

PROPOSAL	Erection of 1no 3bed dwelling and associated works
LOCATION:	21 - 23 The Crescent, Waterloooville, PO7 5EU
REFERENCE NO:	APP/26/00145
APPLICANT:	Mr. Richard Middleton
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	29/04/2026
APPLICATION EXPIRY DATE:	21/05/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

Executive Summary

This application seeks full planning permission for the erection of one three-bedroom dwelling and associated works on land forming part of the rear gardens of 21 and 23 The Crescent, Waterloooville. The proposed dwelling would be accessed from the existing private driveway to the west and would be served by two car parking spaces, cycle storage, private amenity space, an electric vehicle charging point and related boundary treatment. Two parking spaces would also be provided for No. 21 The Crescent.

The site lies within an established residential settlement where the principle of residential development is acceptable. The proposal involves development within existing garden land, with the dwelling of a domestic scale and chalet-style form, with materials and design features considered compatible with the surrounding residential character. The proposal would make a modest contribution to the Council's housing supply and would represent an efficient use of land within a sustainable urban location.

The main issues raised by the application include the principle of development, impact on the character and appearance of the area, neighbouring and future residential amenity, access and parking, drainage, ecology, biodiversity net gain, CIL, and impacts on European protected sites. These matters have been assessed in the report and are considered acceptable, subject to the recommended conditions and completion of the required mitigation obligations.

The Highway Authority raises no objection following the submission of revised visibility splay details. The proposal would provide policy-compliant parking for the new dwelling and No. 21 The Crescent. The dwelling would provide an acceptable standard of accommodation for future occupiers, including adequate private garden space, and conditions are recommended to secure obscure glazing, boundary treatment, parking/access arrangements, electric vehicle charging and solar panel details.

The Habitats Regulations Assessment concludes that, subject to the necessary mitigation being secured, the proposal would not adversely affect the integrity of relevant European sites.

The recommendation is therefore to approve the application with conditions, subject to completion of a Unilateral Undertaking to secure the required nitrate neutrality and Solent Recreation Mitigation Strategy contributions.

1. Site Description

- 1.1 The site lies on the northern side of Elstead Gardens which is a residential cul-de-sac and falls within the rear gardens of 21 & 23 The Crescent.
- 1.2 The area is mainly residential in character, comprising a mix of detached, semi-detached, two storey and chalet style bungalows.
- 1.3 The site and accesses would be sited wholly within Flood Zone 1.

2. Planning History

No relevant planning history.

3. Proposal

- 3.1 The proposal is for the erection of one three-bedroom dwelling and associated works.
- 3.2 The associated works include the provision of two car parking spaces for the proposed dwelling, accessed from the private driveway to the west, with the provision of an EV charging point. A secure bicycle storage building would be provided within the rear garden. The rear garden would be enclosed by a new 1.8m high close-boarded fence.
- 3.3 Two car parking spaces would also be provided for No. 21, with this area enclosed by a new 1.8m high close-boarded fence.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework 2026, the Development Plan, and other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Council Building a Better Future Plan

The weight to be afforded to the following policies is limited having regard to the stage of preparation of the Plan.

- Policy 1 Development Strategy
- Policy 2 Defined Settlement Boundary
- Policy 11 Climate Change
- Policy 13 High-quality Design
- Policy 14 Housing Density
- Policy 15 High-quality New Homes
- Policy 16 Low Carbon Development
- Policy 17 Preventing Overheating
- Policy 18 Sustainable Construction Methods, Materials and Waste
- Policy 19 Water Efficiency
- Policy 20 Biodiversity Net Gain
- Policy 21 International and National Nature Conservation Sites
- Policy 22 The Local Ecological Network
- Policy 23 Recreation Disturbance on International Sites
- Policy 24 Water Quality Effects on International Sites
- Policy 25 Protected and Notable Species
- Policy 26 Solent Wader and Brent Goose Strategy Sites
- Policy 28 Drainage
- Policy 42 Self and Custom Build Housing
- Policy 49 Amenity and Pollution
- Policy 53 Accessibility, Transport and Parking

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Arboriculturalist/Tree Officer- No comments received

Building Control – No adverse comments

Highways Authority

Highway Authority consultation comments are summarised as follows, with their full responses available to view on the Council's website.

