

DELEGATED OFFICER REPORT

Site Address:	115 Elm Grove, Hayling Island, PO11 9ED		
Proposal:	Conversion of existing business premises, two bedroom flat and garage block into 7No. one bedroom flats with associated parking alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00315	Expiry Date:	07/03/2023
Applicant:	Mr Ahern		
Agent:	I J Murray Associates Ltd	Case Officer:	Arleta Miszewska
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

1 **Site Description**

The application site is located on the western side of Elm Grove, Hayling Island. The site comprises of a two storey building, which accommodates Sui Generis business use (car sales, showroom and workshop) at the ground floor and a 2-bedroom flat at the first floor. The remainder of the site is hard paved and used for parking and display of cars and a single storey detached workshop with pitched roof over adjacent to the western boundary of the site. The northern and southern boundaries of the site abut residential flatted development. The western boundary is adjacent to the Council owned St Mary's Car Park accessed from St Mary's Road.

The immediate area is characterised by commercial, residential and mixed-use buildings, up to 2 storey height constructed at various periods of time, hence varying in architectural style.

In terms of policy allocations, the site is located within an urban area, just opposite a designated local centre.

2 **Planning History**

No relevant planning history.

3 **Proposal**

The application seeks planning permission for redevelopment of the site to provide 7, 1-bedroom flats, a private communal amenity space and 7 car parking spaces within the rear courtyard.

The development would be facilitated by a vehicular access onto Elm Grove running adjacent the northern boundary of the site, the provision of waste and recycle bins adjacent to the northern elevation of the building and an internal cycle storage.

4 **Policy Considerations**

The Development Plan for Havant Borough consists of the Havant Borough Local Plan (Core Strategy), the Havant Borough Local Plan (Allocations Plan) and the Hampshire Minerals and Waste Plan.

The following policies are particularly pertinent to the determination of this application:

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016CS6 Regeneration of the Borough

Havant Borough Local Plan (Core Strategy) March 2011

CS9 Housing
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
DM8 Conservation, Protection and Enhancement of Existing Natural Features
DM10 Pollution
DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development
Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
Policy DM17 Contaminated Land
Policy DM18 Protecting New Development from Pollution
Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No response received.

Councillor Julie Richardson

No response received.

Councillor Mark Coates

No response received.

Councillor Netty Shepherd

No response received.

Councillor Paul Gray

No response received.

Councillor Peter Oliver

No response received.

Building Control – no response received.

Community Infrastructure Levy Team – CIL Liable; pending a response from Natural England on the 'HRA', instructions should be passed by the Case Officer to the CI Team to: (a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of additional dwellings and their respective number of bedrooms; b) Issue the Nutrient Neutrality Unilateral Undertaking.

Community Manager – no response received.

Ecology –

Initial response –

The application is not accompanied by any ecological information. Whilst I would not expect the main building to be of significant ecological importance, the proposed works will entail substantial modifications to roof materials and presumably any roof void/s below. These features have potential to provide suitable habitat for legally protected species such as bats. Whilst the additional photographs submitted are welcome, it is my view that the proposed structure would result in removal/disturbance of habitat with bat roosting potential.

I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of protected and notable habitats and species, and whether the proposed works are likely to result in impacts to those habitats and species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected habitats and species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures. With regard to Biodiversity Net Gain, the proposal would meet the de minimis exemption due to the absence of any habitat on site.

Final response - On the basis of the submitted photographs I'm happy to recommend that a bat survey is not required. The soffit/fascia areas appear well-sealed and the roof tiles are generally sound. There would be no justification for a full bat survey here. No additional information is needed.

Environmental Health - no objection in principle, subject to conditions securing details of external lighting and acoustic mitigation measures to achieve indoor ambient noise level reduction as set out in BS8223:2014 standards; informatives to the applicant (regarding hours of work, noise during conversion works, bonfires, dust control) also recommended.

Hampshire Constabulary (Crime Prevention Officer) – no response received.

Havant Drainage Engineer – informal response raising no objection; comments relating to the sewer, drainage connection and soakaways (in line with Southern Water comments).

