
Site Address:	Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant		
Proposal:	Construction of 3No. 2 bed terraced houses, incorporating access and parking from Kingscroft Lane.		
Application No:	APP/14/00008	Expiry Date:	04/03/2014
Applicant:	Mr Cleeve	Team:	Team 1
	Fratton Builders Ltd		
Agent:	Mr Donohue	Case Officer:	David Eaves
	Southern Planning Practice		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is within the former curtilage of Grade 2 Listed former School and Arts Centre building, now being converted into 4 residential units.
- 1.2 The site currently is accessed from Bedhampton Road but is proposed along with the conversion to be accessed from Kings Croft Lane.
- 1.3 There is a commercial garage property to the east of the site, residential properties are to the south of the site. To the west on the far side of Kings Croft Lane is a further residential property. To the north of Bedhampton Road are a mix of commercial (retail) and residential properties. The converted school building is currently not occupied but is getting close to completion.

2 Planning History

APP/12/01104 Listed building application for internal and external alterations and removal of existing outbuilding to form 4 dwellings with associated car parking and landscaping with new access from Kingscroft Lane - Permitted April 13.

APP/12/01105 Conversion of existing building to form 4No. dwellings with associated internal and external works with part demolition and landscaping and car parking with new access from Kingscroft Lane - Permitted March 13.

3 Proposal

Construction of 3No. 2 bed terraced houses, incorporating access and parking from Kingscroft Lane.

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)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) Submission Version December 2013
(Emerging Policy)

DM17 Contaminated Land

DM18 Protecting New Development from Pollution

DM20 Historic Assets

Listed Building Grade: Adjacent to Grade II LB

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The revised design submitted under cover of email from Southern Planning Practice dated 14 Feb 2014 is in accordance with the advice offered. The principles set out for the materials in the Design/Access and heritage Statement is acceptable. The success or failure to a large extent will be down to execution. Accordingly I am advising the following matters need to be controlled by condition.

1. Samples of all external materials to be submitted to and approved in writing by the lpa.
2. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Reason: To retain control over the development and to ensure the design is not compromised.
3. Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details. Reason: To ensure appropriate detailing to ensure an appropriately high quality design
4. Landscaping (Hard and Soft) and boundary treatment (walls/fences etc)

Access Comments

The site is relatively flat with parking to the rear in close proximity to the units. Part M of the Building Regulations needs to be complied with.

Building Control

No comments

Crime Prevention

Access to the rear gardens is via a gate within the rear car park. Acquisitive crime

such as burglary and theft is often facilitated by easy access to the rear garden. To provide for the security of the dwellings the rear access gates should be fitted with a key operated lock that can be operated from either side of the gate.

The parking spaces are to the rear and not overlooked and access is via another car park. To provide for the security of the vehicles an appropriate level of lighting should be provided within the car park.

Development Engineer

No adverse comment to this application subject to the following conditions.

- Before occupation of the dwelling the dropped kerb and vehicular access onto Bedhampton must be reinstated to full face kerb and at grade footway.
- Parking and cycle storage to be provided and maintained as shown on submitted plan BSY/SEP/01

Landscape Team

The proposal appears to present a simple and effective solution in a sensitive area, adjacent the Grade II listed Arts Centre building development. With regard to the landscaping and impact on public realm, the frontage appears to make an improvement compared to the low quality car park that is current situated there.

There is no detailed landscape plan, but the premise of a frontage wall and a hedge behind is suitable for the site and provided the species and size are appropriate, will provide an element of buffer zone to the new development. The frontage trees within the hedge could be considered appropriate, depending on species and eventual height.

What are the hedges/planting between the front gardens? A small clipped evergreen style in line with the formality of the building layouts?

What width is the access pathway and what material?

Is the wall to be retained with a new section built in where the current car park entrance is, or entirely new?

Have HBC Waste & Refuse teams been consulted regarding collection access points?

In relation to the existing development site and rear area of the Arts centre through which access is taken-In the rear courtyard and parking area is the parking only divided by lining?

There could be an opportunity to soften this space with some suitable tree planting within a hard landscaped area which would benefit the site and setting. Please provide details.

What is the rear parking area to be hard landscaped with?

What are the pathways between spaces to be?

What is in the planting bed adj. space 1?

What retaining edge will it have adjacent the hard landscaping?

