

- 1.4 To the west of the site are three storey town houses at Nos.132A-132C Sea Front. These are set back in relation to the road when compared to the application site and incorporate a pitched roof design.
- 1.5 Properties in this part of the Sea Front are mainly 2, 2 1/2 or 3 storey in height.

2 Planning History

APP/15/01222 - Construction of 2No. 3 bed maisonettes on top of existing block to create a four storey building and associated parking and landscaping works. Refused 24/12/2015 for the following reasons:

1 The development would result in the introduction of a four storey building in an area characterised by lower dwellings. The proposed development would by reason of its height, mass, bulk, design and prominent siting in this sea front location have an unacceptable and intrusive impact on the Sea Front and be harmful to the existing character and visual amenities of the area. The development would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to 132c Sea Front, and properties in The Sanderlings. In addition the proposed balcony (impacting 132c) and windows would result in unacceptable over looking and loss of privacy to neighbouring residents. Finally the development would result in an unacceptable loss of light to the amenity space to the rear of 132c. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

APP/16/00584 - 2No. maisonette flats above existing block of 4No. dwellings, new lift enclosure at rear, bin and cycle stores and 2No. car ports (Resubmission). Refused 27/07/2016 for the following reasons:

1 The development would result in the introduction of a four storey building in an area characterised by lower dwellings. The proposed development would by reason of its height, mass, bulk, design and prominent siting in this sea front location have an unacceptable and intrusive impact on the Sea Front and be harmful to the existing character and visual amenities of the area. The development would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to properties in The Sanderlings. In addition the proposed windows would result in unacceptable over looking and loss of privacy to

neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

3 Proposal

- 3.1 The proposal is for 2No. 2 bed maisonette flats above the existing block of 4No. dwellings, with a new lift enclosure to the rear, bin and cycle stores and 2No. car ports.
- 3.2 The current planning application follows the refusal of two previous planning applications on the site Ref: APP/15/01222 and APP/16/00584 which were refused planning permission for the reasons set out in part 2 of this report. The current application seeks to address the previous reasons for refusal and this has resulted in the revised design currently under consideration.
- 3.3 The proposal would result in the provision of two additional floors including a pitched roof design (with flat roof behind) such that the upper floor level of accommodation would be incorporated within the roof design.
- 3.4 Car parking arrangements would be amended and formalised with a total of 12 spaces provided (including the existing 4 garages). Bin storage would be provided to the front of the site and cycle storage and drying area to the rear.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

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 Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Local Plan Housing Statement 2016

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

The addition of the maisonettes would not comply with Requirement B5 for Fire Authority Access. Alternative measures such as a sprinkler system or a dry rising main should be considered.

Officer Comment: *An informative has been added to address this issue.*

Crime Prevention -Major Apps

No comments received

Hampshire Fire & Rescue

No comments received

Development Engineer (Highways)

The Highway Authority have no adverse comment to this application

Southern Water

It appears that applicant is proposing to divert a public sewer. Southern Water requests a formal application for sewer diversion under S185 of Water Industry Act 1991 in order to divert any public sewer.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

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

Informative requested regarding connection to the public sewerage system.

Officer Comment: *Should planning permission be granted an informative will be added highlighting the need for the applicant to apply for the necessary sewer diversion, and for connection to the public sewerage system.*

Waste Services Manager

No concerns over waste collection regarding this planning application.

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: 48

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 8 objections with 12 names

Summary:

Character of Area

Object to height and bulk of flats
Height of building out of character with surroundings
Height of buildings on this part of Seafront exceeded
Conflicts with HBC Design Guide SPD 2011
Building line has moved nearer the road
Set forward in street scene - over dominance
Out of scale and proportion to properties on Sea Front
Prominence of balconies
Unacceptable visual impact