Final Comment – No Objection

Drawing 25046-PL-1111 Rev P03 shows the full extent of the 2.4m x 43.0m visibility splays as previously requested. The Highway Authority are content that visibility will be achievable and have no additional comments to provide on this matter. As stated in our previous response, 21 The Crescent will require vehicles to cross over a pedestrian footway, as well as implement a dropped kerb. Subject to any planning permission that may be granted by the LPA, a subsequent permission will need to be granted by HCC to undertake the access works on the highway.

Recommendations These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals.

Previous Consultation Comments – Holding Objection

- The applicant has revised the plans to show visibility splays for *the* parking spaces serving No. 21 The Crescent, and the Highway Authority is satisfied that the required 2.4m x 43m vehicular visibility splays and 2m x 2m pedestrian intervisibility splays appear to have been provided. However, the plans do not show the splays in their entirety, so it cannot be confirmed that they are free from obstruction. Revised drawings are therefore required.
- The Highway Authority reiterates that the proposed access for No. 21 The Crescent will require vehicles to cross the footway and a dropped kerb. Separate consent from Hampshire County Council will be required for these highway works, together with a licence to extend the dropped kerb serving No. 23 The Crescent.
- In its initial response, the Highway Authority requested visibility and pedestrian intervisibility splays in accordance with Hampshire County Council Technical Guidance Note TG3 and sought confirmation that the proposed parking provision complies with the Parking SPD.
- The Authority also noted that the access to the new dwelling from Elstead Gardens is onto a privately maintained road and advised reliance on Hampshire County Council's standing advice rather than detailed highway comments.
- **Recommendation:** The Highway Authority maintains a holding objection pending submission of revised plans and additional information addressing the visibility splay concerns.

Natural Environment Team

I can confirm 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. The details of other schemes have been published on the Partnership for South Hampshire's website at: <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>.

Natural England – No Objection

Summary of Natural England's advice.

No objection - subject to appropriate mitigation being secured

Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of European designated sites.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution(s) which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development. Mitigation measure(s) to offset any positive nutrient budget should be provided within the relevant catchment area(s).

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered, and relevant local bodies are consulted.

Officer Comment: *Full details of Natural England's comments may be found on the Council's website.*

Cllr C Diamond

No comment received

Cllr A Harrison

No comment received

Cllr P Tansom

No comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	1 Notice	8/4/26	29/4/26	Advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 23

Representations Objecting: 9

Neighbour representations have been received raising objection to the proposal. The comments can be summarised as follows:

- *Privacy and overlooking* - Objections state that the proposed first-floor bedrooms/rear-facing windows would overlook neighbouring rear gardens and windows, particularly the rear gardens and dwellings along The Crescent, resulting in a significant loss of privacy and a more enclosed/claustrophobic relationship.
- *Loss of light and outlook* - Concerns are raised that the new dwelling would reduce sunlight to neighbouring gardens, particularly in the afternoon/winter months, increase overshadowing, and create an oppressive sense of enclosure.
- *Parking pressure and highway impact* - Parking in Elstead Gardens and the surrounding roads is already constrained, especially in this cul-de-sac - proposal would reduce available on-street parking, intensify congestion, and worsen day-to-day parking conditions for existing residents and visitors.
- *Garage Court / private access land* - Access/parking to the rear is privately owned, that rights of way are limited, and that the Garage Court must be kept clear for those with existing access rights to garages. Concern is raised that the submitted plans incorrectly include this land within the site/access arrangements.
- *Drainage and runoff* - Concern is raised regarding existing surface water runoff, the sloping nature of rear gardens, and whether the development could worsen drainage conditions for adjoining land.
- *Construction disturbance* - Residents raise concern about temporary disruption during construction, including noise, delivery and contractor vehicles, obstruction within the cul-de-sac, and interference with access to driveways, garages and rear gardens.
- *Other matters raised* - Development would not benefit existing residents and refer to the condition/management of other properties in the applicant's ownership. These matters are noted where relevant.

