
Site Address:	4 Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Demolition of existing 3 bed house and construction of new 3 bed house.		
Application No:	APP/13/00816	Expiry Date:	01/11/2013
Applicant:	Mr Holland	Team:	Team 1
Agent:	Mr Davies	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Mill Lane is located in the Mill Lane Conservation Area in Langstone . This area is designated as a conservation area due to its proximity and setting adjacent to Langstone Harbour which lies to the south of the conservation area. Several of the properties, including the application site, have rear gardens which face onto Langstone Harbour. Mill Lane is characterised by large detached dwellings set within spacious plots containing mature landscaping on the boundaries.
- 1.2 The application site comprises a detached, two storey property which is accessed via a long drive off Mill Lane. This driveway also serves No. 5a Mill Lane. The property has been previously extended and incorporates a garage to the north and a rear conservatory. The rear garden is large and extends down to the coastline of Langstone Harbour. The garden contains a high level of trees and hedgerows. None of the trees are under TPO's.

2 Planning History

APP/12/00155

Demolition of existing conservatory and lean to. Construction of single storey sun room to rear. Front and side extension to garage. Extension of balcony on first floor over sun room at rear. Permitted.

3 Proposal

- 3.1 Demolition of the existing dwelling and garage and erection of a new, two-storey, three bedroom property.
- 3.2 The dwelling would be located a further 5m into the plot than the footprint of the existing dwelling, when measured from the north boundary, which adjoins the access driveway. The new dwelling would be formed in a 'L' shape with the northwards section comprising a single storey, double width garage with a pitched roof. The main dwelling would also include a pitched roof, with a gable end projecting section on the front elevation and a variety of roof lights and a brick chimney. The rear elevation would include a large amount of glazing and two projecting gable ends, with the one on the south western corner being slightly larger. These gable end sections both include balconies at first floor level with glazed screens. The materials for the property would be a mixture of brick and wood cladding for the external elevations and clay tiles for the roof. The windows and doors would be a mixture of aluminium and timber.

- 3.3 The dwelling would be located 4.2m from the shared boundary with No. 4 Harbourside and 1.6m from the shared boundary with No. 5a Mill Lane. The ridge height of the existing dwelling is 7.5m. The proposed ridge height of the new dwelling would be 8.4m. The reason for the increase is not only to incorporate the proposed design but also to provide a betterment in terms of flood risk. A raised floor level would reduce the impact of potential flooding of the property.
- 3.4 An Arboricultural Impact Assessment and Method Statement was submitted on 21/10/13. This was requested as the application form stated that trees on site would be removed as part of the development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Townscape, Landscape and Seascape Character Assessment 2007

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Coastal Partnership:

Response:

The Coastal Partnership has no objection to this proposal which includes the demolition of the existing property and construction of a new property.

The applicant has submitted flood risk assessment information contained within the design access statement compiled by Helyer Davies Architects Ltd, the content of which is acceptable.

The flood risk assessment proposes a raised floor slab to that of the existing building. This increases the building's resilience to flooding over the previous design and a betterment to the existing situation.

We do note that there is an inaccuracy to the datum that the level survey has been referenced as covered in the response by the Environment Agency. This should be rectified prior to setting any site levels.

Advice:

We would also recommend that the applicant ensure residual flood risk is managed

on this site by compiling an appropriate flood warning and evacuation plan for the property. Because of the low lying nature of the surrounding road network access to the site may also be limited during an extreme tidal flood event.

Building Control:

No objections

Conservation Officer:

4 Mill Lane is a detached dwelling that is located within the Mill Lane Conservation Area. The existing dwelling is in a fairly poor state of repair and is not considered to be of any particular architectural merit. Therefore subject to an appropriate replacement scheme the demolition of the existing dwelling is considered to be acceptable.

The existing built development in this conservation area is characterised by large detached dwellings set within generous plots, some front fronting onto Langstone Harbour. Due to its siting off an access road from Mill Lane, No.4 is not highly visible from the public domain, but is mainly visible from the view of Langstone Harbour. With regards to the proposed design, it would result in a larger dwelling than the existing, with an increased ridge height and an overall modern design, incorporating large sections of glazing on the rear elevation. However, whilst larger the footprint would still be comparable to other properties in Mill Lane. Similar to this proposal some of the properties also have gable ends which front onto Langstone Harbour.

The materials that are proposed appear to be of a good quality, however, I would like to see a condition for samples of the materials to be submitted to ensure this is the case. The rooflights should be of a conservation style but this can be submitted by way of condition.

