

12 BEACH ROAD SOUTHSEA PO5 2JH**CONVERSION TO FORM 3 NO. ONE BEDROOM SELF CONTAINED FLATS INCLUDING SECOND FLOOR REAR EXTENSION AND REAR DORMER****LINK TO ONLINE DOCUMENTS;**

[21/00934/FUL | Conversion to form 3 no. one bedroom self-contained flats, including second floor rear extension and rear dormer | 12 Beach Road Southsea PO5 2JH \(portsmouth.gov.uk\)](#)

Application Submitted By:

Mr John Pike of Pike Planning

On behalf of:

Mr Aleksander Hapunik of AC Properties Limited

RDD: 21st June 2021

LDD: 17th August 2021

1.0 SUMMARY OF MAIN ISSUES

- 1.1 This application is brought to Planning Committee due to a call-in request from Councillor Smyth.
- 1.2 The main issues for consideration in the determination of the application are considered to be as follows:
 - The principle of development;
 - Design and Impact on the character and appearance of the conservation area;
 - Standard of accommodation
 - Impact on residential amenity;
 - Highway Implications;
 - Waste;
 - Flooding, and;
 - Impact on the Solent Special Protection Area (SPA) and Nitrates.

2.0 SITE AND SURROUNDINGS

- 2.1 The application relates to a three storey terraced dwellinghouse located on the northern side of Beach Road, as shown in **Figure 1** below. The applicant alleges that the lawful use of the property is as a Class C4 House of Multiple Occupation (HMO) albeit there is no planning history to confirm this. The property is neither statutory or locally listed and falls within the East Southsea Conservation Area. There are no listed buildings within the vicinity of the site.
- 2.2 The property forms part of a stucco faced originally uniform designed terrace of mid nineteenth century dwellings (Nos 2-44), originally built as Beach Terrace, which have been much altered externally since originally built. The terrace is largely two-storey with three-storey end and centre pavilions and originally had small, pitched roof dormers on each two-storey property. These dormers have survived on most properties maintaining the visual rhythm of the terrace, albeit a number of bigger front dormers have been installed. The terrace is set back behind short front gardens and several gardens have been made into hardstanding to accommodate car parking with the loss of front boundary walls, gate pillars and gates.

- 2.3 The surrounding area is residential in character with two and three-storey dwellings. The southern side of Beach Road comprises two-storey red brick terrace dwellings with two-storey bays; but with some 1930s housing with some original details at the eastern end.