Officer Comment: *Material planning considerations are addressed in Section 7, except for the following:*

- *Construction disturbance* - Temporary noise, vehicle movements and other disruption associated with construction are not, in themselves, grounds to withhold planning permission and would be limited to the construction period.
- *Submitted plan incorrect* – Details submitted show that the plans submitted are correct.
- *Other matters raised* - Whether the development would benefit existing residents, and the condition or management of other properties in the applicant's ownership, are not material planning considerations in the determination of this application.

7 Planning Considerations

Habitat Regulations Assessment & Appropriate Assessment

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HRA) of the proposed development.

Recreational Pressure

The project being assessed would result in a net increase of one dwelling within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The mitigation package is to be secured through a Unilateral Undertaking in line with the requirements of the Habitats Regulations and Policy DM24; however, the completed undertaking has not yet been signed and returned, and the relevant contribution has not yet been secured.

Water quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. 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. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast SPA cannot be ruled out.

Natural England has produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The mitigation package is to be secured through a Unilateral Undertaking; however, the completed undertaking has not yet been signed and returned, and the relevant contribution has not yet been secured.

Appropriate Assessment conclusion

The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites which would otherwise have been likely to occur, provided that the mitigation is secured before permission is granted. 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. The mitigation packages are to be secured through a Unilateral Undertaking. Planning permission would only be granted on the basis that the Unilateral Undertaking has been signed, and the relevant mitigation contributions have been paid.

Planning Considerations

7.1 In other respects, having regard to the relevant policies of the development plan and all other material considerations 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 on Residential Amenity
- (iv) Access and Parking
- (v) Flood Risk and Drainage
- (vi) Ecology & Biodiversity Net Gain
- (vii) CIL
- (viii) Human Rights Act
- (ix) Equalities and Diversities

(i) Principle of Development

- 7.2 The application site is located within an established and sustainable urban area where residential development is supported in principle, subject to compliance with relevant development management policies. Policy S4(1) of the revised National Planning Policy Framework (NPPF) published on the 17th August 2026 states: "*That development proposals within settlements should be approved unless the benefits are substantially outweighed by adverse effects when assessed against the Framework's decision-making policies.*" This is a strong policy presumption in favour of development in settlement locations and is particularly relevant given the Council's current housing land supply position of 1.3 years against the required five-year supply.
- 7.3 The proposal would make effective use of previously developed residential land within an area that benefits from good access to services, facilities and public transport. Whilst only delivering a single dwelling, the development would make a positive contribution to housing supply, which attracts weight in favour of the proposal in light of the Borough's significant housing shortfall.

- 7.4 The Council's Core Strategy 2011 seeks to focus development within urban areas where existing infrastructure and services are available and where impacts on environmentally sensitive areas can be minimised. This approach is reflected in Policy CS17 of the Core Strategy, which requires the effective use of land. Policy CS9 also supports housing development at an appropriate density having regard to accessibility, local character and surrounding built form. The proposal would provide a relatively low-density form of development at approximately 8.3 dwellings per hectare.
- 7.5 The adopted Local Plan policies are broadly consistent with the revised NPPF in supporting sustainable residential development and the efficient use of land whilst requiring development to respond appropriately to its surroundings.
- 7.6 The revised NPPF continues to place significant emphasis on housing delivery and the effective use of land. Policy L1 supports the efficient use of land to meet development needs whilst safeguarding environmental quality. Policies L2 and L3 encourage the optimisation of suitable sites, particularly where there is an identified shortage of housing land, whilst ensuring that development responds appropriately to local character, design considerations, infrastructure capacity and accessibility.
- 7.7 Having regard to these policy considerations, the principle of an additional dwelling within this established urban area is acceptable and attracts substantial weight in the planning balance. The acceptability of the proposal therefore turns on the detailed assessment of design, character, residential amenity, access, parking, ecology and other material planning considerations.