Impact on Neighbouring Properties

Windows cause loss of privacy to The Sanderlings
Overbearing
Stifling, claustrophobic ambience
Adds to existing overlooking
Building proposed does not consider its impacts on buildings to the north and staggered arrangement to buildings in The Sanderlings
Contrary to policy CS16 HBLP 2011
Plans exclude our rear conservatory and therefore distance between properties appears bigger than it is
Plans of Dilkusha Court inaccurate
Noise disturbance from additional units/cars/access to building
Loss of light to back of our property (already restricted)
Impact on light entering property
Loss of light to garden - worse in winter
Overlooking to bedrooms and living room
Stairs to rear overlook our property
Request full BRE assessment undertaken and results made available
Officer Comment - *The application has been assessed against the Council's planning policies and SPD guidance the applicant has also submitted a shading light assessment*
Impact on health/wellbeing of residents with specific developmental/health issues
Oppressive to Dilkusha Court and Town Houses either side
Overlooking to 132a-132c Sea Front
Impact on light - Dilkusha Court
Loss of daylight and sunlight
Loss of privacy
Overlooking to communal garden area/patio of Dilkusha Court
Air pollution from builders works - health impacts
Impact on outlook
Bin store large and intrusive
Cumulative impacts of developments
Loss of a view
Officer Comment: *Loss of a view is not a planning consideration that can be taken into account in the determination of a planning application.*
Oppressive balcony screening

Other Issues

Fire and ambulance access
Public sewer diversion concerns
Sets precedent
Parking spaces cramped and too few - limited parking in surrounding roads
Drainage concerns
Previous reasons for refusal totally relevant
Concern regarding suitability of building to support weight of additional scheme
Officer Comment - *This is a matter for consideration under the Building Regulations*

7 Planning Considerations

7.1 The current application represents a modified design to the previously refused schemes with the top floor modified and an amended design created that sets the upper floor accommodation within the pitched roofspace. Having regard to the relevant policies of the development plan it is considered that the main issues arising from this revised application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking and access
- (v) Drainage
- (vi) Developer Contributions

(i) Principle of development

7.2 The application site is situated within the urban area where further development is normally considered acceptable subject to the usual development management criteria. In this case the impact on the character and appearance of the Sea Front and the impacts on residential amenities of adjoining residents are particularly important and considered in detail below.

7.3 In terms of housing requirements, the Council's Adopted Local Plan (Core Strategy 2011 and Allocations Plan 2014) covers the period until 2026 and continues to form the basis for determining planning applications in the Borough. However the Core Strategy was adopted prior to the NPPF and the housing target was based on the now revoked South East Plan. The NPPF sets out that it is a key requirement for the Council to prepare a Local Plan that will meet the full, objectively assessed need (OAN) for housing in its area. In March 2016 research commissioned by the Partnership for Urban South Hampshire (PUSH) produced an Objectively Assessed Housing Need study for the whole area and for Havant identified a need for 11,250 homes by 2036 (450 dwellings per annum). This far exceeds the housing target in the existing Pre-NPPF Local Plan of 6,300 by 2026 (315 dwellings per annum). In response the Council adopted the Local Plan Housing Statement in December 2016, which is the first stage in a review of the Local Plan which will address the housing need for the Borough in light of the updated evidence. Guiding Principle 3 of the Housing Statement affirms the Council's commitment to promote the use of brownfield land for residential development, and in this context the proposal would provide two additional dwellings on a previously developed site which would make a modest contribution to the Council's housing requirements.

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

7.4 The proposed development would result in significant changes to the existing two storey building with the addition of two additional floors and a redesign of the building with a pitched roof form concealing a flat roofed central element to the top floor and projection further towards the road with the proposed front balconies.