It is therefore considered that the dwelling will preserve the character of the conservation area and is acceptable subject to the following conditions.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:5 to be submitted
- 3) Rooflight details to be submitted (conservation style)
- 4) Guttering and downpipe details

Development Engineer:

No objections subject to the provision of three parking spaces and turning to be provided on site.

Landscape Team:

I have a few concerns regarding the visual impact of the proposed new building. It's raised roof and glazing levels all round and extra glazing will likely be more noticeable from within the harbour and its environs. The movement of the building further south and closer to the shore line will also increase this impact.

It is noted in the Design & Access statement that views towards the harbour are desirable and whilst we understand this wish, the visual impact from the harbour back towards the site cannot be ignored.

The landscape townscape seascape character assessment shows this site to be within LCA 27. I have picked out items of note within the

guidelines.<http://www.havant.gov.uk/sites/default/files/documents/LCASection5Mainla>

Relationship to other LCA's: LCA32 Langstone Harbour: Less open with oblique views towards and across Langstone Harbour. Private rear gardens fronting harbour side provide little or no landscape connections and poor intervisibility from the public domain.

Also noted in the local character: The waterfront presents a particularly impressive, and relatively authentic townscape, particularly when viewed from Hayling Island or the connecting bridge. The relatively uniform two-storey scale of the majority of the buildings results in the enhanced prominence of the former windmill.

- Viewed from Hayling Island, Langstone appears as it was historically; a hamlet set against a rural hinterland in particular. Gardens of houses lining Mill Lane help to retain a rural feel to this area.
- In terms of land management the guidelines state to:
- Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species.

The guidelines state that built form and development should:

- New housing development should avoid intruding into the natural swathes of woodland which are a feature along the western and eastern perimeter of this settlement

The reduction of vegetated cover by the removal of 6 trees also contributes to an overall increase in it's impact on the local area.

The trees are noted on the plan drg no. 12126/02 to be replaced, however no existing arboricultural report soft landscaping proposals plan or are supplied to help in judgement of this effect.

The applicant needs to give more information about the existing site and trees, species size etc, and needs to demonstrate that the positions and species of replacements are suitable to mitigate against the loss of the trees and change in position and height and fabric of the building.

Officer Note - An Arboricultural Impact Assessment and Method Statement was submitted on 21/10/13. The Landscapae Officer then provided the following further comments:

The Barrell tree report is very comprehensive. The key factors outlined within the Barrell report are that...

Several trees will be removed but they are all low category because of their poor condition or small size. There is plenty of space for tree planting and a comprehensive new landscape scheme using significant stock is feasible. The size of these new trees and their future growth will significantly enhance the contribution of the site to local amenity and more than compensate for the loss of the existing trees. The proposed changes may affect further trees if appropriate protective measures are not taken. However if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the

development proposal will have no significant impact on the contribution of trees to local amenity or character.

The main removals that may create an impact on the harbour would be G14,G13,T12 T23, G24, T9, H1 - it is the cumulative effect of removing so many – albeit small and considered of poor quality in the tree report. They are a mixture of deciduous and evergreen trees which currently combine to create a partial coverage and screen between the harbour and dwelling.

Also the removal of T5 which creates a significant 'backdrop' to the dwelling will have an effect by changing the context in which the new dwelling is viewed from the harbour.

Whilst I cannot disagree with the removal of the smaller specimens - it is the cumulative effect of the removals of these that I have concerns with. This combined with the removal of evergreen species to each side of the new dwelling and the removal of the large Monterey cypress will mean that the dwelling - especially being set closer to the waters edge, higher ridge than before and with more glazing units to the harbour side would have more impact on the surrounding visual amenity that could be slightly negative.

The tree report also correctly states that the site has ample room for new planting – I would therefore expect to see some mitigatory planting to the south of the new dwelling, whilst I understand that views are desired, it is important to respect the original landscape form and protect amenity value from public realm -and to help the new dwelling sit well within the existing landscape.

The raised patio area will also appear rather stark and some planting could be considered here to help it blend into its surroundings and reduce the appearance of bulk.

Where the H1/G24 group of Leyland cypress is to be removed a new hedge should be planted. Not more Leyland cypress but something easier to maintain and manage along the boundary and to allow access.

On layout/drg 12126/02 some trees/shrubs are shown that do not appear on the tree report? - with the removal of T5 this area could be considered for some new planting set at a suitable distance from the boundary wall – a site visit to view within the site may be useful to determine this.

Conclusion:

A full hard and soft landscape plan for the site is required - including driveway/surfacing proposals.

To be appropriate for the site it is advised that native/coastal species are used to tolerate the conditions, though it seemed a good variety of sometimes tender fruit trees were previously growing so the local microclimate must be somewhat protective.

