

P/16/0359/FP

WARSASH

MASCOT HOMES LTD

AGENT: WYG

ERECTION OF 4 DETACHED DWELLINGS, TOGETHER WITH ASSOCIATED CAR PARKING AND NEW ACCESS FROM SANDYCROFT

20 CHURCH ROAD WARSASH SOUTHAMPTON SO31 9GD

Report By

Mark Wyatt Direct dial 01329 824704.

Site Description

The application site is a large area of garden to the rear of number 20 Church Road, Warsash. The site is generally flat and laid to grass with evidence of some recent clearance of small on site fruit trees within the centre of the site. The site opens out at the rear of 24 Church Road and extends westwards to the boundary with the properties that front Osborne Road. The southern boundary adjoins the Sandycroft development and due north of the site are the two dwellings of 16a and 16b Church Road. The boundaries are either hedged or domestic style fencing.

Description of Proposal

This application is made following the recent refusal (P/15/0947/FP refers) for a four dwelling scheme on the application site. The application seeks to amend the proposal in order to overcome the reasons for refusal. The amendments to the scheme are as follows:

- Resiting of plot 1
- Reduction in footprint of plot 1
- Increase in garden area for plot 1 as a result of the reduction in dwelling size
- Reduction in footprint of plot 2
- Increase in garden size for plot 2 as a result of the reduction in dwelling size
- Redesign of plot 2 to better address the site access
- Relocation of third parking spot for plot 3 to the northern site boundary
- Reduction of double car ports to single car ports
- Creation of an additional visitor parking space
- Re-siting of plot 3 one metre further north east

As a consequence of this the proposal changes from four 4 x bedroom dwellings to three 4 x bedroom houses and one 3 x bedroom dwelling (plot 2). The gardens are detailed as follows:

| Plot | Max. depth | Max width | Garden area |
|------|------------|-----------|-------------|
| 1 | 15.9m | 16.07m | 226 sqm |
| 2 | 11.5m | 23.2m | 234sqm |
| 3 | 11.0m | 16.1m | 217 sqm |
| 4 | 12.2m | 14.8m | 217 sqm |

Policies

The following guidance and policies apply to this application:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Development Sites and Policies

DPS1 - Sustainable Development

DSP3 - Impact on living conditions

DSP4 - Prejudice to adjacent land

Relevant Planning History

The following planning history is relevant:

P/15/0947/FP - Four 4 bedroom detached houses, garage & car ports, parking and new access off Sandycroft Refused 29/01/2016 for the following reasons:

(1) The proposed development, by virtue of its cramped layout and garden provision to plots one and two, is considered to result in overdevelopment of the site through the failure to provide adequate usable external amenity space to meet the requirements of future occupiers. The development is therefore considered to be contrary to policy CS17 of the Fareham Borough Design Guide (Excluding Welborne) Supplementary Planning Document.

(2) In the absence of a completed agreement pursuant to section 106 of the Town and Country Planning Act 1990 to secure:

- A financial contribution towards the Solent Recreation Mitigation Strategy,
- A contribution towards reptile translocation and habitat enhancement,
- Affordable Housing Claw Back Obligation for Affordable Housing should a residential proposal come forward on the site of planning permission P/15/1023/FP.

The proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas; have a detrimental impact upon reptiles using the site and fail to provide the opportunity to secure a contribution towards affordable housing. The development would therefore be contrary to Policy CS18 (Provision of Affordable Housing) of the adopted Fareham Borough Core Strategy and policies DSP13 (Nature Conservation) and DSP15 (Recreational Disturbance on the Solent Special Protection Areas) of the Fareham Borough Development Sites and Policies Plan.

An appeal has been made against this refusal.

P/15/1023/FP - Demolition of existing single garage and the erection of new double detached car port with use of the existing access - reported elsewhere on this Agenda

P/15/0673/FP - Construction of 3 X 4 Bed Detached and 2 X 3 Bed Semi Detached Houses, Car Ports, Parking With Access Off Sandycroft; 1 X 3 Bed Detached House and Parking Between 20-24 Church Road - withdrawn 04/04/2016

P/15/0254/FP - Erection Of 7 Houses With Associated Parking, Accessed Via Sandycroft - refused 02/06/2015 - Appeal Dismissed 05/05/2016.

