.

Conservation Officer

Provision of new plot is contrary to established grain and character of the Conservation Area in that it uses a portion of the rear garden. Long gardens of Grove Road otherwise unaltered. However Twittens Way is a poor environment and a high quality development could enhance the area. The proposed plot would sit at the end of, and close the vista from South Street. *If* development acceptable in principle, then detailed comment as follows:

- i) method statement for support & protection of the wall during construction needed;
- ii) the c.1974 wall is extremely poor quality Fletton brickwork and an enhancement would be to demolish & rebuild as solid boundary with better quality brickwork;
- iii) the east wall remaining north of proposed dwelling should be heightened with rat-trap bond wall to match lower section by reusing salvaged materials & using lime mortar;
- iv) scale can be accommodated and will form a contemporary punctuation to the vista from South Street;
- v) high quality materials required & generally agree with those proposed but object to painted brickwork on the eastern elevation facing adjoining car park – more durable finish less prone to graffiti required e.g. facing brick

Building Control (Fire Access Consultation)

No adverse comment; note access route used previously for No 15 Twittens Way

Southern Water

Formal application to connect to public sewer required; SUDS facilities require a management & maintenance plan

Development Engineer

Consider proposed dwelling should have some private servicing space for unloading shopping/moving babies & children into and out of cars etc; as a live work unit will increase need for servicing area. Traffic Regulations stop parking in Twittens Way but unloading is acceptable on single yellow lines - therefore vehicles could be stopped on the double bend; without parking/private servicing area suggest refusal for Highway Safety reasons.

Crime Prevention

Will place an additional burden on the on-street parking; vehicles parked on public highway are more likely to be subject to an incident; bedrooms on ground floor and windows proposed would be difficult to provide secure ventilation during hot summer evenings; garden enclosed by high wall; little natural surveillance of garden; lock and mailbox advice.

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: 17

Number of site notices: Two site notices were posted

Statutory advertisement: 14/02/2014

Number of representations received: 21 (2 from same address)

Summary:

- 1 Development not compatible with Conservation Area or Edwardian properties in Grove Road 'Character Area' which features good sized gardens and boundary walls; the gardens, as much as the houses, form one harmonious whole and garden grabbing will degrade area.
- 2 Important and historic boundary walls would need to be significantly changed to allow access.
- 3 Grove Road unique as not marred by modern infilling; would alter the character of the road, which is spacious and suburban, as well as the character of the original property itself.
- 4 Proposal is a prime example of 'garden grabbing' in respect of which government tightened guidelines in 2010 by removing from definition of brown field land.
- 5 Development would set precedent for others in Grove Road to utilise Twittens access; occupiers of nos. 1 have confirmed they would seek to lift planning restrictions to similarly give option to build; already unfortunate example of garden grabbing at rear of 23 South Street.
- 6 Tall building will affect privacy and outlook.
- 7 Site has started treatment for Japanese Knotweed; earthworks could spread contamination.
- 8 Past applications at nos 1 and 9 Grove Road previously refused.
- 9 Application will put further strain on ecosystem and will damage wildlife habitats.
- 10 Proposed design ignores period traditional building materials of location within which it is located; no other zinc roofs (slate with red capping is characteristic), powder coated metal windows (white painted frames predominate), black stained wooden cladding traditionally associated with farm buildings, not other buildings in Havant except recent 'Springwell' development which also mis-understood local materials. Proposal contrary to Core Strategy policy CS16.
- 11 Twittens Way is a rear access to shops and businesses and must be kept clear for emergency services.
- 12 Road infrastructure already struggles to cope with traffic especially at school times and when deliveries to Old House at Home PH block road.
- 13 Twittens Way features no street lighting.
- 14 As a home-working unit one car will presumably be parked locally during the business day adding to pressure on roads.
- 15 Lack of parking will cause further congestion to area;
- 16 Twittens Way will be blocked during loading.

Officer Comment: The impact of the development on the character of the area, on neighbouring amenities, and its highway implications are discussed below. Any future applications on nearby sites would have to be considered on their own planning merits, and speculative concerns would not be a reason to refuse the current proposal. Japanese Knotweed is an issue dealt with under Common Law and is not a

material consideration in the outcome of this application.