The ends of the gardens could also present an opportunity for small-medium tree planting this would create some privacy for the residents and help create some back garden vegetation and biodiversity as found locally and referenced in the Boroughs landscape character Assessment.

Comment:

Additional landscaping details have now been provided, however outstanding matters are proposed to be covered by hard and soft landscaping and other conditions requiring the submission of further details.

Arboriculturalist:

Planning Condition recommended.

Housing

Can agree the various assumptions contained within the development appraisal including the expected sales values of the 3No. 2 bed houses, but not entirely sure how they work out the existing value of the land.

If looking at the development as a whole including the conversion of the arts centre to 4 apartments should we be asking for a development appraisal which includes all the figures for them too. Would be helpful to know what they paid for the land.

Planning Policy

The scheme will contribute to additional residential units in the existing urban area in support of policies CS9 and CS17.

Affordable Housing:

I agree with the approach of considering the site as a whole (change of use of adjacent building to 4 units and this proposal for 3 units) when it comes to the applicability of the affordable housing requirement.

I have noted the submitted viability assessment and I have had a provisional look at the information included. One error is that the basis of the calculation has used 35% rather than the 30% requirement allowed for in Policy CS9. However, this is irrelevant as even if no affordable housing requirement is provided the developer can expect just a 13% profit. The viability assessment will need to be reviewed by an appropriate body but if the figures/inputs are deemed correct then it appears likely that viability will be detrimentally affected should an affordable housing contribution be applied.

Car Parking:

The Design, Access and Heritage statement incorrectly refers to the Hampshire Maximum Parking Standards. These do not apply. The proposal therefore technically falls short of the local standards required by our adopted SPD. However, with regard to the relatively sustainable location of the site in relation to Bedhampton train station, a local centre and a regular bus service the lower provision might be considered acceptable in this instance. The applicants have mentioned the relative accessibility of the site in paragraphs 6.10 and 8.16 of their Design, Access and Heritage Statement.

The remaining issues relating to design, relationship/impact to the adjacent listed building, amenity, etc. are for Development Management to assess.

Environmental Health**Further Comments**

I have no adverse comments to make. As long as the developer adheres to the recommendations made within the survey, all should be fine.

I am not sure if you can impose a condition asking to comply with the recommendation of this latest survey, but if we can, could we impose the condition?

Original Comments

Concern in relation to the Acoustic report - revised report requested.

Environmental Health Contaminated Land Comments

Site history shows that there has been extensive alterations to the buildings & accommodation on the application site throughout its history, and in particular over the past 75 years.

The linear bund feature is thought likely to relate to WW2 bomb-shelter structures, earth covered, and taking advantage of the sloping topography of the site. These may therefore represent both excavations & raised earthworks dating from the early 1940's. Their 'removal' date is concurrent with the construction of several buildings, and it is likely that any excavated / below ground elements would have been filled with building waste, which during this time-period is likely to have included asbestos materials.

Similarly, with the extent of construction & demolition of outbuildings and hardstandings on the site (that would have likely used construction & demolition wastes variously as hardcore, in line with common practice of the period), there is a reasonable risk of asbestos materials being present within the made-ground that is almost certainly present across the majority of the site. The use of small outbuildings is not known, and it would not be uncommon for small outbuildings such as these to have been used to house boilers / fuel.

There is also a risk of migration of contamination from adjacent landuses (i.e. petrol filling station / service & repair garage / sheet metal works / depot) on to the site. The risk of contamination migrating on to the site (red-line application area) is not considered to be particularly high, as groundwater flow would be expected to tend toward the south (nearest surface water courses, and in line with typical flow in the area).

However, my response to the school conversion application did acknowledge that the subject plot at the eastern boundary was the area at greatest risk from contamination sources outside the school boundary. This area also encompasses the majority of the suspected bomb-shelters, albeit that with the current scheme these fall entirely within parking and manoeuvring areas.

These proposals are inherently different to those proposed for the school conversion, in that they comprise entirely new development, on an entirely clear site. Given the likely prevalence of made ground already noted, and the sensitivity of the proposed landuse (residential with private garden areas); it is considered that some degree of site investigation should be undertaken.

It is considered that the risk -driver for the site is the presence of made-ground, the potential for asbestos to be present within proposed private garden areas, and the potential for migration of contamination from the adjacent historic landuses, namely the former sheet metal works and service & repair garage.