P/14/1161/FP - Proposed three 4 Bed & one 3 Bed Houses With Garaging And Access From Sandycroft - withdrawn 03/02/2015

P/14/1106/FP - Proposed three 4 Bed & one 3 Bed Houses With Garaging And Access From Sandycroft - Invalid 02/12/2014

Representations

One Letter of Support from 16b Church Road:

- This takes account of the previous reason for refusal on P/15/0947/FP.
- We are relieved that the house on plot 2 has no first floor windows overlooking our patio or dining room.
- Providing plot 2 stays as shown, we support the proposal.

Nine letters of objection from 36 Church Road; 1, 2 (x2 but counted as one), 4, 6, 7, 9, 11 Sandycroft and 19 Osborne Road.

- Nothing has changed since earlier objections
- Church Rd will still be affected by traffic and there is a real safety issue here especially at peak school times.
- There are still errors with the submission referring to the site area and the density of development. These were pointed out before.
- The footprint of the dwellings are more revealing than the density - the footprint takes up 21% of the land area where as in Sandycroft it is only 18.8%
- splitting the site into two is a cynical attempt to avoid payments for social housing as required.
- The precedent for backland developments were set previously with only single or 1.5 storey dwellings.
- The Strategic Housing Review for the Borough identified that Warsash has less employment than the rest of the Borough and any developments would increase the reliance on the car.
- There are still real issues with the bulk of the development.
- Parking, cars and access are still an issue. Two visitor spaces is inadequate.
- Cars parked in line are hardly convenient.
- Difficulty for large vehicles - refuse trucks, emergency vehicles, shopping delivery lorries - to manoeuvre.
- Parking for plot 4 has poor visibility.
- The local doctors cannot expand any further and the schools are at capacity.
- There is no mention of the protection to the hedgerow like the previous scheme. What height is this to remain at?
- Why is the hedge to the south west not marked as existing?
- There is nothing to stop homeowners from converting the car ports to garages.

- 20 Church Road will no longer have an 11m deep garden as plot 3 has moved closer to it?
- The design SPD advises that driveways should be placed next to other driveways and not adjacent to rear gardens. Plot 4 conflicts with this.
- The landing window on plot 4 needs to be fixed shut and obscurely glazed to meet the privacy requirements of the design SPD.
- Plot 4 is still overbearing and oppressive to 6 Sandycroft.
- We feel that the reptile surveys suggested by the Inspector should be done.
- Loss of privacy to all neighbours. History restricts all development facing Osborne Rd to single storey.
- How will the hedge be protected once the protective fence is removed and the dwellings occupied
- Some of the trees appear as though they are in the Osborne Road Gardens.
- The gardens for plots 1 and 2, whilst larger are still of an undesirable shape and size and the proposals continues to therefore be overdevelopment of the site.
- The nature and appearance of the development is completely different to the established area.
- The developer has ignored the Design Guide SPD advice to make backland dwellings single storey.
- The front door to plot 2 is directly onto the road and there is no access to the rear garden other than through the house.
- The 17.25m distance between plot 4 and 6 Sandycroft omits the chimney and the conservatory on 6 Sandycroft such that the previous impacts and concerns remain.
- Loss of daylight to number 6 Sandycroft and a sense of enclosure to the rear garden of number 6 Sandycroft.

Planning Considerations - Key Issues

The key issues in the determination of this application are:

- The principle of the development
- Residential garden sizes (reason for refusal 1)
- Ecology and affordable housing (reason for refusal 2)
- Impact upon the Character and Amenity of the area
- Parking and highway impacts
- Other matters

THE PRINCIPLE OF THE DEVELOPMENT:

The site is, for the purposes of the development plan, within the defined urban settlement boundary. Core Strategy policy CS2 (Housing Provision) and policy CS6 (The Development Strategy) are relevant for housing proposals. Additionally policy CS9 (Development in the Western Wards and Whiteley) applies which seeks to provide for housing development (among other things) within the settlement boundary providing the setting of the settlement is protected.