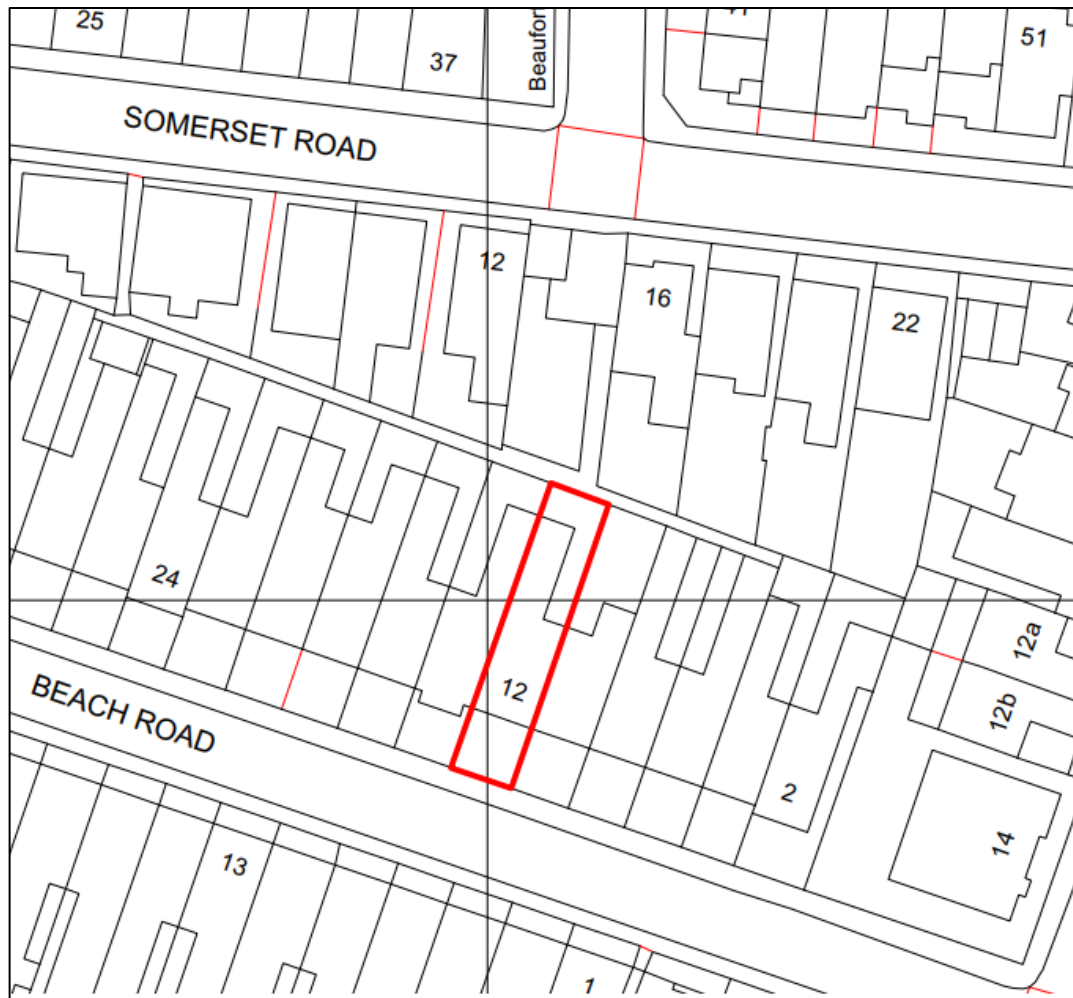


Figure 1 - Site Location Plan

3.0 THE PROPOSAL

- 3.1 Planning permission is sought for the conversion of the existing 4 bedroom dwellinghouse into 3 x one bedroom self-contained flats (Class C3) as shown in **Figure 2** below.
- 3.2 The proposed flats would be accessed via the existing entrance onto Beach Road and would be arranged with one flat occupying each floor of the building. The ground floor flat (Unit 1) would provide a 1 bedroom, 2 person flat with 52 square metres of internal floorspace and private amenity garden space to the rear. There would be a living room/dining/ kitchen to the front and an ensuite bathroom and one double bedroom to the rear.
- 3.3 The first floor flat (Unit 2) would provide a 1 bedroom, 1 person flat with 40 square metres of floorspace. There would be a living room/dining/kitchen to the front and a double bedroom and a bathroom to the rear.
- 3.4 The second floor flat (Unit 3) would provide a 1 bedroom, 1 person flat with 37.5 square metres of floorspace. The flat would provide a living room/dining/ kitchen to the front and an ensuite bathroom and one double bedroom to the rear.

- 3.5 External alterations to the property would include the erection of a hipped roof extension at second floor level on the roof of the back addition, an enlarged replacement rear dormer and a replacement ground floor rear window as shown in **Figure 3** below.
- 3.6 Two car parking spaces are proposed to be retained within the front garden hardstanding area accessed from Beach Road.