- 7.5 The site is located in a particularly prominent location on Hayling Sea Front. The site is viewed both in short and long distance views from the road and the coastal amenity space and car parking areas of Beachlands. The northern side of the Sea Front between the fair at Beachlands and Eastoke Corner is primarily residential in character with a combination of dwelling houses and flats predominating. The heights of these buildings are typically 2 or 2 1/2 storey with the occasional three storey building. The buildings are mixed in design but many incorporate traditional pitched roofs or flat roof designs. The properties either side of the site on the Sea Front are three storey or incorporate three storey elements. To the east of the proposed building is Nos.132A-132C Sea Front, a three storey building with pitched roof; and to the west is Dilkusha Court which is part two storey with a set back third storey with shallow pitched roof.
- 7.6 The existing two storey building with a flat roof on the application site is lower than the buildings on either side and has a rather squat appearance in the street scene. The siting of the building is set forward of Nos.132A-132C by approximately 5m and is in line with the main two storey element of Dilkusha Court.
- 7.7 The proposal would result in the provision of a third storey and a fourth storey within the roofspace which would read as a pitched roof from all directions but would conceal a flat roof area behind the pitch. The proposal also includes balconies to the south Sea Front elevation. Balconies are a common feature of this part of the Sea Front. The applicant has provided a street elevation which shows the building in its context. This shows the proposed ridge height to be 0.68m taller than that of Nos.132A-132C and 1.78m taller than the tallest part of Dilkusha Court. It is recognised that the siting of the building would increase its prominence within Sea Front, however, it is considered that the proposed design is in keeping with this part of the Sea Front. The use of the roof space to provide the fourth storey also helps to minimise the increase in height and the perception of mass and bulk when the building is viewed from Sea Front and the open public land to the south leading to the foreshore.
- 7.8 The building would be much less visible from the public viewpoint within The Sanderlings to the north where views would be restricted to glimpses between existing dwellings.
- 7.9 Overall it is considered that the development whilst relatively prominent in the Sea Front streetscene would have an acceptable visual impact as now proposed following the modifications from the previously refused schemes.

(iii) Impact upon residential amenity

- 7.10 With regard to residential amenity, there are two elements to consider, the first relates to the impact on adjoining properties and the second the amenities of the residents of the flats.

Impact on surrounding residents

- 7.11 Concerns have been raised by a number of residents in relation to the impact on them from the development as set out in Section 6 of this report. The main impacts are considered to be to No.132c Sea Front to the west, Dilkusha Court to the east, and to properties in The Sanderlings (in particular No's 3, 4 and 5) to the north.

132C Sea Front

- 7.12 This property incorporates garages at ground floor level with a balcony at first floor level and first and second floor windows set back from the balcony position. There are also a door and small window at ground floor level facing the application site and a second floor side elevation window facing the site currently looking over the existing flat roof.

- 7.13 In terms of the relationship to No.132C, the most significant issue is considered to be the impact of the staggered alignment of the properties and the proposed front balconies. In this regard it is acknowledged that there would be some additional impact in terms of the outlook from the closest front facing windows in No.132C (first and second floor) from the additional mass and bulk of the extension projecting above the existing two storey property. The balcony itself would be set in from the existing side wall of the flats to be extended with a 1.7m high obscure glazed screen providing privacy and preventing overlooking. Whilst the additional impact is acknowledged, No.132C enjoys an extensive southerly outlook from the front of the building and any additional impact from the proposed development is not considered sufficient to warrant a refusal of planning permission.
- 7.14 In terms of any impacts on side facing windows, the existing ground floor window and door face the existing side elevation of the application property and it is not considered that significant additional impacts would occur from the proposed development. The second floor window would be more impacted, however, this window is relatively small and effectively relies on borrowed light from the application site. It is not considered that the impact on this window would be sufficient to warrant a refusal of planning permission.
- 7.15 Additional windows and rooflights are proposed to the west facing elevation. One of the two windows would be obscure glazed as this would face the front balcony and windows in the front of No.132C. The proposed side kitchen window would essentially face the flank wall of No.132C. The rooflights are designed as high level to prevent overlooking.
- 7.16 In relation to light, as No.132C lies to the west of the application site morning light would be most impacted. In this regard the applicants have provided shadow diagrams of impacts based on 21st March and 21st December daylight. This effectively represents 'average' light conditions and 'worst case' light conditions. This demonstrates that on the 21st March 10am there would be a shadow to part of the flank wall of 132C and a very limited additional shadow to the rear communal area, this would not significantly change at 11.00am, by 12 there would be very little additional impact and in the afternoon no impact. The 21st December impacts would be more significant but with extensive shadowing already from the existing building this would not be significantly increased. In the afternoon there would be no additional impact. Overall, any additional light issues are considered to be relatively limited and acceptable.