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 and Conservation Area
- (iii) Plot size and living environment for future occupiers
- (iv) Effect on adjacent residential amenity
- (v) Highways and parking

(i) Principle of development

2 The site lies within the built up area of Havant where new development should be concentrated as a matter of principle, subject to being appropriate to the character of the area and detailed development control considerations. The location of the site within a Conservation Area does not result in an objection in principle to new development, but requires greater care in the consideration of the details to ensure that the statutory duty to preserve or enhance the character of the Conservation Area is achieved.

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

7.3 The proposal is sited within St Faith's Conservation Area and Grove Road itself is of sufficient quality and significance to warrant its own Character Area within the Conservation Area. The St. Faiths Conservation Area Appraisal & Management Plan document specifically notes that "*The character area encapsulates the late suburbanisation of the town. Laid out between 1900-1914, Grove Road has a very generous wide road section with good sized gardens to the front and rear of properties. The overall character is spacious and very suburban*" (para 7.3.5) ...and "*The boundary walls and soft landscaping in the form of hedges and small trees to boundaries forms a very positive part of the character of this sub-area.*" This is discussed in more detail at paragraph 7.9.2 where it is noted that "*Gardens in particular ensure that the generous houses of the suburban extensions are seen in the context of proportional settings. The open character of some of these garden spaces is an important part of the setting of many of the larger houses which make a positive contribution towards the character and appearance of the conservation area.*"

7.4 There is no doubt that Grove Road is an attractive example of Edwardian suburbia, worthy of its status. In assessing the development proposal consideration must therefore be given to whether any harm would be caused to the character and appearance of Grove Road itself. In this regard it is arguable that from within Grove Road the proposal would only be visible by glimpsing a view of the roof some 55m away in the narrow gap between Nos. 3 and 5 Grove Road. From the general public domain of Grove Road the proposal would therefore have little or no effect on the character of the street scene. What it would do is reduce the garden size available to No. 3 Grove Road which is an advantage of these dwellings more readily apparent to the private domains of the dwellings themselves. The Character Appraisal as quoted above notes that the importance of the gardens to the character of the Conservation Area is the fact that they are proportionate to the dwellings themselves. As substantial dwellings they are appropriately set within substantial plots. One of the

key issues is therefore whether this proposal would result in a plot *disproportionate* to the host dwelling to such a degree that it would result in conditions that materially fail to protect and enhance the character of the Conservation Area.

- 7.5 In this regard it must be noted that Nos. 3, 5, 7 and 9 Grove Road benefit from the longest gardens in the road due to the layout of Twittens Way to the north. Additionally Nos. 1 and 3 Grove Road are set further forward, ie south, than the remainder of the properties in Grove Road, resulting in the application site having an exceptionally long garden, even by Grove Road standards. In that sense this site is unique. It currently has a rear garden depth of 41m from the rear facade of the original dwelling. The majority of properties on the north side of Grove Road have gardens within an approximate range of 27m – 35m, whilst those on the south side have only approximately 18m - 20m deep rear gardens. No. 5 Grove Road adjacent to the application site, due to the parking provided off Twittens Way, has a garden depth of 27m.
- 7.6 The proposed development would result in No. 3 Grove Road being left with a garden depth of 22m. It is considered that this would still be proportionate to the size of the house and commensurate with others within the Grove Road Character Area when taken as a whole; indeed it exceeds the rear garden depth of the majority of those properties on the south side of Grove Road. It is not considered that the development would therefore cause such a significant reduction in garden depth as to jeopardise the spacious setting of the host Edwardian property or those adjoining the site, and consequently is not considered to cause any significant harm to the character of the Conservation Area. The spacious quality of the area would remain intact.
- 7.7 Conversely the visual appearance of Twittens Way is quite poor, yet is still part of the Conservation Area. It comprises a mix of commercial and residential development, generally hard up to the highways edge, being very dominant on the street. The majority of development comprises red brick with many modern alterations involving a mix of materials. The site to the rear of 17 South Street fronts Twittens Way, and has the benefit of an as yet unimplemented planning permission for 2 dwellings (APP/11/00295 refers) , but is currently vacant and overgrown. The actual Twittens wall provides the eastern boundary to Twittens Way but varies in its construction. The curve around the application site is as described above at paragraph 1.2 above, but beyond, to the rear of Nos. 9 and 11 Grove Road reverts to the original flint wall with red brick piers and rounded coping stones.
- 7.8 The application site provides an important focal point of Twittens Way from South Street. The townscape is such that the view along Twittens Way is funnelled to the application site. This view currently has no focus and comprises skyline above the c.1974 Twittens Wall with trees and shrubs visible beyond. The introduction of the proposed dwelling with its steeply pitched roof having the gable end facing west would add a termination to the view. A high quality development in this location could actively enhance the visual appearance of Twittens Way. A negotiated benefit of the proposal includes the replacement of the poor c.1974 brick wall with a better quality wall constructed as a solid boundary wall in either a reclaimed brick or one of a more suitable brick to match the older northern stretch. This would further improve the view of the site from South Street.
- 7.9 To conclude on the matter of plot subdivision in the application proposal, it is considered that, in principle, this proposal provides an opportunity to visually improve the existing poor environment of Twittens Way which would enhance the