Hampshire Highways

Initial response – recommends refusal - 1. safety concerns with regard to the location of the access due to its close proximity to a busy footway link between St Mary's Road and Elm Grove providing links to the public car park, shops and schools and also the pedestrian crossing on Elm Grove. The location of the pedestrian crossing would require vehicles turning right in to the site to potentially wait on the crossing or before the crossing which would be unacceptable. Vehicles turning out to the left will be straight on to the crossing. All manoeuvring vehicles both in and out could be in conflict with the pedestrians using the footway link and the pedestrian crossing. 2. The footway to the north of the current application site provides a valuable, busy pedestrian connection between Elm Grove and St Mary's Road which would benefit from widening to make that route more attractive to users. If a redesign of the existing application is to be progressed the Highway Authority would recommend that the opportunity to secure a widening of that route by some 1.5 metres be considered by the developer and the Planning Authority.

Final response - information relating to the existing business operation including data indicating the vehicle movements associated with the operation of the existing business has been provided; the Highway Authority accept that the site currently generates more vehicle movements to/from the highway than those associated with 7 one bedroom flats; on that basis the Highway Authority are satisfied that the objection relating to the requirement for the closure of the right hand access to the site can not be sustained; the Highway Authority require that the length of the existing dropped kerb to Elm Grove is to be reduced to just provide access to serve the proposed rear parking area (this is to be secured with a section 278 Agreement and a planning condition).

Landscape -

Initial response - grey brick is not in keeping with the existing character of Elm Grove, a cream or white detailing is recommended, soft landscaping is required to the frontage (ideally fastigate trees); the proposed bin location is too visually prominent from the Elm Grove and will have detrimental impact on the area.

Final response – no response received.

Natural England - no objection subject to securing appropriate mitigation; agrees the conclusions of the LPA HRA.

Nutrient Team– there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals. It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development.

Planning Policy – no comments to make.

Portsmouth Water – no comments received.

Southern Water – comments that a formal application would be required for a connection to the public sewer; the Council's Building Control officers should comment on the adequacy of soakaways to dispose of surface water from the proposed development; informatives in respect of any public sewer found during construction phase.

Waste – no response received.

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: 44

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 2

2 online comments from the same household have been received raising the following concerns and objections:

- Submitted plan is incorrect as it indicates that the neighbouring block of flats has large windows serving the flats, however, there are two small windows in the kitchens of each flat next door
- Loss of light to the kitchen windows due to close proximity of the proposed development
- The side windows will provide little light to the proposed flats
- Insufficient space around the building to undertake maintenance works
- Strict time limits for building works are required due to elderly residents living on adjacent sites

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways considerations
- (v) Ecology
- (vi) Other considerations

(i) Principle of development

The development site is located within an urban area, where the principle of residential development is considered acceptable, subject to compliance with relevant planning policies for Havant. The site is located near but outside the District Centre, therefore, there are no specific policies that would direct the future use of the site.

The existing use of the site is a car sales/showroom/workshop and is classed as Sui Generis. Therefore, the loss of such use would not engage the provisions of Policy DM3 which prevents the loss of employment uses.

The proposed development consists of 7 no. 1-bedroom apartments. Therefore, Policy CS6 (Regeneration of the Borough) would be applicable. This Policy supports development which “positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough.”

In light of the above, subject to specific policies, including those safeguarding quality development, residential amenity, highways safety and ecology, the proposed development is considered acceptable, in principle.

(ii) Impact upon the character and appearance of the area

The application seeks planning permission to extend the main building on site and to extend it to provide additional floorspace to accommodate 7, 1-bedroom flats. The existing outbuildings within the rear courtyard are proposed to be demolished to provide space for a private communal amenity space and 7 car parking spaces. The development would be facilitated by a vehicular access onto Elm Grove, the provision of waste and recycle bins adjacent to the northern elevation of the building and an internal cycle storage.

The existing façade of the building would be retained together with its cropped gable feature. The additional side elements would be set back from the existing front building

line to break up the appearance of the front elevation.

During the course of the application, the proposal has been amended by replacing the originally proposed grey brick with a cream render, window aprons have been added on the front elevation, timber enclosures have been provided to screen recycle bins and soft landscaping features have been incorporated at the front of the building.