Natural England:

The application site is adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Chichester & Langstone Harbours Special Protection Area (SPA)/Ramsar /Solent Maritime Special Area of Conservation (SAC).

Natura 2000 site – No Objection Subject to Conditions

Natural England advises your authority that the proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects. Furthermore, we would wish to see conditions and advice to the effect of the following attached to any permission granted:

- ☐ Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds, therefore it will be necessary to:
- ☐ Ensure best practice is in place for operating machinery to reduce unnecessary noise;
- ☐ No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dBA Lmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dBA Lmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the Chichester & Langstone Harbours SPA which is adjacent to the site and could be impacted by this proposal.

SSSI

Natural England is satisfied that, subject to the imposition of the above conditions and the development being undertaken in strict accordance with the submitted proposals and the conditions set out above, these development proposals will avoid impacts upon the interest features of the Langstone Harbour SSSI.

These conditions are required to ensure that the development, as submitted, will not impact upon the features of special interest for which the Langstone Harbour SSSI is notified.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 281 (6) of the *Wildlife and Countryside Act 1981* (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- ☐ Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- ☐ Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

Hampshire Wildlife Trust:

No response recieved

Langstone Harbour Board:

No objections

Crime Prevention:

Having considered the application I have no comments to make with reference to crime prevention at this time.

Notwithstanding the above there is limited natural surveillance of the dwelling and it appears possible to access the dwelling from the seashore. Therefore, to provide for the security of the dwelling I would recommend that all external doors are certificated to PAS24 standard and all windows are certificated to PAS24:2012 standard.

Royal Society for the Protection of Birds:

No response provided.

Rights of Way Officer:

No response provided.

Environment Agency:

As the proposal is for a like for like development and the proposed floor levels are a betterment on the existing situation we have no objection.

However, we have some concerns over the exact figures quoted in the Flood Risk Assessment (FRA), Page 5 of the Design and Access Statement. The floor level has been set at 450mm AGL (approx. 5.45m AOD). 5.45m AOD seems to be too high. It may be that this figure should actually be 5.45m ACD. Our data suggest that if the floor levels were set at 450mm AGL this would be approximately 3m AOD, which is equivalent to approximately 5.74m AOD.

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

County Ecologist:

No comments received.

Coastal Engineering:

(See response from the Coastal Partnership)

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: 8

Number of site notices: 1

Statutory advertisement: 13/09/2013

Number of representations received: 0

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) The impact on the character and appearance of the area
- (iii) The impact on the neighbouring properties
- (iv) Parking provision
- (v) Flood risk
- (vi) Community Infrastructure Levy (CIL)

(i) Principle of development

7.2 The development site lies within the urban area where residential development is considered acceptable in principle subject to a through assessment of other development control criteria and relevant national planning policies, as well as those at a local level in the Council's adopted Local Plan (Core Strategy 2011).

(ii) The impact on the character and appearance of the area

7.3 The site is situated within the Mill Lane Conservation Area and close to the Harbourside setting of Langstone Harbour. The existing built development in the surrounding area is characterised by large detached dwellings set within generous plots, some fronting onto Langstone Harbour. Due to its siting off an access road from Mill Lane, No. 4 is not highly visible from the public domain. Therefore the new dwelling would have no visual impact on Mill Lane itself and would have limited visual impact on the character of the conservation area. The dwelling would however be visible from Langstone Harbour and would form part of the landscape along the coastline.

7.4 The proposal would result in a larger dwelling than the existing, with an increased ridge height of 0.9m and an overall more modern design, incorporating large sections of glazing on the rear elevation. However whilst larger, the footprint would still be comparable to other properties in Mill Lane and therefore would be responding to local context as advised by Policy CS16 of the Local Plan. The proposed materials which include a mixture of timber cladding and brick work and timber / aluminium doors, are considered to be appropriate to the coastal setting and also the high quality material palette evident in the conservation area. Similar to the proposal, these properties also have gable ends which front onto Langstone Harbour. The Conservation Officer has been consulted and raised no objections. However, they have advised that material samples and full scale window/door, rooflight and gutter details should be requested via a planning condition.

7.5 As the dwelling would be visible from Langstone Harbour, the Langstone Harbour Board has been consulted as part of the application however, they have raised no objections. As the new dwelling would also form part of the landscape along the coastline, the Council's Landscape Officer has also been consulted. Assessing the Arboricultural Impact Assessment (AIA) received on 21/10/13, it is proposed that

several of the trees on site would be removed however, these are all low category because of their poor condition or small size. The AIA also recommends the removal of a large Monterey Cypress which forms a backdrop to the existing dwelling. The Landscape Officer is concerned that the cumulative effect of a number of small trees proposed for removal would expose the site, (which is currently well screened), to the coastline and given that it would be a larger dwelling, with a higher ridge line and include more glazing, it would have more visual impact on the landscape and this should be avoided if possible as per the advice laid out in Policy CS11, paragraph 1 and the Havant Borough Townscape, Landscape and Seascape Character Assessment.