Conservation Area. The loss of part of the existing garden area serving No.3 Grove Road to accommodate the new dwelling would still enable a substantial garden to be retained to the host dwelling; one which, whilst shorter in length than its immediate neighbours, would still be larger than the majority of the gardens on the southern side of Grove Road which form part of the same Character Area. On balance, the potential benefits of the proposed development are considered to outweigh any actual harm to the visual appearance and character of Grove Road itself arising from the plot subdivision proposed.

- 7.10 With regard to the detail of the scheme proposed, the submitted design is a contemporary design solution inspired by the proximity of the industrial buildings and warehousing in Twittens Way and the Springwell re-development. Rather than attempting to 'hide' a low development behind the wall, the applicant has taken a deliberate design decision to provide a bold, visible, modern design, providing a distinction between old and new. Such a design approach seeks to provide a high quality individual development that increases the aesthetic appearance of the street. Paragraph 14.13 of the Borough's Conservation Area Appraisal & Management Plan document notes that such a design approach is acceptable in principle: *'Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site'*. The submitted design and access statement provides that appraisal.
- 7.11 The materials proposed include a standing seam zinc roof, with elevations of a mix of black timber cladding laid both horizontally and vertically, and white painted facing brick on elevations within the courtyard, to reflect back light. Powder coated aluminium windows and doors would be utilised. The general environment of Twittens Way is predominantly red brick, of varying hues and standards of design quality. The introduction of the contrasting palette of materials would provide variety and visual interest to this street scene, and the Conservation Officer is in agreement with the approach proposed. Furthermore the proposal includes the rebuilding of the c.1974 stretch of Twittens Wall which is currently in a poor, pale coloured brick that does not match well with the older historic elements of wall. The opportunity to improve this key stretch of wall would benefit the visual appearance of Twittens Way greatly. Therefore it is considered that the proposed design and materials would provide an enhanced visual appearance to this part of the Conservation Area.

(iii) Plot Size and Living Environment for Future Occupiers

- 7.12 In terms of the living environment to be created for future occupiers of the proposed dwelling, following amendment a garden depth of 8.74m is now offered, which combined with the plot width of 10m would provide 87.4 sq m of useable south facing garden for this modest two bedroom property. Although strictly less than the 10m rear garden depth advocated in the Borough Design Guide SPD, nevertheless it is considered ample space to provide practical sitting out areas, washing lines etc. Being a south facing walled garden it would benefit from good levels of daylighting and sunlighting and is considered to offer a good quality living environment in this town centre location.
- 7.13 The plot size offered is clearly less than those of Grove Road, but the application site is not trying to replicate Grove Road; it is a unique plot more related to the higher density surroundings of Twittens Way. Therefore the plot is considered to be commensurate to others to which it relates in that higher density setting eg the two permitted dwellings to the rear of 17 South Street; the dwellings under construction to the rear of 23 South Street, and the detached dwelling located at the head of the

Twittens Way cul-de-sac, No. 15 Twittens Way.