To ensure that the building integrates well with the existing character of Elm Grove, the details of the external materials and landscaping are recommended to be secured with a condition.

In light of the above, it is considered that the proposed development would blend in sufficiently with this part of Elm Grove streetscene without causing demonstrable harm to its established character or appearance.

(iii) Impact upon residential amenity

In terms of impact on residential amenities of adjacent neighbouring properties, the application site abuts a public footpath to the north, a public car park to the west and a residential development to the south (111 Elm Grove). The proposal would result in a built form coming closer to the boundary with no.111 which is a two storey, flatted development which benefits from 4 windows directly facing the application site (2 windows at ground floor level and 2 windows at first floor level). These windows serve kitchens for 4 separate flats. No. 111 has been built almost right up to its common boundary with the application site, leaving a very small gap between the buildings. As a result, the proposal would affect the outlook and light to these 4 windows. A letter of objection has been received raising concerns over loss of light to the windows.

Officers note that these windows, having a north facing orientation, would receive a limited amount of natural light and sunshine. The existing outlook from these windows would already feature the side wall of the application site, although at a greater distance. Officers also note that the existing building benefits from 4 large, clear glass windows facing no. 111. The first floor windows serve a bedroom and a lounge. The ground floor windows serve an office space and the car sale showroom. Therefore, Officers note that these windows would provide some views onto the kitchen windows at no. 111 compromising the level of privacy and creating a degree of overlooking. The proposed development would replace the clear glass windows with windows, which up to 1.7m would be obscure glazed and non-opening providing much greater privacy to the windows of the adjacent flats. Officers attach weight to this betterment resulting from the proposal in considering its overall impact on residential amenity.

To the north is Limewood retirement apartments. There are two windows in the nearest part of Limewood facing the closest part of the proposed development, at ground floor level a window to the mobility scooter store and at first floor level a side window to one of the apartments in a room that is dual aspect. The proposal would include obscure glazed windows at first and second floor level. These would be obscure glazed to 1.7m. A footpath runs between the two buildings and the set off and the design of the proposed windows helps to reduce any impact on light and potential for overlooking to an acceptable level.

Turning to amenities of the occupiers of the development, the proposed apartments

would meet the national technical guidance for internal space standards. The units would also benefit from an access to an enclosed communal garden area provided within the rear courtyard, away from the main road. The size of the area, whilst not overly large, could accommodate various garden paraphernalia, tables and chairs to allow the prospective residents to sit out comfortably and is considered acceptable to cater for 7, 1-bedroom flats. There would also be a provision of adequate cycle storage, as well as outdoor space for storing refuse waste and recycling.

In respect of environmental impacts, the Council's Environmental Health Officer reviewed the application and raised no objection subject to conditions securing measures to mitigate internal noise levels from traffic to an acceptable standard. A further condition has been recommended to secure details of any future external lighting on the building in order to protect the adjacent occupiers as well as occupiers of the proposed development from light disturbance and nuisance.

In addition, informatives to the applicant have been recommended in respect of hours of work, site noise during conversion works, bonfires and control of dust.

(iv) Highways considerations

Site Access

The site, previously used for the purposes of car sales, benefits from a dropped kerb alongside the entire site frontage and two vehicular access points to both sides of the existing building.

Hampshire Highways have initially raised concerns over the location of the proposed vehicular access running alongside the northern boundary of the application site due to it being in a close proximity to a busy footway link between St Mary's Road and Elm Grove providing links to the public car park, shops and schools and also the pedestrian crossing on Elm Grove. It has been suggested that vehicles leaving and entering the site could be in conflict with the pedestrians using the footway link and the pedestrian crossing, which is located to the north of the vehicular access onto the site. An alternative access arrangement was, therefore, requested.

In response, the applicant has provided data indicating vehicle movements associated with the operation of the existing business. The data indicates that the proposed 7 one-bedroom flats would generate fewer vehicle movements than the existing use. The Highway Authority agrees with the findings and removes their requirement to relocate the vehicular access onto the southern boundary, however, requires that the length of the existing dropped kerb to Elm Grove is reduced to only provide access to serve the proposed rear parking area.