Dilkusha Court

- 7.17 Dilkusha Court is an age restricted occupancy flatted development to the east of the site. The closest part of the development is set beyond the access to the rear of the application site and Dilkusha Court rear access way. The distance between the properties is approximately 8.5m. There are several windows in the closest part of the Dilkusha Court development facing the site but these are not considered to be unacceptably impacted by the development given the nature of the windows and the rooms that they appear to serve.
- 7.18 The agent has provided shadow diagrams for consideration showing impacts on afternoon/evening light on 21st March and 21st December. Given the set off between Dilkusha Court and the application site, these demonstrate only limited additional impacts in terms of light loss, these impacts are considered to be acceptable.

The Sanderlings

- 7.19 The properties closest to the application site in The Sanderlings (No's 3, 4 and 5) are two storey houses. The Borough Design Guide Supplementary Planning Document 2011 provides guidance in relation to recommendations for Back-to-Back Distances. This states that:

In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation.

Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling.

In this case it is necessary to consider to which properties this assessment should apply, whether there are facing windows providing a view and whether the development constitutes a full height four storey design.

- 7.20 The properties in The Sanderlings directly facing the site are Nos 3 and 4. There are no clear glazed additional windows proposed in the elevation facing The Sanderlings. The extended building has been designed such that the top storey is accommodated within the roof of the building. These design features are considered critical to assessment of the impact on the properties to the north of the site and given these features an insistence on a 28m separation distance would not be appropriate.
- 7.21 No.5 faces the rear of Nos.132A-132C Sea Front most directly (three storey block) and not the current application site. The application site would be viewed from the rear of No.5 at an angle. The application site is set off by a distance of approx 24m to the second floor element of No.5 and approx 21.5m to the ground floor rear extension of No.5. Given the angled relationship between the properties and the design which does not introduce overlooking windows, this relationship is considered to be acceptable. There are considered to be no significant additional impacts on light on the 21st March in the morning and no afternoon impacts. On the 21st December there would be some additional impacts in the morning, but by mid-day any shadow would be from the existing building at 132A-C. The impact on light to this property is considered to be limited and acceptable.
- 7.22 No.4 faces the application site directly and a section drawing showing the relationship has been provided by the agent. This indicates that there is a separation distance between these properties of 25.7m (excludes lift feature). No.4 has a rear conservatory which is set off approximately 23m. Given the set off, the lack of any new clear glazed overlooking windows and with the roof to the third floor sloping away, this relationship is considered to be acceptable. In relation to light, the relationship to this property (the closest 'in-line' property in The Sanderlings) meets the Council's Design Guide requirements. The shadow diagrams indicate that on the 21st March no additional impacts in terms of light. On the 21st December at 12 noon there would be a loss of light to the garden and ground floor of the house, however, there would be no change to the shadow from the existing situation by 3pm. It is not considered that this relatively limited impact on light in mid-winter would be sufficient to warrant a refusal of planning permission.
- 7.23 No.3 also faces the application site directly and again a section drawing showing the relationship has been provided by the agent. This indicates there is a separation distance between these properties of 32.9m (excludes lift feature). No.3 has a rear conservatory which is set off approximately 29.2m. There are a number of trees within the garden of No.3 which add an additional degree of screening particularly in parts of the year when the trees are in leaf. It is noted that concerns have been raised in relation to health impacts on residents within the property. Whilst these issues are capable of being material planning considerations, they seldom outweigh other material planning

considerations. It is appreciated that this property is set relatively close to the Dilkusha Court development, however, any additional impact from the development currently proposed is not considered sufficient on its own to warrant a refusal of planning permission. The light shadow diagram indicates no change to light on the 21st March and by 3pm on the 21st December the rear garden and back of No. 3 would be in shadow (as is the existing position). Additional light impacts are therefore considered limited and acceptable.

Amenities of the residents of the new flats

7.24 The proposals result in two additional residential units. It is considered that adequate external amenities can be provided on site including drying facilities, bin and cycle storage and car parking. Although there is a lack of external amenity space, balconies are provided and the site lies opposite the extensive open space and recreational facilities of Beachlands and the Sea Front.