The National Planning Policy Framework (NPPF) seeks to resist development of residential gardens where it would harm the character of the local area (para 53). Additionally, the NPPF excludes gardens from the definition of Previously Developed Land (PDL) in annexe 2. The policy does not, therefore, restrict development in gardens it simply requires an assessment of the impact of such a development upon the character and appearance of the area.

Additionally it is noted from the planning history for Sandycroft that the legal agreement as part of the planning permission provides for access to the application site and services to be

provided up to the point of access with a right to connect into the services and road.

Although the appeal against the seven dwelling scheme (P/15/0254/FP) was recently dismissed, with regard to identifying the key issues for assessment in the appeal, the Inspector noted that "The proposal would make efficient use of land in a sustainable urban location close to facilities and would make a useful contribution towards meeting housing needs with associated social and economic benefits" (para 5).

The redevelopment of land for housing purposes is therefore acceptable in principle subject to the consideration of the relevant planning considerations.

RESIDENTIAL GARDEN SIZES (REASON FOR REFUSAL 1)

The first reason for refusal on the previous scheme (P/15/0947/FP) was focused specifically on the garden sizes of plots 1 and 2 only. The inadequate garden size for these two dwellings was considered to result in overdevelopment of the site and result in a cramped development.

As described above the applicant has taken steps to revise the house types on plots 1 and 2, to re-site plot 1 as well as revising the extent of car port provision. This has enabled the layout to be re-designed with an increase in size to the gardens of plots 1 and 2.

In considering garden size parameters the Design Guidance SPD clearly sets out that gardens should be at least 11m in length. The SPD does also set out that large family gardens should have more generous gardens. In this case plot 1 is a four bedroom dwelling and plot 2 is a three bed room house. The garden sizes are as follows:

| Plot | Max. depth | Max width | Garden area |
|------|------------|-----------|-------------|
| 1 | 15.9m | 16.07m | 226 sqm |
| 2 | 11.5m | 23.2m | 234sqm |

It is clear that plot 1, as the larger family home, exceeds the 11m depth by nearly 4m and the width is also generous. It is noted that the garden is of an irregular shape however its area is over two hundred square metres.

Plot 2 just exceeds the 11m garden length requirement but is more than double this in overall length, although this garden is also irregular in shape, wrapping around the western and northern sides of the dwelling, its area also exceeds two hundred square metres.

The garden area for these two family homes is considered to be acceptable and policy compliant. Both gardens exceed the Council's minimum garden size requirements and garden sizes were not raised as a concern by the Inspector in dismissing the seven unit scheme recently. As such it is considered that the scheme is not designed to overdevelop the plot and that adequate garden amenity space will be provided. The proposal therefore addresses the first reason for refusal on the recently refused scheme.

ECOLOGY AND AFFORDABLE HOUSING (REASON FOR REFUSAL 2):

The second reason for refusal of application P/15/0947/FP was related specifically to the lack of an agreement pursuant to section 106 of the Town and Country Planning Act 1990. This agreement was intended to secure:

- A financial contribution towards the Solent Recreation Mitigation Strategy (SRMS),
- A contribution towards reptile translocation and habitat enhancement,
- Affordable Housing Claw Back Obligation for Affordable Housing should a residential proposal come forward on the site of planning permission P/15/1023/FP.

The applicant raised no objection previously to the first two obligations referred to above - namely the contributions towards the SRMS and provision of an off site reptile mitigation habitat enhancement contribution. The applicant continues to be in agreement that these two obligations are necessary within the terms of any agreement with this new proposal.

Since the previous application was refused (P/15/0947/FP) the appeal decision for the seven unit scheme has also been received. In considering the ecology constraints of the site, and specifically reptiles, the Inspector noted that:

"It appears that whilst no reptiles have been found on the site (and there has been no presence or activity survey), the [applicant's] report indicates that it contains habitat that may be potentially attractive to reptiles including slow worms and grass snakes. On what appears to be a precautionary basis it is proposed to trap any such reptiles and then relocate any found to an area along the site's western boundary that is also to be protected for its bat habitat. The Council questions the suitability of this area for reptiles given that it would apparently form part of the relatively short rear gardens of two houses. I note that there is no long term strategy to manage this area and its vegetation or to address likely conflicts with pets or children" (para 38).