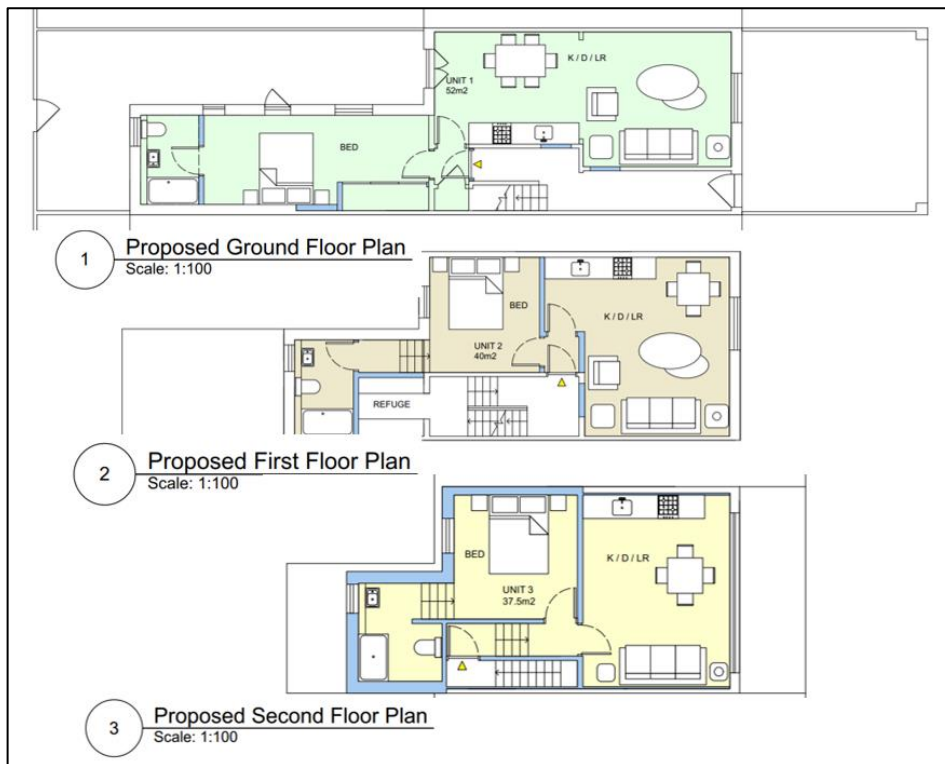


Figure 2 - Proposed Plans



Figure 3 - Proposed Elevations

4.0 PLANNING HISTORY

4.1 There is no planning history directly relevant to the application site.

5.0 POLICY CONTEXT

Portsmouth Plan (2012)

5.1 In addition to the aims and objectives of the National Planning Policy Framework (2021), due weight has been given to the relevant policies within the Portsmouth Plan (2012), which include:

- PCS10 (Housing Delivery)
- PCS12 (Flood Risk)
- PCS13 (A Greener Portsmouth)
- PCS17 (Transport)
- PCS19 (Housing mix, size and the provision of affordable homes)
- PCS23 (Design and Conservation)

Other Guidance

5.2 Guidance for the assessment of applications that is relevant to the application includes:

- National Planning Practice Framework (revised 2021)
- The Parking Standards Supplementary Planning Document (2014)
- The Solent Recreation Mitigation Strategy (2017)
- The Interim Nutrient Neutral Mitigation Strategy (2022)

6.0 CONSULTEE RESPONSES

6.1 Environment Agency - no objection subject to a condition requiring the development to be carried out in accordance with the mitigation measures set out in the submitted Flood Risk Assessment.

6.2 Highways Engineer - no response received.

6.3 Waste Management Service - no objection subject to a condition securing storage for refuse and recyclable materials for the occupiers of the development.

6.4 Natural England - no response received.

7.0 REPRESENTATIONS

7.1 3 objections received from nearby residents raising the following concerns:

- Lack of family housing;
- Flats would be out of keeping with the character of the Conservation Area;
- Impact on listed building;
- Poor standard of accommodation;
- Noise and disturbance;
- Increase in crime and anti-social behaviour;
- Increase in traffic;
- Loss of trees and wildlife;
- Exacerbation of existing parking problems;
- Increase in flooding; and
- Access concerns.

8.0 COMMENT

8.1 The main determining issues for this application relate to the following:

- The principle of development;
- Design and impact on the character and appearance of the conservation area;
- Standard of accommodation;
- Impact on neighbouring residential amenity;
- Highways and parking;
- Waste;
- Flooding; and
- Impact on the Solent Special Protection Area (SPA) and Nitrates.

The principle of development

8.2 The application site is not subject to any land use policy restrictions which restrict new dwellings on this site.

8.3 Furthermore, there is a recognised need for new housing within Portsmouth, as outlined in Policy PCS10 (Housing Delivery) of the Portsmouth Plan. The provision of new housing would also accord with the general housing delivery objectives set out within the National Planning Policy Framework (NPPF). Paragraph 60 of the NPPF (July 2021) states: *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'*.