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

- 7.8 The area is predominantly residential in character and contains a variety of dwelling types and forms, including detached and semi-detached dwellings, two-storey houses and chalet-style bungalows.
- 7.9 Havant Design Guide SPD acknowledges that infill developments have a role to play in delivering new housing. However, it recognises that such development can adversely affect neighbouring properties and the character and quality of the area. The SPD advises that development should not adversely impact neighbouring occupiers and should not dominate the street frontage or existing buildings in terms of its size, scale, massing or height. New development should be well designed and remain subservient to the frontage property.
- 7.10 The revised NPPF makes clear that the development of residential garden land should not be regarded as inappropriate in principle; however, such proposals must still be assessed having regard to local character, design, residential amenity and other material planning considerations. In this case, the proposed dwelling would be located within an established residential area and would be of a scale and form that reflects the domestic character of the locality. Having regard to this established residential context, the scale and siting of the proposed dwelling, and the assessment set out below, it is considered that the use of this garden land for an additional dwelling would not, in itself, result in unacceptable harm to the character or appearance of the area.
- 7.11 The surrounding area contains a mix of dwelling types and designs, including chalet-style bungalows with front dormers on the opposite side of Elstead Gardens, together with more conventional two-storey dwellings. Whilst there is no single prevailing architectural style, the area is characterised by domestic-scale residential development.

- 7.12 The proposed dwelling would be one-and-a-half storeys in height, with accommodation partly contained within the roof space. It would incorporate a pitched roof with front and rear dormers, reflecting features found within the surrounding area. The proposed materials comprise red brickwork, a tiled roof and areas of tile hanging, together with a modest entrance canopy. These materials and design features are considered compatible with the character of the locality.
- 7.13 The dwelling would measure approximately 6.6m in depth and 9.6m in width, with an overall height of approximately 7.4m, providing approximately 93sqm of internal floorspace. The accommodation would comprise an entrance hall, kitchen/dining area, living room and WC at ground floor level, with three bedrooms and a bathroom at first-floor level.
- 7.14 Whilst the proposal would be sited within land currently forming part of the rear gardens of Nos. 21 and 23 The Crescent, its scale, massing and design are considered appropriate to its setting. The chalet-style form, modest proportions and proposed materials would ensure that it remains appropriate in scale to the surrounding development and would not appear unduly prominent or incongruous within the street scene. The proposal is therefore considered to represent an acceptable form of infill development that would preserve the character and appearance of the area, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) and the guidance contained within the Havant Design Guide SPD.

(iii) Impact on Residential Amenity

Existing residential amenity

- 7.15 The properties with the potential to be impacted by the development would be 23 - 31 The Crescent, whose rear gardens are located to the north of the application site.
- 7.16 The site would be enclosed by a 1.8m close-boarded timber fence and, as such, windows and openings at ground-floor level to the rear would not result in any unacceptable impact on neighbouring residential amenity.
- 7.17 Following the submission of amended plans, the windows serving bedroom 1 and the first-floor landing would be obscurely glazed, as shown on the submitted plans, and this would be secured by condition should planning permission be granted. Whilst the bedroom 3 window at first-floor level would afford some views towards the rear gardens of the neighbouring properties identified above, the proposed rear garden would exceed the Council's minimum guideline depth of 10m. Furthermore, the relationship between the proposed dwelling and surrounding residential properties is considered typical of that found within an established residential area, where a degree of mutual overlooking between neighbouring dwellings is commonplace. The outlook from the bedroom 3 window would be reflective of the level of overlooking already experienced between existing dwellings in the locality. Consequently, any additional overlooking would not be so significant or harmful as to justify the refusal of planning permission.