The Inspector continued that the use of the western boundary hedging as reptile mitigation was unsatisfactory. He concluded that more certainty as to whether reptiles are on site is needed with surveys at the appropriate time of the year, before mitigation is proposed (para 39).

Whilst the Inspector has drawn this conclusion, the Applicant had previously (P/15/0947/FP) agreed with the Council's Ecologist that based on the precautionary approach to the loss of suitable reptile habitat that a trapping exercise would be undertaken and any reptiles would be translocated off site to nearby Warsash Common. This translocation process and the mitigation location was previously proposed by the Council's Ecologist as a suitable and appropriate mitigation strategy rather than the use of the western site boundary. Given that the applicant remains committed to this trapping and relocation, the Inspector's suggested further survey work is not considered necessary on the basis that the Council's Ecologist did not recommend any further survey work previously and that the mitigation is secured and the translocation occurs at a suitable time of the year before the commencement of development.

Moving to the final obligation previously required; policy CS18 of the Core Strategy would typically apply to this type of proposal and would require 30% of the units to be offered for affordable housing given that the site is part of a demonstrably larger housing site as demonstrated by the seven unit appeal scheme.

The third obligation required in the reason for refusal refers to the land to the south side of number 20 Church Road and the application site. The Council has previously sought to bind the application site and this adjoining land to the south side of number 20 to ensure that if residential development involving 5 dwellings or more occurs across the two parcels of land then a contribution towards affordable housing will be sought.

However, at the time of considering the seven unit scheme the Council did not apply policy CS18 and seek affordable housing contributions and neither did it include a reason for refusal on the basis of the lack of an affordable housing contribution.

The reason for this is that at the time of that application being determined the National Planning Practice Guidance (NPPG) set out that affordable housing contributions should not be sought "...from developments of 10-units or less". This NPPG advice was as set out in the Written Ministerial Statement on small-scale developers. Whilst not part of the development plan, it was considered that the NPPG advice was a material consideration afforded significant weight in decision making and outweighed the policy requirement in CS18 during the determination of the seven unit scheme.

West Berkshire Council and Reading Borough Council sought to judicially challenge the Ministerial Statement in the High Court and were successful in July 2015. As such the weight afforded to the development plan policy was reversed and became greater than the ministerial statement and the paragraph in the NPPG was removed. It is on the basis of the successful challenge by Reading and West Berkshire that the Council sought to bind the application site and the land to the south side of Church Road in the recently refused scheme (P/15/0947/FP).

However, since this refusal, the Government appealed this decision and very recently (May 2016) the Court of Appeal handed down its judgement to the effect that the High Court judgement has been overturned which in effect means the return of the 10-unit threshold below which Local Authorities cannot require affordable housing. The third obligation required in the recent reason for refusal is therefore not sought for this application.

IMPACT UPON THE CHARACTER AND AMENITY OF THE AREA:

The height of the development, the density of the layout and the architecture proposed was considered when the previous application, P/15/0947/FP, was considered. The impact of the development upon the character of the area and the visual amenities of the area were not raised as reasons for refusal and it can be taken therefore that these matters were previously acceptable to the Local Planning Authority. Given that the scheme changes are not fundamentally departing from that previously found to be acceptable, the character and appearance of the area will not be materially harmed in the view of Officers.

PARKING AND HIGHWAY IMPACTS:

The changes to the layout result in single car ports being provided for each dwelling with driveway parking providing the remaining space to meet the standards within the residential parking standards SPD. An additional visitor space is also now provided as a result of the reduced parking requirements for plot 2. Notwithstanding this compliance with the standard, third parties have expressed concern at the suitability of the access and the quantum of parking as well as the likely disruption during construction.

Areas for contractor parking and a construction management plan to avoid the peak periods on the highway can all be secured by planning condition.