The Highway Authority further commented that the footway to the north of the application site provides a valuable, busy pedestrian connection between Elm Grove and St Mary's Road which would benefit from widening to make that route more attractive to users. The Highway Authority recommended that the opportunity to secure a widening of that route by some 1.5 metres is considered by the developer and the Planning Authority. However, given that the proposal would provide only 6 additional

residential units on site, such request is not considered proportionate to the scale of the proposed development and its highways impacts. Therefore, seeking such improvement would not be justified in planning terms.

Whilst the site is of a relatively small scale, due to its location, it is considered reasonable to require the submission of a Construction Management Plan in order to control aspects that otherwise could have adverse impacts on the highways safety, such as on-street parking and delivery times clashing with peak periods, including school arrival and departure times as well as network peaks.

Car and Cycle Parking

In accordance with the Council's car parking standards, a development of 7, 1-bedroom flats generates the requirement for the provision of 7 car parking spaces and 7 cycle parking spaces. The proposed site layout plan demonstrates the provision of 7 car parking spaces to the rear of the building. Cycle storage for at least 7 bicycles would be provided within the building itself, at ground floor level and accessed via the northern elevation.

Waste

Whilst no comments from the Waste team have been received, the proposed site layout plan indicates the provision of individual household waste and recycle bins for each property to be located alongside the northern boundary. This would allow the residents to wheel their bins on the collection day close to the highway, which would avoid the need for a refuse vehicle to enter the site.

The Local Highway Authority did not object to this arrangement. Therefore, Officers are satisfied that the waste storage and collection facilities can be satisfactorily accommodated on site and a condition is recommended to securing details of the arrangement as well as its provision at the appropriate time before occupation of the development.

In light of the above, subject to conditions securing a reduced vehicular access arrangement onto the site and the provision of appropriate refuse and recycling facilities, the proposed development is considered acceptable and in accordance with the requirements set out in Policy CS16 and CS20 which collectively support sustainable development that provides adequate residential amenities, incorporates safe and convenient access for all and does not increase congestion and promotes better use of sustainable modes of transport.

(v) Ecology

The application site, being occupied by buildings and hardstanding with no planting, is not considered to be of significant ecological value. Therefore, in terms of Biodiversity Net Gain, the Council's Ecologist confirmed that the proposal would meet the de minimis exemption due to the absence of any habitat on site.

However, the proposed works would entail substantial modifications to the existing roof structure, which has the potential to provide suitable habitat for legally protected species such as bats. Therefore, the proposed works could result in

removal/disturbance of habitat with bat roosting potential. On this basis, an ecological assessment has been requested. In response to this request, the applicant has provided a series of photographs showing that the soffit/fascia areas appear well-sealed and the roof tiles are generally sound. In light of this, the Councils' Ecologist has confirmed that there would be no justification for a bat survey and recommended that the application is acceptable and no additional information is required.

In terms of requirements for nutrient neutrality, the application site is located within the SPA buffer zone and the proposal would result in the increase in residential units. Therefore, the development would be expected to mitigate against the effects of the water quality impact arising out of the development in respect of the net increase in dwellings.

The applicant has submitted a European sites avoidance and mitigation checklist, a nutrient budget using Natural England's spreadsheet and the Council's occupancy calculator suggesting the preference to use the Council's own strategic mitigation scheme. The Council's Nutrient team confirmed that there is sufficient capacity in the Council's mitigation scheme to accommodate the application proposals.

In terms of Solent Recreation Mitigation Strategy, the proposed development would be liable in respect of the net increase in dwellings.

Based on the information submitted, the LPA Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment and raise no objection subject to securing the appropriate mitigations.

With respect to the Solent Recreation Mitigation Strategy the applicant has provided a Unilateral Undertaking and paid the appropriate sum to address the potential recreational harm from the new development. Therefore, it is considered that this recreational element of the impacts of development have been adequately mitigated against.

With respect to the water quality issue, a Unilateral Undertaking has been received, together with the appropriate financial payment as nutrient mitigation. This is based on the development achieving a water efficiency of 110 l/p/d and to ensure these measures are provided as part of the development, and for ongoing compliance, it is necessary to add a compliance condition.