8.4 In addition, Policy PCS10 of the Portsmouth Plan states that: *'New housing will be promoted through conversions, redevelopment of previously developed land and higher densities within defined areas'*.

8.5 National policy states (Paragraph 11. d) that permission should be granted unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

8.6 The starting point for the determination of this application is the fact that Authority does not have a 5 year housing land supply (it has 3.8 years), and the proposed development would contribute towards meeting housing needs. Planning permission should therefore be granted unless either test (i) or test (ii) above is met. The proposed development has been assessed on this basis and is deemed to be acceptable in principle as a residential development with reasonable access to jobs, shops, services and public transport. However, the specific impacts of the proposal must be considered as to whether the development is appropriate in detail and whether visual harm and/or harm to neighbouring amenity would occur. The detailed assessment is set out below.

Design and Impact on the character and appearance of the conservation area

8.7 Policy PCS23 of the Portsmouth Plan requires new development to be well designed and of an appropriate scale, layout, appearance and materials in relation to the particular context in which it is set.

8.8 There are a number of front and rear dormers on the northern side of Beach Road, the nearest rear dormers being at Nos. 6, 8, 20 and 44 Beach Road. The proposal would include the replacement of the existing rear dormer extension constructed in the 1990's

with a wider dormer extension together with the erection of a hipped roof extension at second floor level on the roof of the back addition constructed in the 1990's.

- 8.9 The replacement roof extensions would not be visible from Beach Road. Although sizeable relative to the existing roofscape, it is not considered they are too large in that respect and the character of the area would not be unduly affected.
- 8.10 As such, the proposal is considered to be in keeping with the appearance of the host building and surrounding properties on Beach Road and would preserve the character and appearance of the East Southsea Conservation Area.

Standard of accommodation

- 8.11 The NPPF states at paragraph 9 that "*pursuing sustainable development involves seeking positive improvements ... in people's quality of life, including ... improving the conditions in which people live ... and widening the choice of high quality homes*". Paragraph 17 states that one of the core planning principles is to "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*".
- 8.12 Policy PCS19 of the Portsmouth Plan, the supporting Housing Standards SPD and the Nationally Described Space Standard (NDSS 2015) requires that all new dwellings should be of a reasonable size appropriate to the number of people the dwelling is designed to accommodate.
- 8.13 The existing building lends itself well to conversion to three one bedroom residential units. The ground floor flat (Unit 1) would have a gross internal floor area of 52m², the first floor flat (Unit 2) would have a gross internal floor area of 40m² and the second floor flat (Unit 3) would have a gross internal floor area of 37m². All three flats would meet the minimum size standards set out in the Nationally Described Space Standards. The floor layouts and configurations of the proposed units are well laid out with adequate natural lighting, room sizes, living spaces, access and circulation space to provide satisfactory living accommodation for future occupiers.
- 8.14 Given the constraints of the site, it is not possible to provide either practical useable communal or private amenity space for the units (Units 2 and 3) on the upper floors of the building as part of the proposed conversion. The proposed layout would, however, provide the largest of the one bedroom units (Unit 1) on the ground floor with sole access to the existing rear garden area, which is considered to be acceptable.

Impact on neighbouring residential amenity

- 8.15 Policy PCS23 of the Portsmouth Plan includes, amongst other things, that new development should ensure the protection of amenity and the provision of a good standard of living environment for neighbouring and local occupiers as well as future residents and users of the development.
- 8.16 Having regard to the neighbouring residential properties surrounding the site, the footprint of the building would remain unaltered. The positioning of the proposed rear roof extensions would be similar as the existing arrangement and would not lead to any undue loss of outlook, privacy or light occurring to neighbouring residential properties. Neighbouring properties to the north, east, west and south of the site are considered to be sufficiently distant and appropriately sited so as not to be significantly affected by the proposal.
- 8.17 Concerns have been raised in the representations regarding a potential increase in crime and anti-social behaviour as a result of the proposed change of use. However, the

Council does not have any evidence to suggest that flats result in higher levels of crime or security concerns than a dwellinghouse.

- 8.18 In terms of the conversion of this terraced property into three flats, given the likely occupancy of the flats would not represent an increase in the number of occupants or activity within the vicinity of the site, there would be no undue impact on the amenity of neighbouring residential occupiers in terms of noise and disturbance.
- 8.19 Having regard to this material consideration, it is considered there would not be a significant impact on residential amenity from the proposal.