As was the case previously, the turning head on Sandycroft is adequate for the Council's refuse truck to turn such that central bin collection points are not needed with the collection truck being able to access the development. This was not a matter previously identified for a reason for refusal.

OTHER MATTERS:

Third party letters make reference to the impact of plot 4 on the dwellings to its south, 4-6 Sandycroft and suggest, as per the design SPD, that for backland sites that a single storey unit would be more appropriate here. The siting of plot 4 is in the same location as the recently refused scheme P/15/0947/FP; Members did not raise objection to the relationship of this property to numbers 4-6 Sandycroft.

The amended parking for plot 4 actually now provides for more space along side the northern edge of the boundary hedge to number 6 Sandycroft than the recently refused scheme.

The existing hedge along the rear of number 4 and 6 Sandycroft is marked on the plans to be retained. Neighbouring letters have requested a fence on the inside of plot 4. Details of boundary treatment could be addressed by planning condition. However a fence is not considered necessary to make the development acceptable in planning terms.

One further change to the layout from the recently refused scheme is the re-siting of plot 3 one further to the north east. In turn the garden boundary between plot 3 and 20 Church Road moves the same direction by the same distance. The Design Guide requires first floor windows to be at least 11m from boundaries. The bedroom windows in the rear of plot 3 meet this standard. The one window less than the 11 m and at a distance of 10m serves a bathroom which would be obscurely glazed and the Design Guide notes that this is not a habitable room. It is also noted that the rear of the first floor of number 20 Church Road has no openings facing plot 3 and in any event this is in excess of the 22m separation distance requirements.

The garden for plot 3 remains an appropriate size. The garden for number 20 Church Road is only 10m in length, but is 16m wide providing for a garden area of 160sq.m. There are other gardens in this part of Warsash that also have gardens at a depth of only 10m such that the 1m difference in garden length from the standard is unlikely to be discernible or noticeable from the public realm or as a departure from the character of the area plus the required window to window separation distances are achieved so as to not result in a loss of privacy. Added to the planning balance, is that as a consequence of the re-siting of plot 3 and the re-arrangement of the on site parking areas (including a reduction in parking provision for plot 2 as a consequence of the reduction in bedrooms), a further visitor parking spot is provided along the northern boundary - providing two spaces for visitors as opposed to one for the refused scheme P/15/0947/FP.

The site is within reasonably easy reach of schools, doctors, shops and a variety of local employment providers. Representations refer to the already strained schools, doctors and other surgeries in the area. Concerns of this nature were expressed to the Inspector at the appeal for housing on land at the Navigator public house in Swanwick (P/13/1121/OA). In allowing the appeal the Inspector found that "...I accept that there may be pressures on some local services, especially doctors and schools, but at a time when population numbers are increasing throughout the region, the same is true in many areas, and ultimately the task of adapting to meet future needs is one for the providers of those services. In the present case, this would not be a proper reason to refuse planning permission" (para 95). There is no valid reason to draw a different conclusion on the matter for this site.

CONCLUSION:

In summary the amendments made to the layout address the previous reason for refusal with regard to the adequacy of the usable garden areas for plots 1 and 2. The proposal will not have a harmful impact upon reptiles on site given the precautionary approach to site clearance advocated by the Councils Ecologist. As such no additional reptile survey work is required as suggested by the Inspector for the recent seven unit scheme decision.

The Court of Appeal judgement on affordable housing thresholds is a material consideration afforded significant weight in the decision making such that the previously required obligation to claw back any affordable housing contributions if the site were developed separately to the land on the south side of number 20 Church Road is no longer part of the recommendation.

The scale and bulk of the dwellings are acceptable without demonstrable harm to the amenity of neighbours or the character of the area and the proposal meets the Councils expected parking standards. As such the proposal is recommended for permission.