(iv) Parking and access

7.25 The proposal retains the existing two vehicular access points to Sea Front. This leads to frontage parking and an existing driveway to rear parking. A total of 12 car parking spaces (including 4 existing garages) are provided to serve the existing and proposed flats. There would be a total of 6 two bedroom flats post development. The Council's Parking Supplementary Planning Document 2016 requires 2 spaces per flat and this requirement is met. The Development Engineer raises no objection to the proposed development.

7.26 In relation to cycle parking, 4 cycle lockers are proposed which would meet the requirements for the two new units proposed.

(v) Drainage

7.27 The proposal does not significantly increase surface water as the footprint of the building remains substantially unchanged.

7.28 In relation to foul drainage, the proposal would require the diversion of an existing foul sewer which would need the separate consent of Southern Water as would connection of foul drainage to the public sewer. Appropriate informatives are therefore recommended in relation to these matters.

(vi) Developer Contributions

7.29 The proposed development would be subject to CIL contributions. Based on the planning agents floorspace figures this would result in a contribution of £30,200.00 (indexed). It is noted however that self build exemption is being claimed. This claim is being considered by the Council's Community Infrastructure Officer.

7.30 This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £181 per dwelling to the Solent Recreation Mitigation Project (SRMP). For the proposed dwellings, plus admin and monitoring fee, a payment of £400 is due. This requirement is being addressed with the agent and members will be updated in relation to securing the required contribution.

8 **Conclusion**

- 8.1 The proposed development is located within the built up area where further residential development is considered acceptable in principle and would make a modest contribution to the Council's pressing housing requirements in a manner supported by the Local Plan Housing Statement. The application has been considered in detail with regard to its impact on the character and appearance of the area and on neighbours' residential amenities and is considered acceptable. Other matters in relation to parking and drainage can be appropriately addressed, as can the SRMP contribution requirement which must be secured prior to the issue of any permission.
-

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00388 subject to:-

(A) Completion of arrangements satisfactory to the Council's Solicitor to secure a contribution to the Solent Recreation Mitigation Project, as set at paragraph 7.30 above; and

(B) Subject to the following conditions:

- 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 and Location Plan Drawing No. 15:027: 01 Rev B
Proposed Site Plan Drawing No. 15:027:05 Rev E
Proposed Floor Plans and Elevations Drawing No. 15:027:03 Rev N
Proposed and Existing Street Elevation Drawing No. 15:027:06 Rev L
Existing and Proposed Site Sections Drawing No. 15:027:09 Rev A
Existing and Proposed Site Sections Drawing No. 15:027:010 Rev A
Proposed Shadow Diagrams Drawing No. 15:027:11 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place 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/or 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.

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

- 5 The landscaping works shown on the approved plans Proposed Site Plan Drawing No. 15:027:05 Rev E shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the additional residential units hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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.

- 6 No additional residential units shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

- 7 The car parking (including garages), servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted 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.

- 8 The first and second floor balconies hereby approved shall not be brought into use unless and until screens are fitted to the east and west elevations and between balconies with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) to a height of no less than 1.7m above finished floor level, 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.

- 9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the following windows:

West Elevation:

Second Floor Living Area Window

North Elevation:

First Floor Communal Stair/Lift Lobby

Second Floor 2 x Utility, 2 x Store and Communal Stair/Lift Lobby

(All as shown on Proposed Floor Plans & Elevations Drawing No. 15:027:03 Rev N)

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.

- 10 The additional residential units hereby permitted shall not be occupied unless and until full details and specifications of the proposed bin and cycle stores have been submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall thereafter be provided prior to occupation and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that appropriate bin storage is provided and in the interests of providing sustainable transport options having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Existing Block Plan
- (C) Proposed Block Plan
- (D) Existing Elevations
- (E) Proposed South and North Elevations
- (F) Proposed West and East Elevations
- (G) Proposed Ground and First Floor Plans
- (H) Proposed Second and Third Floor Plans
- (I) Proposed Roof Plan
- (J) Existing and Proposed Section to 4 The Sanderlings
- (K) Existing and Proposed Street Elevation