It is considered that some environmental / contamination sampling should be undertaken to confirm the risk status of the land, of a suite suitable to identify general contamination, asbestos, and that which may be associated with engineering & automotive landuses. Some form of excavations should also be undertaken to confirm current ground conditions, and characterise the nature & depth of made ground (if present).

If Development Control are minded to grant consent for this scheme I would request conditions be attached.

Comment: The recommended conditions are attached to this report.

Archaeologist HCC

The site is close to the line of the Roman Road, running from Havant to Bitterne and it is possible that archaeological remains associated with this may be present within the development site. Whilst this would not present an overriding concern I would advise that the recording of any archaeology that might be present be secured through the attachment of a suitable condition to any consent that might be granted. For instance:

That no development take place until the applicant has secured the implementation of an archaeological monitoring and recording action (watching brief) in accordance with a written specification that has been submitted to and approved by the planning authority.

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: 30

Number of site notices: 2

Statutory advertisement: Yes

Number of representations received: 2

Summary:

As the applicant calculates the site to be financially unviable as a housing development the site should retain its recent use as much needed car parking.

Comment: The viability report concludes that the development would not be viable with all contributions (including Affordable Housing). This is considered below.

Summary:

Inadequate parking; Overlooking and loss of light to Brunswick Gardens properties.

Comment: These issues are considered in detail 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:

- (i) Principle of development
- (ii) Effect on the character and appearance of the area
- (iii) Effect on the setting of the Listed Building and Archaeology
- (iv) Effect on neighbouring properties
- (v) The acceptability of residential amenities for future occupants

- (vi) Highway implications
- (vii) Impact on trees
- (viii) Affordable Housing
- (ix) CIL Contributions

(i) Principle of development

- 7.2 The site is located within the built up area where new residential development is generally acceptable in principle subject to other development control criteria. In this case the building would be located within the curtilage of a listed building and the Local Planning Authority in considering the application must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is considered further below.

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

- 7.3 The area is mixed in character with residential and commercial properties of varying designs and ages. The most significant building is the Grade 2 Listed former school (and later Arts Centre) building to the west of the site. This is of Victorian Gothic design with decorative brickwork, steeply pitched tiled roofs, 'barn hips' and attractive window design. The proposed dwellings have picked up on some of these design features and following amendments to the scheme should provide an attractive addition to the character of the area incorporating cottage type design features. In the context of the Listed Building it is important to ensure that materials are of suitable high quality and an appropriate condition is therefore recommended. Details of the front boundary wall can be secured by condition.
- 7.4 The proposed landscaping should, subject to suitable detailing provide an attractive frontage to Bedhampton Road. To the rear the car parking is less visible from public vantage points. The scheme has been softened by the use of landscaping and subject to appropriate details of soft and hard landscaping would provide a visually acceptable parking scheme.

(iii) Effect on the setting of the Listed Building and Archaeology

- 7.5 The proposals locate the new dwellings within the curtilage of the Listed former school building. Whilst the view to the side of the Listed Building from the north east would be restricted by the new building a gap of 6m between the dwellings would remain. The buildings would provide an attractive residential development which subject to suitable materials would complement the school building.
- 7.6 The design of the units has been amended following advice from the Councils Conservation Officer which has improved the design of the building and its relationship with the listed building. Whilst the scale of the new building is significant, it is considered that it would complement the existing building, picking up on important design features and would serve to enhance the setting of the listed building.
- 7.7 In relation to Archaeology the site has some archaeological potential and the County Archaeologist recommends a watching brief condition.

(iv) Effect on neighbouring properties

- 7.8 The main impacts in terms of neighbouring properties would be to the future occupiers of the converted listed building, to No's 16, 17 and 18 Brunswick Gardens,

Masquerade Kingscroft Lane, 1 and 3 Bedhampton Road and the commercial garage 27A Bedhampton Road.