Recommendation

Subject to the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- A) Contribution towards reptile translocation and habitat enhancement
- B) Contribution towards the Solent Recreation Mitigation Strategy

Then PERMISSION subject to conditions:

01. The development shall begin before the expiry of three years from the date of this decision notice.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development shall be carried out in accordance with the following approved plans:

- TJK1688 Survey
- 10259-PL-01 Revision B Location Plan and Block Plan
- 10259-PL-02 Revision K Proposed Site Layout
- 10259-PL-02 Revision K Proposed Site Layout (without garden dimensions)
- 10259-PL-22 Revision B Proposed Site Layout Garden Areas
- 10259-PL-24 Revision A Proposed Site Layout with refused overlaid
- 10259-PL-03 Revision C Plot 1 Floor Plans
- 10259-PL-04 Revision C Plot 1 Elevations
- 10259-PL-03 Revision C Plot 2 Proposed Floor Plans
- 10259-PL-04 Revision C Plot 2 Proposed Elevations
- 10259-PL-05 Revision B Plot 3 Proposed Floorplans
- 10259-PL-06 Revision B Plot 3 Proposed Elevations
- 10259-PL-07 Revision B Plot 4 Proposed Floorplans
- 10259-PL-08 Revision B Plot 4 Proposed Elevations
- 10259-PL-10 Revision G Proposed Carports

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

03. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall provide for:

- parking for site vehicles and contractors
- the management and coordination of deliveries of plant and materials and the disposing of waste resulting from demolition and or construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.
- areas for loading and unloading;
- areas for the storage of plant and materials;
- security hoarding position and any public viewing platforms (if necessary);
- site office location;
- construction lighting details (to ensure no lightspill to the boundary hedgerows and vegetation);
- wheel washing facilities;
- dust and dirt control measures;
- a scheme for the recycling of construction waste; and
- vegetation clearance details

The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment or highway safety in accordance with Policies CS5, CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

04. No development shall take place, including site clearance and preparatory work, until the protective fencing along the eastern and southern boundaries as set out in the "Bat Activity and Bat and Reptile Mitigation Strategies" Addendum and the approved site layout drawing 10259-PL-02 Revision K has been erected.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and bat foraging corridor in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

05. Protective fencing measures installed (in accordance with the condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

06. All service routes, drain runs, soakaways or excavations in connection with the development shall remain wholly outside the protective barriers unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

07. No development shall take place above damp proof course (dpc) on any building until details of all external materials to be used in the construction of that building hereby permitted have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

08. No development shall take place above damp proof course (dpc) level on any new dwelling hereby permitted until a detailed hard and soft landscaping scheme identifying all existing trees, shrubs and hedges to be retained (including a minimum height at which they will be retained) together with the species, planting sizes, planting distances, density and numbers of any new planting and including new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include provisions for the implementation of the new hard and soft landscaping across the whole site and provisions for future maintenance of all planting (both proposed and retained), including all areas to be grass seeded and turfed. The maintenance plan should include details of the actions to be taken should any of the landscaping (existing or proposed) be removed, damaged or die. The development shall be undertaken in accordance with the agreed planting scheme and implementation plan.

REASON: In order to secure the satisfactory appearance of the development and in the interests of the amenities of neighbouring properties.

09. No dwelling shall be occupied until the approved parking areas for that property have been constructed and laid out in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety; in accordance with Policy CS5 of the Fareham Borough Core Strategy.

10. The site shall be monitored during construction for evidence of previously unidentified contamination. If suspected contamination is encountered then no further development shall be carried out in the affected area(s) until investigation and remediation measures have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure any land contamination not previously identified is assessed and remediated so as to not present any significant risks to human health or the wider environment in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

11. All construction work in relation to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 08.00 hours and 18.00 hours Monday to Friday and 08.00 hours and 13.00 hours Saturdays and at no time on Sundays and recognised bank/public holidays

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

12. No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy

13. Details of any external lighting to be fitted to any of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on the site. The lighting will be installed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

14. All of the properties hereby approved shall have any external electricity meter box located on a side elevation.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

15. The staircase window proposed to be inserted into the south elevation of plot 4 shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor level of the first floor landing and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes B and C of Part 1, Schedule 2 shall be constructed unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interest of the development integrating with the character of the area and the amenity of neighbouring properties in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no doors, gates, structures or other means of enclosure shall be erected on the approved car ports.