Highways and parking

- 8.20 Beach Road is an unclassified residential road with few of the terraced dwellings along its entirety having off street parking provision. As a consequence, the demand for parking by local residents exceeds the capacity to accommodate this on street particularly overnight and at weekends. Beach Road and those roads in the immediate vicinity of the site are included in the local controlled parking zone. The parking zone, however, is currently over sub-scribed with 1904 permits issued, compared with 1543 available spaces.
- 8.21 Portsmouth City Council's Parking SPD gives the expected level of vehicle and cycle parking within new residential developments. The requirement for a 1 bedroom dwelling is 1 vehicle space and 1 cycle space, creating a total parking requirement of 3 parking spaces and 3 cycle parking spaces for the proposed development.
- 8.22 The existing 4 bedroom house is currently entitled to apply for residential permits within the controlled parking zone equal to the number of existing bedrooms. As such, the proposal would in effect slightly decrease the overall parking demand on the site from 4 to 3 car parking spaces.
- 8.23 The application has detailed that 2 car parking spaces are to be provided within the existing forecourt, however, no details regarding this arrangement has been provided. Although the ground floor flat could have a rear garden cycle store, the other two flats would need theirs on the front forecourt. Along with waste bins, there is not enough room for both of the two parking bays proposed. However, given the highly sustainable location with Southsea town centre, Albert Road and even more local shops and leisure, the excellent seafront amenity, buses, and the shortfall in the five year housing supply, there is no reason to withhold planning permission on the matter of parking.

Waste

- 8.24 The storage of refuse and recyclable materials would remain unchanged, being located in the front garden area, and an objection on waste grounds would not form a sustainable reason for refusal. A condition is proposed that will secure full details of waste storage for the proposed residential units.

Flooding

- 8.25 The property is located within Flood Zone 3 and is therefore at some risk of flooding. The current design tide level is 3.2mAOD (the 0.5% probability tidal event), rising to 4.3m AOD for the same event in 2115 when considering the effects of climate change and sea level rise. The site could therefore be subject to significant depths of flooding over its lifetime, assumed to be 100 years for residential development. Finished floor levels of the ground floor are to be set at 1.50mAOD. Worst case flood depths could therefore reach 2.8 metres deep, leading to significant and dangerous inundation of the proposed self-contained ground floor dwelling.

- 8.26 Policy PCS 12 in the Portsmouth Plan relates to flood risk. This policy seeks to reduce flood risk by assessing the level of risk when making site allocations and considering planning applications. In respect of major planning applications, priority will be given to sites at a lower risk of flooding by using the sequential test. The application proposals are defined as “minor development” where the sequential test does not apply. Mitigation through design and layout of development in respect of risk to people and damage to property in the event of flooding should be considered. Furthermore, effective emergency response plans should be put in place.
- 8.27 A Flood Risk Assessment (FRA) has been submitted with the application which considers flooding risk. The proposed mitigation measures outlined include the provision of safe refuge within the building on the first floor for the ground floor occupant(s). This is considered to be acceptable given the current residential use of the building and the lack of scope to raise the finished floor levels to an appropriate level above the design flood level. It is, however, critically important that the future occupiers of the property are aware of the need to prepare for a flood, and that there is a flood warning and evacuation plan in place prior to occupation.
- 8.28 The FRA indicates that road levels are identical to the finished floor levels (1.50mAOD). Therefore, flood depths to the access routes are likely to reach depths similar to those (~2m) indicated above. Technical Report FD2320/TR2 ‘Flood Risk Assessment Guidance for New Development’ classifies such flood depths as posing a danger for all people, including children, the elderly, the general public and the emergency services. In considering the above however, consideration should be taken to the impacts of the Southsea Coastal Scheme (due for completion in 2026) on the flood risk of the local area which will provide a 1 in 200 year standard of protection and will therefore significantly reduce the risk of flooding over the assumed 100 year lifetime of the development. There will remain a significant risk in the intervening years for a ground floor residential unit, and from the risk of breach or overtopping of the defences once complete.
- 8.29 No objection has been raised by the Environment Agency to the proposal subject to a condition being attached to any permission granted requiring the development to be carried out in accordance with the FRA submitted and the following mitigation measures to be fully implemented prior to occupation:
- Refuge to be provided at first floor level for the use of the prospective occupant of the proposed ground floor flat; and
 - Prior to occupation, a Flood Evacuation Plan being produced and displayed within the building so as to be clearly visible to all occupiers, should an extreme flood event occur.
- 8.30 Subject to the above condition, the proposals would comply with Policy PCS12 of the Portsmouth Plan (2012) and Paragraph 160 of the NPPF.