(vi) Other considerations

Contaminated Land

Planning history of the site reveals planning permission granted in 1971 (ref. no. 17924/6) for a motor workshop and petrol filling station. The applicant has confirmed that this permission, including petrol filling station element together with the proposed ducting for the proposed spray shop, was never

implemented. Instead, the site has been used for vehicle sales and minor repairs which would not cause land contamination.

The Council's Contaminated Land Officer, following a desk-based research on this and the adjacent sites, agreed with the applicant's assertion that none of the petrol filling station / service & repair / vehicle refinishing consents were implemented.

Therefore, it does not appear likely that a significant potentially contaminating land use was undertaken on this or the adjacent site. On this basis, no contamination conditions are required and the proposal is considered to comply with Policy DM17 Contaminated Land.

Drainage

Southern Water was consulted on the application and raised no objection. Comments have been made in respect of connection to the public sewer, adequacy of soakaways to dispose of surface water from the proposed development and the possibility of public sewer being found during construction works.

The Council's Drainage Engineer was also consulted on the application and concurred with Southern Water comments, raising no objection.

CIL liability

The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable, and the appropriate forms have been submitted. Based on the proposed total gross floor area, a total CIL liability would be £57,428.13, if permission was to be granted by the end of 2025. The applicant has not claimed relief, assuming liability.

8 Conclusion

The application seeks planning permission for redevelopment of the site to provide 7, 1-bedroom flats, a private communal amenity space and 7 car parking spaces within the rear courtyard.

The development would be facilitated by a vehicular access onto Elm Grove running adjacent the northern boundary of the site, the provision of waste and recycle bins adjacent to the northern elevation of the building and an internal cycle storage.

During the course of the application, the proposal has been revised and further information has been provided in response to comments from external and internal consultees. Further information has been provided to demonstrate that the proposal would be acceptable in terms of its ecological impacts, and conditions are recommended to secure on-site biodiversity enhancement measures and nutrient neutrality. The applicant has also provided a Unilateral Undertaking that secures nitrates and recreational disturbance mitigation. Natural England accepts this as an adequate mitigation to ensure no adverse impacts onto the relevant nature conservation sites.

Furthermore, appropriate highways conditions have been recommended to, inter alia, ensure that the site benefits from adequate and safe access as well as car and cycle

parking provision. Following the provision of further information, the Highways Authority does not raise objection. No objections have been received from Portsmouth Water, Southern Water or Council's Drainage Engineers, and the proposal is acceptable in respect of drainage. The revised appearance and design of the building is considered contextually acceptable and appropriate conditions are recommended to secure details of external materials, boundary treatment, soft and hard landscaping.

The development would provide adequate amenities for the prospective occupiers of the development, in terms of internal space, communal space, car and cycle parking as well as waste and recycle facilities. An appropriate condition ensuring acceptable internal noise levels have been recommended. The Environmental Health Officer does not raise objection to this proposal. In terms of impacts on the adjacent residents, a condition securing details of any future external lighting has been recommended to prevent any light pollution. It is acknowledged that the proposal would result in a built form coming closer to the kitchen windows at the adjacent site at no. 111 Elm Grove, which directly face the application site. There would be impact on the light and outlook from these windows. Officers note that the windows are north facing and already receive a limited amount of natural light and sunshine.

The existing outlook from these windows already features the existing side wall of the application site, although at a greater distance. Officers also note that the existing building benefits from 4 large, clear glass windows facing no. 111. The first floor windows serve a bedroom and a lounge. The ground floor windows serve the car sale showroom, which is accessed by the members of the general public. The proposed development would replace the clear glass windows with windows, which up to 1.7m would be obscure glazed and non-opening, providing much greater privacy to the adjacent flats. Officers attach weight to this betterment resulting from the proposal in considering its overall impact on residential amenity. Moreover, as the Council cannot currently demonstrate a 5 year supply of deliverable housing sites, relevant policies for the supply of housing cannot be considered up-to-date. The tilted balance in favour of sustainable development is therefore engaged. The site would make a modest but meaningful contribution to meeting the current shortfall in housing supply in Havant Borough. The development would provide policy compliant housing, which attracts substantial weight in favour of the proposal.