- 7.9 The new dwellings are set approximately 32m from the rear boundary and therefore any potential overlooking from the rear windows to the properties in Brunswick Gardens would be alleviated by the substantial distances between the properties. The main impact on these properties and Masquerade would be from the use of the access and rear parking and associated vehicle movements, however, the scale of new vehicular movements is limited and the rear boundary to the access is marked by a 2m fence. It is not considered that any additional impact from noise/vehicle movements would be sufficient to warrant a refusal of planning permission. The site is located to the north of properties in Brunswick Gardens and there would be no loss of light to these properties.
- 7.10 No's 1 and 2 Bedhampton Road are flats which face the application site and are set on the opposite (north) side of Bedhampton Road, approximately 30m off the proposed building and across a busy road. It is not considered that there are any significant impacts on the residential amenities of the occupiers of the flats resulting from this development.
- 7.11 The building would be located adjacent to the commercial garage at No. 27A. The residential use adjacent to the commercial building can be accommodated subject to suitable detailing to the new properties and boundary treatment.
- 7.12 There will be some impact in terms of views from windows in the adjacent converted building. 'Plot 2' is the closest unit. This has a dual aspect lounge set closest with a tall window facing the new development. It also has a large window facing Bedhampton Road serving this room. There would be two small first floor windows facing Plot 2 in the new building, these would serve dual aspect bedrooms. An obscure glazing condition is recommended to avoid overlooking. There are some other less significant windows in Plot 2 facing the proposed building, however, this relationship is considered acceptable. Overall, the impact on the existing conversion is considered to be acceptable.

(v) The acceptability of residential amenities for future occupants

- 7.13 The proposed dwellings would provide 2 bed units of approximately 76sqm floorspace which would provide suitable accommodation space. The properties would also have acceptable rear private gardens with approximately 10m depth.
- 7.14 The site is subject to traffic noise and noise from the adjacent commercial garage. It is considered that the buildings can achieve suitable internal noise levels subject to the imposition of a noise condition. Whilst garden areas will be impacted by some noise from the adjacent garage use, they would be screened from traffic noise by the bulk of the new buildings. A noise report has been produced and Environmental Health have confirmed that the report is acceptable and demonstrates that subject to design requirements a satisfactory living environment for future residents can be achieved. A planning condition is therefore recommended.
- 7.15 Whilst there would be some impact from the commercial garage and traffic noise on the residential amenities enjoyed by the future residents it is not considered that this would, on balance be sufficient to warrant a refusal of planning permission.
- 7.16 The Environmental Health officer has examined the historic uses of the site and

adjacent areas. As a result conditions are required to address potential land contamination issues. Subject to these conditions these matters should be suitably addressed.

(vi) Highway implications

- 7.17 The development would be served from an access off Kingscroft Lane which also serves the converted building. The existing access/dropped kerb to Bedhampton Road would be closed.
- 7.18 Five car parking spaces would be provided to the rear of the new dwellings. The Councils adopted car parking standards would require six spaces. However, the site is considered to be relatively sustainable being located on a bus route and close to Bedhampton Station, there are also local shops and other facilities. Cycle parking can be accommodated within the proposed sheds.
- 7.19 The Development Engineer has raised no concerns subject to the blocking of the existing access to Bedhampton Road and the provision and maintenance of car parking (as shown) and cycle storage.

(vii) Impact on trees

- 7.20 There is one significant tree close to the site boundary and to the south-east of the site. The Councils Arboricultural Officer has requested a tree protection condition and this is recommended. Subject to this and to a landscaping scheme to require additional appropriate tree planting the development is considered acceptable in relation to trees.

(viii) Affordable Housing

- 7.21 In relation to affordable housing, the development itself falls below the threshold of 5 to require on site provision or off site contribution towards affordable housing. Nevertheless, in combination with the adjacent 4 house conversion scheme it could be argued that the 'in combination' development would trigger a requirement. The applicant whilst disputing the need for a contribution has provided a viability assessment which has been considered.
- 7.22 Essentially the viability assessment shows a level of overall profit which is insufficient to provide for an affordable housing provision in addition to CIL contribution requirements. Viability issues in association with affordable housing are recognised by the Government to be relevant considerations. It is considered that as the applicants are separate to those of the previous scheme and that viability assessments demonstrate that the viability of the scheme would be questionable with the imposition of an affordable housing contribution in this case such a contribution cannot be justified.

(ix) CIL Contributions

- 7.23 The proposed development would require a CIL contribution of £18,000.

8 Conclusion

- 8.1 In conclusion, the proposed development would be acceptable in principle. The

proposals represent an efficient use of land and would provide much needed housing in the Borough.