Impact on the Solent Special Protection Area (SPA) and Nitrates

- 8.31 The application site is within 5.6 km of Portsmouth Harbour Special Protection Area (SPA) and will lead to a net increase in residential accommodation.
- 8.32 The Conservation of Habitats and Species Regulations 2010 [as amended] and the Wildlife and Countryside Act 1981 place duties on the Council to ensure that the proposed development would not have a significant likely effect on the interest features of the Solent Special Protection Areas, or otherwise affect protected habitats or species. The Portsmouth Plan's Greener Portsmouth policy (PCS13) sets out how the Council will

ensure that the European designated nature conservation sites along the Solent coast will continue to be protected.

- 8.33 There are two potential impacts resulting from this development the first being potential recreational disturbance around the shorelines of the harbours and the second from increased levels of nitrogen and phosphorus entering the Solent water environment.

Wading birds

- 8.34 The Solent Recreation Mitigation Strategy (December 2017) was adopted by Portsmouth City Council on 1st April 2018 and replaces the Interim Solent Recreation Mitigation Strategy (December 2014) and the associated Solent Special Protection Areas Supplementary Planning Document (SPD) which was revoked by the Council from 1st April 2018. The Strategy identifies that any development in the city which is residential in nature will result in a significant effect on the Special Protection Areas (SPAs) along the Solent coast. It sets out how development schemes can provide a mitigation package to remove this effect and enable the development to go forward in compliance with the Habitats Regulations. This development is likely to have an impact on the management of the SPA which would require mitigation.
- 8.35 Based on the methodology set out within the Strategy and taking into consideration the existing maisonette on the site an appropriate scale of mitigation for this development is £780 (net gain of two dwellings), which will be secured through a S111 legal agreement. With this mitigation, the Council has concluded that the adverse effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the Solent Recreation Mitigation Strategy.
- 8.36 The Council's assessment is that the application complies with this strategy and that it can therefore be concluded that there will be no adverse effects on the integrity of the designated sites identified above. The requirement for a payment to secure mitigation is both directly related to the development and is fairly and reasonably related in scale.

Nitrates

- 8.37 Natural England has provided guidance advising that increased residential development is resulting in higher levels of nitrogen and phosphorus input to the water environment in the Solent with evidence that these nutrients are causing eutrophication at internationally designated sites. A sub-regional strategy for the nitrates problem is being developed by the Partnership for South Hampshire, Natural England, and various partners and interested parties.
- 8.38 In the meantime, the Council wishes to avoid a backlog of development in the city, with the damaging effects on housing supply and the construction industry, so the Council has therefore developed its own interim strategy.
- 8.39 The Council's Interim Nutrient-Neutral Mitigation Strategy expects Applicant to explore their own Mitigation solutions first. These solutions could be Option 1: 'off-setting' against the existing land use, or extant permission, or other land controlled by the Applicant. Or it could be Option 2: mitigation measures such as Sustainable Urban Drainage Systems (SUDS), interception, or wetland creation. If, however, the Applicant sets out to the Council that they have explored these options but are unable to provide mitigation by way of these, they may then request the purchase of 'credits' from the Council's Mitigation Credit Bank. The Applicant indeed wishes to purchase credits from the Council.
- 8.40 In accordance with the Strategy, the sum charged for the credit will be finalised and secured by way of an agreement. It is also considered necessary to restrict the time

implementation (condition) limit to one year, given the limited availability of Council mitigation 'credits' in the chosen Credit Bank.