(iv) Effect on Adjacent Residential Amenity

- 7.14 The design of the proposed dwelling is considered to have carefully considered the effect of the development on surrounding neighbours, particularly residents of Grove Road. The rear (southern) roof slope has a lower eaves than the northern elevation, containing 3 high level roof lights. Therefore there will be no direct overlooking from within the dwelling to the rear gardens of the properties fronting Grove Road. A new dividing brick wall would protect the residents of No. 3 Grove Road itself from any loss of privacy. Similarly only a high level window providing light but not views out, is proposed in the eastern gable end, thus protecting the amenity of residents further to the east in Grove Road.
- 7.15 In terms of the presence of the building and how that would affect the outlook from the rear facades of properties in Grove Road, there is no doubt that the proposed dwelling would be visible. However the separation distances involved (some 25m from the rear of No. 5 Grove Road adjacent and 30m from No. 3) are well in excess of the separation standards set out in the Borough Design Guide SPD. Additionally the roof slope would be viewed against the backdrop of the mass and bulk of other two storey buildings backing onto Twittens Way, in particular the building to the rear of 15 South Street. It is considered that the combined effect of the detailed design of the dwelling and the existing backdrop would not result in the development being overly dominant or overbearing in relation to the outlook of the occupiers of the Grove Road dwellings.

(v) Highways and parking

- 7.16 Whilst the Development Engineer has raised some concerns over the lack of servicing to the proposed dwelling, nevertheless the site does fall within Havant town centre in a sustainable and highly accessible location – the Residential Parking and Cycle Provision SPD sets out that standards within Havant town centre are set at a *maximum* (not minimum) of 1 space for a two bedroom dwelling. The proposed pedestrian gate in the western wall would provide the sole entry and exit point to the site. It is therefore the case that any servicing necessary for the dwelling, eg deliveries, taxis, emergency vehicles etc, are likely to pull up and wait on the extended triangular pavement area directly outside. Depending on the size of vehicle involved this may on occasion cause a partial blockage of Twittens Way close to the bend. However at this point there are single yellow lines only, where unloading is legally permitted. On balance it is considered that in this town centre location the likely incidence of vehicles actually causing a highway safety concern are likely to be very limited and could not justify a reason for refusal on this issue alone.

(vi) Other matters

- 7.17 Many of the letters of objection refer to previous refusals for developments at the rear of Nos 1 and 9 Grove Road. Members are advised that planning applications are determined on their own individual merits and these previous decisions do not directly affect the determination of this current application. However, for information, the previous application at No. 1 Grove Road immediately adjacent to the site proposed the complete demolition of the northern Twittens Wall and left No. 1 with only approximately a 14m deep rear garden. In the case of No. 9 Grove Road, this was refused on the basis of the design of the dwelling then proposed and the loss of part of the Twitten wall to create a vehicular access to the site, and highway safety

concerns – not the principle of subdividing the plot. As stated above in paragraph 7.5, the current application site is unique in its siting and layout and has the largest garden in Grove Road, making the subdivision of this plot more possible than any others in the vicinity.

- 7.18 With regard to the implications of the Community Infrastructure Levy (CIL), the CIL rates to be applied to new development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20th February 2013. The levy is charged at £80 per square metre on new floorspace (measured as gross internal area). It is considered that there is a CIL liability for this development, based on the 84.7sqm area of the new dwelling; this will become payable prior to commencement of development.

8 Conclusion

- 8.1 It is considered that the proposed contemporary designed dwelling, to the rear of 3 Grove Road, accessed off Twittens Way, would provide a visual focal point to Twittens Way from South Street. This would enhance the visual appearance of the Conservation Area and provide a lift to the otherwise poor environment of Twittens Way. Furthermore the replacement of the c.1974 section of wall with a more suitable brick would provide a benefit to the street scene. These visual enhancements are likely to outweigh any actual harm to the character of Grove Road.
- 8.2 The revised plot size would leave Nos 3 Grove Road with a garden depth of 22m. By current standards this is still a generous garden depth providing ample amenity space for future occupiers, considered to be proportionate to the dwelling. From Grove Road itself it would not be apparent that the garden depth had been reduced and as such no visible harm would result to the Grove Road street scene. Whilst many respondents, and to some extent the Conservation Officer, have questioned the principle of the effect of the development on the established pattern of plot sizes and the urban grain of Grove Road, following detailed analysis of the proposal it is concluded that, on balance, the development could be accommodated in a manner that would not cause harm to the Conservation Area.
- 8.3 Future occupiers would have a good standard of living with sufficient amenity space. The detailed design and layout would not result in conditions considered to be detrimental to neighbouring residential amenity by way of outlook or privacy.
- 8.4 The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00065 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 Prior to the commencement of development a method statement for the support and protection of the historic Twittens wall throughout the construction process shall be submitted to and approved in writing by the Local Planning

Authority. The approved scheme shall be implemented in full prior to the commencement of works on site and maintained throughout the construction process.