- 8.2 The proposed dwellings would have an attractive appearance and would contribute to the character and appearance of the area. The development has been carefully assessed in terms of its impact on the setting of the adjacent listed building and is considered to enhance the buildings setting.
- 8.3 The development would have a limited and acceptable impact on neighbouring residents and properties and would provide suitable accommodation for future residents.
- 8.4 the layout is acceptable in terms of highway requirements and subject to conditions would retain an important tree and provide for further planting.
- 8.5 In this case whilst affordable housing contributions cannot be justified a full CIL contribution would however be required.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00008 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 buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development which leads to works below existing ground or floor levels shall take place until the applicant has secured the implementation of an archaeological monitoring and recording action (watching brief) in accordance with a specification that has been submitted to and approved in writing by the Planning Authority.
Reason: To ensure that any existing archaeology is adequately considered

during the proposed development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 None of the dwellings hereby approved shall be occupied until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 None of the dwellings hereby approved shall be occupied until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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

- 7 The development hereby permitted shall not be occupied unless and until the existing access to the site from Bedhampton Road has been stopped up and abandoned and any footway/verge crossings reinstated to full face kerb and at grade footway.

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 shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 Prior to the occupation of the dwellings hereby permitted details of the provision to be made for bin collection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained and available for bin collection thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure adequate provision is made for waste collection 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 dwellings hereby permitted shall not be occupied unless and until the sheds to allow for cycle parking provision have been provided and thereafter retained in accordance with the submitted details.
Reason: To ensure that adequate facilities are provided to encourage non car based sustainable transport options in accordance with policy DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 The first floor windows at 1st floor level in the west facing elevation of the building shall:-
- (i) be fixed shut, or fitted with restricted openings in accordance with details to be submitted to and approved in writing by the Local Planning Authority; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4.
- 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.
- 12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: To control the development in detail to ensure that the design is not compromised by inappropriate detailing in this sensitive location adjacent to a listed building and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 Prior to the commencement of the development full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. These details shall include plans and sections at 1:20 scale. The windows and doors shall be installed in accordance with the approved details.

Reason: In order to ensure the appropriate high quality design and detailing for the dwellings in this sensitive location adjacent to a listed building and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall not commence unless and until an Arboricultural Method Statement including a Tree Protection Plan both in compliance with BS:5837 (2012) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out and maintained solely in accordance with the approved details.

Reason: To ensure that the development does not harm a significant off site tree having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 Prior to the commencement of construction of the dwellings hereby permitted a scheme to mitigate noise pollution to the dwellings and their gardens shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of glazing including frames, ventilation and eastern boundary fencing. The development shall subsequently be completed in accordance with the approved scheme prior to the occupation of the dwellings.

Reason: To ensure that a satisfactory living environment in relation to noise is provided for future residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with emerging policy DM18 of the Havant Borough Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2012.

- 17 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A desk study identifying:

- All previous uses
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1), for the purpose of informing an appropriate assessment of the risks to all receptors that may be

affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report shall be prepared on completion of the works set out in (3) [if any] confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting, if appropriate.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building and demolition activities undertaken at the site, and from adjacent land uses, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with policies DM17 and DM8 of the emerging Havant Borough Draft Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2011.

- 18 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building and demolition activities undertaken at the site, and from adjacent land uses, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with policies DM17 and DM8 of the emerging Havant Borough Draft Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2011.

- 19 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/D/E/F/H 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 enable the Local Planning Authority to maintain control in the interests of the character and appearance of the development having due regard to the setting of the Listed Building and the restricted nature of the site and to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 20 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the

clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

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

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

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

- 22 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

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

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

Location Plan Licence Number 100022432

Block Plan & Street Elevation with lighting bollards added Drawing Number BSY/SE,P/01 Rev A

Proposed Ground Floor Plan Drawing Number CD001 Rev A

Proposed First Floor Plan Drawing Number CD002 Rev A

Front Elevation with materials added Drawing Number CD003 Rev A

Rear Elevation Drawing Number CD004 Rev A

Side Elevation 1 Drawing Number CD005 Rev A

Side Elevation 2 Drawing Number CD006

Planning, Design and Access and Heritage Statement Received 2nd January 2014

Noise Assessment Technical Report: R5011-2 Rev 0 Dated 26th February 2014

Development Viability Appraisal February 2014

Bollard Lighting Detail

Email from Southern Planning Practice Limited dated 14th February 2014

Reason: - To ensure provision of a satisfactory development.