Future residential amenity

- 7.18 The size of this 3-bedroom, 5-person dwelling would comply with the Government's Technical Housing Standards – Nationally Described Space Standard. The dwelling would also be required to comply with the energy efficiency requirements of Part L of the Building Regulations.
- 7.19 The proposal includes an electric vehicle charging point. Whilst not currently shown on the submitted plans, the provision of solar photovoltaic panels would be secured by condition should planning permission be forthcoming and would assist in reducing operational carbon emissions associated with the development. Together with the proposed electric vehicle charging point, this would support the transition to low-carbon transport and sustainable development.
- 7.20 The proposal would provide a rear garden in excess of 11m in length, which exceeds the minimum requirement set out in Havant's Design Guide SPD of 10m.
- 7.21 The proposal would have two parking spaces accessed from an existing private driveway, together with adequate turning space to enable vehicles to enter and leave the site in a forward gear. Cycle provision would be provided in the form of secure storage, with adequate space in the rear garden for bin storage. The proposal therefore complies with Havant's Car Parking SPD and Policy DM13 of the Core Strategy.
- 7.22 The proposal would provide a satisfactory level of accommodation for future occupiers, in accordance with Policy CS16 of the Core Strategy.

(iv) Access & Parking

Access

- 7.23 The existing private driveway to the west would provide access to the two car parking spaces for the proposal. In addition, a new vehicular access onto Elstead Gardens is proposed to provide 2 car parking spaces for 21 The Crescent.
- 7.24 The Highway Authority has advised that Elstead Gardens is privately maintained at the point of the proposed access to the new dwelling and that this element would not involve the creation of a new access onto the public highway. The Highway Authority has confirmed that the revised plan shows the required 2.4m x 43m visibility splays in respect of this access and is satisfied that adequate visibility can be achieved.
- 7.25 In respect of the new access and associated hard surfacing serving No. 21 The Crescent, the submitted details indicate that vehicles would cross the pedestrian footway and that a dropped kerb would be required. Such works would require separate consent from the Highway Authority. The formation of a means of access (and associated hard surface) falls within Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); however, this does not remove the need for any necessary highway consents to drop the kerb.

Parking

- 7.26 As stated above two parking spaces are proposed for 21 The Crescent. In addition, two parking spaces accessed from the existing private driveway to the west would be provided for the proposed dwelling. The size of these parking spaces complies with Havant's Car Parking SPD i.e. 2.4m x 4.8m and would be in accordance with Policy DM13 of the Core Strategy.

(v) Flood Risk and Drainage

Flood Risk

- 7.27 The proposed dwelling and associated accesses would be sited wholly within Flood Zone 1, which represents land at the lowest probability of flooding from rivers and the sea. The revised NPPF requires development to take account of flood risk from all sources, including surface water, and to ensure that it would be safe for its lifetime without increasing flood risk elsewhere. Given the site's Flood Zone 1 location, the modest scale of the development and the proposed use of soakaways for surface water disposal, the proposal is not considered to result in an unacceptable flood risk impact, subject to detailed drainage matters being addressed through the Building Regulations process.

Foul Drainage

- 7.28 The foul sewage would be discharged to the main public sewer.

Surface Water Drainage

- 7.29 The surface water would be disposed of by a soakaway.
- 7.30 If permission is granted drainage issues would fall within the remit of Building Control.

(vi) Impact on Ecology and BNG

Ecology

- 7.31 All development within the Borough is expected to protect, conserve and enhance the Borough's Local Ecological Network.
- 7.32 The application site is within 200 metres of Notable and Protected Species namely Hazel Dormouse. Due to the nature of the development and the separation distance it is not considered to have an adverse impact on the ecology of the area, complying with Policy CS11 of the Havant Borough Core Strategy (2011).

BNG

- 7.33 The applicant is claiming exemption from BNG on the grounds that the proposal would be a self-build and custom build development. It has also been confirmed that the building meets the definition of self-build or custom housebuilding development as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. Therefore, the proposal is exempt from BNG.

(vii) CIL

- 7.34 The application has applied for self-build exemption under the CIL Regulations. Therefore, if this exemption is secured, a CIL contribution would not fall due for the proposed development.

(viii) Human Rights Act

- 7.35 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(ix) Equalities and Diversities

- 7.36 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusions

- 8.1 The site lies within an established settlement area where the principle of residential development is acceptable. The proposal would make efficient use of land and provide one additional dwelling, making a modest contribution to the Council's housing supply. Having regard to the scale, siting and design of the dwelling, it is considered that the development would preserve the character and appearance of the area and would not result in unacceptable harm to neighbouring residential amenity.