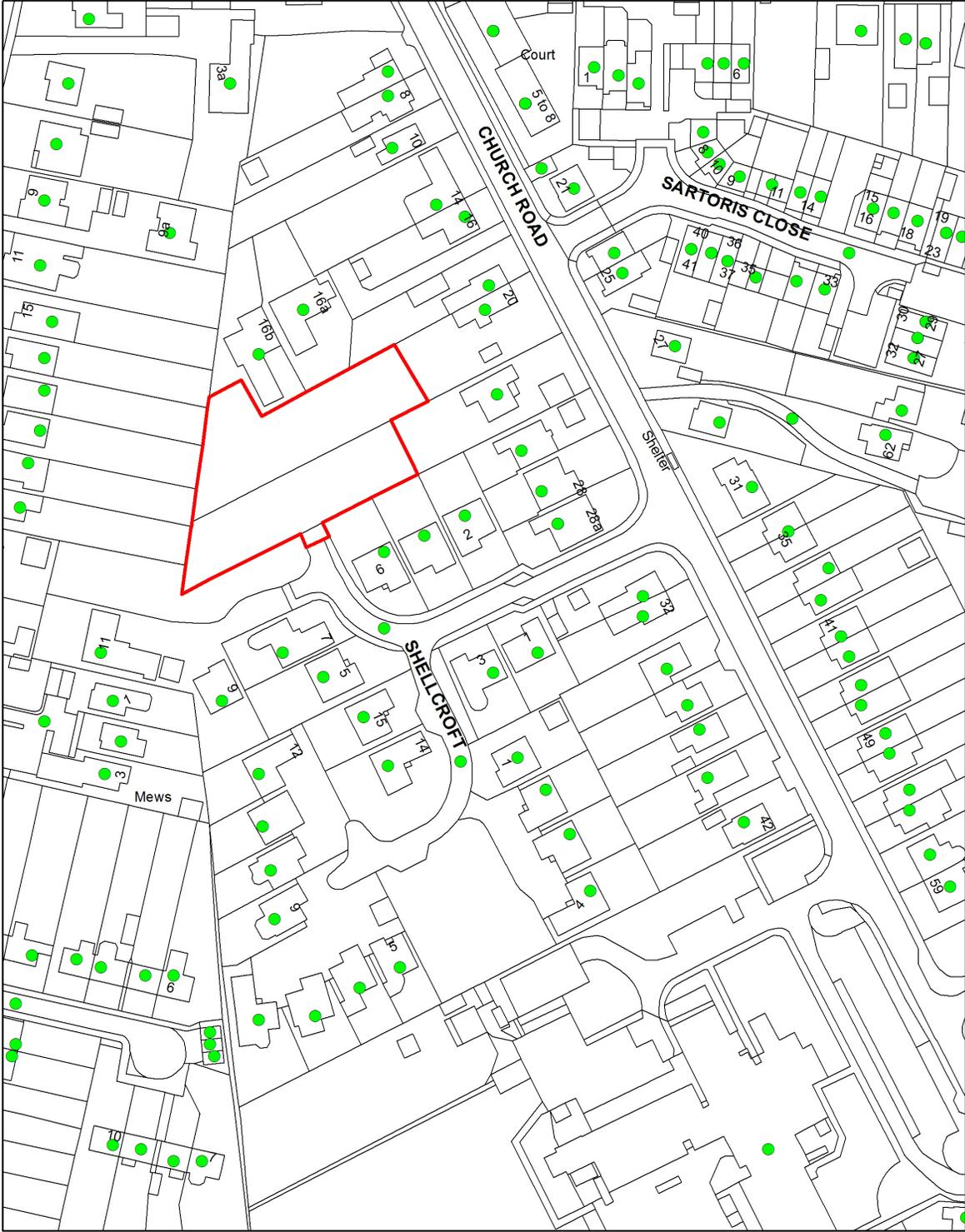
Reason: In the interest of retaining an adequate supply of parking provision and in the interest of highway safety.

Background Papers

See "relevant planning history" section above

FAREHAM

BOROUGH COUNCIL



20 Church Road, Warsash
Scale 1:1250



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