- 8.41 Natural England have been consulted on the application although have not yet responded. Therefore, the nitrates mitigation will be provided, by way of the condition and legal agreement. Subject to these matters and Natural England confirming no objection to this approach, the development would not have a significant likely effect on the interest features of the Solent Special Protection Areas.

Matters in the Representations

- 8.42 Concerns have been raised in the representations that the proposal will create access problems; will result in a loss of trees; and will impact on wildlife. The site is not within a designated wildlife area and given the modest external changes proposed, will not cause any concern to local wildlife or result in the loss of any protected trees. Similarly, given there are no external changes proposed to the existing access arrangements to the building, the proposal raises no access concerns.

Community Infrastructure Levy (CIL)

- 8.43 The development would not be CIL liable as there would only be a small increase in the Gross Internal Area of the application property.

Human Rights and the Public Sector Equality Duty ("PSED")

- 8.44 The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.
- 8.45 Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who do not. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to those with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

9.0 CONCLUSION

- 9.1 The proposal would contribute to the Council's five year housing supply providing a good standard of living accommodation for future occupiers and being of an appropriate design within the local context and having no significant adverse effect on local amenity.
- 9.2 Having regard to all material planning considerations and representations it is concluded that the proposed development is acceptable and would be in accordance with the relevant policies of the Portsmouth Plan (2012) and the objectives of the National Planning Policy Framework (NPPF) (2021).

RECOMMENDATION I - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to Grant Conditional Permission subject to:

- (a) the receipt of a formal reply of 'no objection' from Natural England to the Local Planning Authority's Habitats Regulations Assessment; and
- (b) satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Solent Special Protection Areas (recreational disturbance and nitrates) by securing the payment of a financial contribution.

RECOMMENDATION II - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.

CONDITIONS

Time Limit:

- 1) The development hereby permitted shall be begun before the expiration of 1 year from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, and to prevent an accumulation of unimplemented planning permissions given the limited supply of Council 'credits' forming the SPA nitrates mitigation Bank 1.

Approved Plans:

- 2) Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: Site Location Plans 001 A; and Proposed Plans Elevations 003 C.

Reason: To ensure the development is implemented in accordance with the permission granted.

Materials:

- 3) The materials to be used in the construction of the rear hipped and dormer roof extensions hereby permitted shall match, in type, colour and texture those on the existing roof of the building.

Reason: In the interests of visual amenity in accordance with policy PCS23 of the Portsmouth Plan (2012).

Cycle Storage

- 4) Prior to first occupation of the development, secure and weatherproof bicycle storage facilities for 3 bicycles shall be provided at the site and shall thereafter be retained for the parking of bicycles at all times.

Reason: To ensure that adequate provision is made for cyclists using the premises in accordance with policies PCS17 and PCS23 of the Portsmouth Plan (2012).

Car Parking

- 5) Prior to first occupation of the development, details of a functional car parking space within the front garden area of the site shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure the development accords with the aims of policy PCS17 of the Portsmouth Plan (2012).

Refuse Storage

- 6) Prior to first occupation of the development, details for the storage of refuse and recyclable materials shall be submitted to and approved in writing by the local planning authority. The facilities approved shall thereafter be permanently retained for the storage of refuse and recyclable materials at all times.

Reason: To ensure that adequate provision is made for the storage of refuse and recyclable materials in accordance with policy PCS23 of the Portsmouth Plan (2012).

Flooding

- 7) The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref June 2021/ Flood Risk Assessment, 12 Beach Road, Southsea, Portsmouth, PO5 2JH and compiled by John Pike) and the following mitigation measures it details:

- Refuge will be provided at first floor level for the use of the prospective occupant of the proposed ground floor flat.
- Prior to occupation, a Flood Evacuation Plan shall be produced and displayed within the building so as to be clearly visible to all occupiers, should an extreme flood event occur.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy PCS12 of the Portsmouth Plan (2012) and the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Water use

- 8) Unless otherwise agreed in writing by the Local Planning Authority, the dwellings hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved in writing by the Local Planning Authority demonstrating that each of the dwellings has:

Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: To ensure that the development as built will minimise its need for resources and be able to fully comply with Policy PCS15 of the Portsmouth Plan (2012).