The proposed dwelling would provide an acceptable standard of accommodation for future occupiers, with satisfactory private amenity space, parking, cycle storage and access arrangements. Matters relating to highway safety and parking for the existing dwelling, drainage, ecology, biodiversity net gain, CIL and impacts on European protected sites have been assessed and found to be acceptable, subject to the required mitigation being secured before planning permission is granted.

- 8.2 The proposal is considered to accord with the relevant provisions of the development plan, the Havant Borough Design Guide SPD, the Havant Borough Parking SPD and the newly published National Planning Policy Framework. It is therefore recommended that planning permission be granted, subject to the conditions set out below.
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9. RECOMMENDATION:

That the Head of Planning & Growth be authorised to approve with conditions for application APP/26/00145 subject to the following:

(A) The following conditions (subject to such changes and /or additions that the Head of Planning & Growth considers necessary to impose prior to the issuing of the decision):

Conditions:

GENERAL

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Block & Location Plan – Drawing No. 25046-PL-1110 Rev P05
Site Layout – Visibility Splays – Drawing No. 25046-PL-1111 Rev P02
Proposed Elevations – Drawing No. 25046-PL-2300 Rev P01
Proposed Floor Plans – Drawing No. 25046-PL-2200 Rev P02

Documents

Application Form
European site avoidance and mitigation checklist
Nitrate Calculator
Havant Occupancy Calculator
CIL Forms 1, 2 & 7
BNG Self-custom build dwellings form

Reason: To ensure provision of a satisfactory development.

3. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no extensions or roof conversion shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and car parking provision having due regard to policies DM13 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

PRIOR TO COMMENCEMENT

4. No development shall commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development. Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available 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. 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.

ABOVE GROUND

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO OCCUPATION

- 6 Prior to the occupation of the development hereby approved details of the solar panels for the roof shall be submitted to and approved in writing by the Local Planning Authority. The approved solar panels shall be installed prior to the occupation of the development and thereafter maintained and retained.

Reason: In the interests of energy efficiency having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Prior to the occupation of the development hereby approved details of the electric charging point shall be submitted to and approved in writing by the Local Planning Authority. The approved electric charging point shall be installed prior to the occupation of the development and thereafter maintained and retained.

Reason: In the interests of energy efficiency having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to the occupation of the development hereby permitted, the close boarded fence as shown on Drawing No. 25046-PL-1110 Rev P05 shall be erected in accordance with the approved details and shall thereafter be retained in a wholly sound and effective condition.

Reason: In the interest of the amenities of future occupiers of the development and neighbouring properties having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted and for 21 The Crescent shall be made fully available for use 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.

- 10 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 first floor on the rear elevation serving Bedroom 1 and the landing shown on drawing No. 25046-PL-2200 Rev P02 shall be fitted with textured glass, the obscuration level of which shall be no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be fitted with restrictors to ensure that they are not capable of fully opening. The windows shall be 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.

- 11 The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation have been installed.

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.

- 12 Prior to the first occupation of the development hereby permitted, a scheme of soft landscaping, including details of species, size, density and location of all proposed planting, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out in the first planting season following first occupation of the development. Any trees or plants which, within a period of five years from planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

- 13 No demolition, site clearance, construction work, deliveries, collections, or other activities associated with the development shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No such activities shall take place on Sundays or Bank/Public Holidays.

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

- 14 Prior to the first occupation of the development hereby permitted the vehicle parking areas hereby approved shall be surfaced in a porous material and retained as such thereafter.

Reason: To ensure satisfactory surface water drainage and reduce the risk of flooding having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

POST OCCUPANCY

- 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

Informative

1. Conditions attached to this permission have been applied in accordance with Policy DM6 of the NPPF and are considered necessary, relevant, precise, enforceable and reasonable to ensure the development is acceptable in planning terms.
2. In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance:

You were updated about issues after the initial site visit.

Appendices

- A. Location & Block Plan
- B1. Site Layout – Visibility Splays
- B2. Site Layout – Visibility Splay
- C. Proposed Elevations
- D. Proposed Floor Plans
- E. Indicative 3D View