Reason: To protect the historic integrity of the Twittens Wall, and having 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 dwelling hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Re-construction of the Twittens boundary wall hereby permitted shall not commence until samples of the bricks and mortar, including the provision of a sample panel showing coursing detail, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development. The approved wall shall be constructed and completed in full prior to the occupation of the dwelling.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The rooflight windows in the south elevation of the dwelling hereby approved shall be constructed with a cill height a minimum of 1.7m above finished first floor level, and shall subsequently be maintained in that condition at all times.

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 provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C, E and G and Part 2, Classes A and B of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To ensure future control over all additions and alterations of both the dwelling and boundary wall, in the interests of the visual appearance of the area and surrounding residential amenity, having regard to policy CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no pedestrian or vehicular access shall be formed to the site other than as hereby approved and shown on the approved Site Layout Plan.

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.

- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact 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 regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Following completion of archaeological fieldwork a report shall 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 regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Project 4983, drawing No. 1000 rev B – Site Location Plan and Block Plan
Project 4983, drawing No. 1100 rev B – Site Layout Plan
Project 4983, drawing No. 1101 rev B – Site Layout Plan
Project 4983, drawing No. 1200 rev B – Site Layout Plan
Project 4983, drawing No. 1201 rev B – Site Layout Plan
Project 4983, drawing No. 1300 rev A – North & West Elevations
Project 4983, drawing No. 1301 rev B – South & East Elevations
Project 4983, drawing No. 1302 rev B – North & West Site Elevations
Project 4983, drawing No. 1600 rev B – Perspective Views
Project 4983, drawing No. 1601 rev B – Perspective Views
- Reason:** - To ensure provision of a satisfactory development.

Appendices:

- (A) OS Location Plan
- (B) Block Plan
- (C) Site Layout Plan
- (D) Elevations

(E) Perspective Views

- 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 Prior to the commencement of development a method statement for the support and protection of the historic Twittens wall throughout the construction process shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the commencement of works on site and maintained throughout the construction process.
Reason: To protect the historic integrity of the Twittens Wall, and having 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 dwelling hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Re-construction of the Twittens boundary wall hereby permitted shall not commence until samples of the bricks and mortar, including the provision of a sample panel showing coursing detail, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development. The approved wall shall be constructed and completed in full prior to the occupation of the dwelling.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The rooflight windows in the south elevation of the dwelling hereby approved shall be constructed with a cill height a minimum of 1.7m above finished first floor level, and shall subsequently be maintained in that condition at all times.
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 provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C, E and G and Part 2, Classes A and B of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To ensure future control over all additions and alterations of both the dwelling and boundary wall, in the interests of the visual appearance of the area and surrounding residential amenity, having regard to policy CS11 and

CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no pedestrian or vehicular access shall be formed to the site other than as hereby approved and shown on the approved Site Layout Plan.
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.
- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact 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 regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Following completion of archaeological fieldwork a report shall 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 regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:

Project 4983, drawing No. 1000 rev B – Site Location Plan and Block Plan
Project 4983, drawing No. 1100 rev B – Site Layout Plan
Project 4983, drawing No. 1101 rev B – Site Layout Plan
Project 4983, drawing No. 1200 rev B – Site Layout Plan
Project 4983, drawing No. 1201 rev B – Site Layout Plan
Project 4983, drawing No. 1300 rev A – North & West Elevations
Project 4983, drawing No. 1301 rev B – South & East Elevations
Project 4983, drawing No. 1302 rev B – North & West Site Elevations
Project 4983, drawing No. 1600 rev B – Perspective Views
Project 4983, drawing No. 1601 rev B – Perspective Views

Reason: - To ensure provision of a satisfactory development.

Appendices:...