7.6 The Landscape Officer has therefore advised that mitigatory planting should be included to the south of the dwelling to help screen its visual impact. Therefore a soft landscaping condition should be attached to any planning approval which requires details of replacement planting to be submitted and agreed prior to the development taking place.

7.7 Natural England have also commented on the application due to the site's proximity to several nationally designated sites of nature conservation. Whilst they have not raised an objection, they have suggested conditions which are outlined in Section 5.

(iii) The impact on the neighbouring properties

7.8 The proposed dwelling would be set further back into the plot than the existing building and therefore the impact on No. 4 Harbourside and No. 5a Mill Lane, would be lessened in terms of the proximity of adjacent building bulk. However, the impact of the proposal on No. 5 Harbourside would be increased due to the new dwelling being sited a further 8m into the plot. However, the new dwelling would be located 4.2m from the shared boundary and would only just extend past the front elevation of No. 5 Harbourside. It is therefore considered to have minimal impact on terms of loss of outlook and amenity. The balcony would include a high level screen on the side which faces onto No. 5 Harbourside and therefore any potential loss of privacy would also be minimised.

7.9 The dwelling would be closer to the boundary with No. 5a Mill Lane, but would also be set further into the plot southwards. Also, the building along the shared boundary would be that of the single storey garage which has a lower ridge height than the main dwelling. Overall it is considered that the proposed dwelling would not have a significant impact on this neighbour in terms of loss of outlook or amenity. It should also be noted that no objections were received from any neighbouring properties.

(iv) Parking provision

7.10 The site is large and can easily accommodate three parking spaces and turning on site and therefore complies with the Council's adopted parking standards.

(v) Flood risk

7.11 The site is located in a Flood Zone 3, but is not considered to be an area at high risk of flooding. The proposed dwelling has set a raised floor level of 450mm to mitigate against any possible flood risk. The Environment Agency have also advised that flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so

that plugs are located above possible flood levels. The application can be provided with this advice via a planning informative.

(vi) Community Infrastructure Levy (CIL)

7.12 As the proposal comprises new residential development, it is CIL liable for a contribution of £7300.

8 Conclusion

The replacement dwelling would result in a larger building on the site and with the loss of several small trees would be more visible on the coastal landscape. However, the design of the dwelling is considered to be appropriate to its context, would not have an adverse impact on the neighbouring properties and with suitable mitigation planting, could still be screened from the harbour to an acceptable degree. Therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00816 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 Construction of the building 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 policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the details submitted in the application, 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: To ensure the appearance of the development is satisfactory and having due regard to the consultation advice of the Environment Agency on the application and policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Havant Borough Townscape, Landscape and Seascape Character Assessment 2007.

- 5 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 commence 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 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 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 commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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

- 7 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.

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

- 8 Prior to the commencement of work large scale joinery details of the proposed windows and doors, including roof lights, shall be submitted to and approved in writing by the local planning authority. Details to comprise elevations, section and plan (minimum 1:20) together with full size glazing bar (where applicable), the method of opening and finish. All works shall be carried out in full accordance with such approval.
Reason: In the interests of the character of the conservation area 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.
- 9 Prior to the commencement of work details of the guttering and downpipes shall be submitted to and approved by the local planning authority. All works shall be carried out in full accordance with such approval.
Reason: In the interests of the character of the conservation area 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.
- 10 The development hereby approved shall be carried out strictly in accordance with the details set out in the submitted Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement Ref: 13381-AIA-CA and associated Barrell Plan Ref: 13381-BT1 dated 18 October 2013.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Havant Borough Townscape, Landscape and Seascape Character Assessment 2007.
- 11 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dBA Lmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dBA Lmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.
Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the Chichester & Langstone Harbours SPA which is adjacent to the site and could be impacted by this proposal.
Reason: In the interests of the nearby SSSI and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

Heritage Statement

Existing site plans, floor plans and elevations - Drwg No: 12126/01

Proposed site plan, floor plans and elevations - Drwg No: 12126/02

Proposed side elevations and sections - Drwg No: 12126/03

Barrell Tree Consultancy Arboricultural Impact Appraisal and Method

Statement Ref: 13381-AIA-CA and associated Barrell Plan Ref: 13381-BT1
dated 18 October 2013

Reason: - To ensure provision of a satisfactory development.