Drawing the above considerations together, in the context of the lack of a 5 year housing land supply and the moderately harmful impact of the development on the residential amenities of the adjacent residents, Officers conclude that these adverse impacts would not be such as to significantly and demonstrably outweigh the benefits, when assessed against the Policies in the National Planning Policy Framework taken as a whole. Therefore, the application is recommended for approval, subject to conditions set out below.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS** for application APP/24/00315 for the following reasons/subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase

Act 2004.

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

- Proposed Ground and First Floor Plans A112A V3.1
- Proposed Second Floor Plan A112 B V3.1
- Proposed Elevations A113 V3.1
- Site and Location Plan A111 V3.1
- Site Sections A114 V3.1
- Streetscene A117 V3.1
- Statements document
- Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

3. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

5. (a) Before development proceeds above slab level, details of soft landscaping shall be submitted to the local planning authority and approved in writing.

(b) Development shall be carried out in accordance with the details approved pursuant to part (a) of this Condition and implemented prior to occupation or in the first planting and seeding season following the occupation of the building, whichever is the sooner.

(c) Any plants approved pursuant to part (a) of this Condition which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. (a) Before development proceeds above slab level, details of hard landscaping shall be submitted to the local planning authority and approved in writing.
(b) Development shall be carried out in accordance with the details approved pursuant to part (a) of this Condition and implemented prior to occupation of the building, whichever is the sooner.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Before development proceeds above slab level, a suitable scheme for the biodiversity enhancement measures shall be submitted to the local planning authority and approved in writing. Development shall be carried out in accordance with the approved scheme and implemented prior to occupation.

Reason: To enhance existing features of biodiversity value within the site in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8. No part of the development hereby approved shall be occupied until refuse storage and collection facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The provision shall thereafter be permanently retained at all times.

Reason: To ensure appropriate appearance of the site, highway safety and to avoid detrimental impact upon residential amenity in accordance with Policy CS16, CS20 and DM7 of the adopted Core Strategy and the National Planning Policy Framework.

9. (a) Unless otherwise agreed in writing with the Local Planning Authority, no works pursuant to this permission shall commence until a Construction Environmental Management Plan (CEMP), to cover demolition and construction phases, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to details of: development site compound and hoarding; cleaning of the wheels and bodies of vehicles leaving the site; site access management; working hours and times of deliveries; loading/offloading areas; contractor parking areas, and

(b) The development shall be carried out in accordance with the CEMP approved pursuant to part (a) of this condition and shall continue for as long as

construction works are taking place at the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policies CS20 and DM10 of the adopted Core Strategy and the National Planning Policy Framework.

10. Prior to occupation details of boundary treatments for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be provided prior to occupation and thereafter maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11. The car and cycle parking spaces for the dwelling hereby permitted, shown on the approved plans, shall be kept clear and available for the parking of vehicles and bicycles prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

12. Before use of the development is commenced the existing access from the site shall be permanently stopped up, other than the required access to serve the development and effectively closed with the kerb line and footway reinstated, in accordance with details which have been submitted to and approved in writing by the Planning Authority.

Reason - In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

13. Prior to first occupation, a confirmation that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB LAeq,16 hour and at night (23:00 to 07:00) 30 dB LAeq,8 hour for bedrooms shall be submitted to and agreed by the Local Planning Authority.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise in accordance with Policies CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

14. No floodlighting, street lighting or other form of external lighting scheme, including at or on dwelling units, shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not

thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants outside of and within the development from light disturbance / nuisance in accordance with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

15. At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

16. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the south and north facing elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

Informatives:

Foul and Surface Water Drainage

A formal application for a connection to the public sewer shall be made by the applicant or developer to the Southern Water.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Regarding hours of work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development which are audible at the site boundary, shall take place on any Sunday or Bank / Public holiday, nor on any other day except between the following times:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Regarding site noise during conversion works:

The applicant is to ensure that details of measures to be employed to control the emission of noise during any demolition, excavation, clearance and construction works at the development be provided to the Environmental Health Pollution team, at Havant Borough Council.

BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI,2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria which should be followed.

This is to ensure the residential amenity of the adjacent properties is not impacted upon by any external noise levels.

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. It is recommended that the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. This is in order to protect the occupants of nearby residential properties from dust nuisance.