

**P/16/0295/FP**

**PARK GATE**

CHURCHILL RETIREMENT  
LIVING LIMITED

AGENT: PURE TOWN PLANNING

DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF 46 SHELTERED APARTMENTS FOR THE ELDERLY (USE CLASS C3) INCLUDING COMMUNAL FACILITIES, ACCESS, CAR PARKING AND LANDSCAPING

4-14 BOTLEY ROAD PARK GATE FAREHAM SO31 1AJ

***Report By***

Richard Wright - direct dial 01329 824758

***Site Description***

The application site is approximately 0.37 hectares in area and comprises land currently divided into six residential properties along the north-eastern side of Botley Road (nos. 4, 6, 8, 10, 12 & 14 Botley Road).

The existing two-storey houses are set back from the back edge of the highway by 9 - 12 metres in a staggered formation and are typically set at a lower level with the gradient of the land dropping from south-west (front) to north-east (rear). The significant difference in levels through the site is evident from Badgers Copse (to the north-east) which is set at a far lower level with the north-eastern boundary of the site being retained by a high level wall. Along this boundary are several tree preservation order (TPO) protected trees.

The adjoining site to the north west (16 Botley Road) is vacant but with an extant planning permission having already been implemented to redevelop the site with thirteen flats and five houses to be constructed (FBC reference P/03/1439/FP). The adjacent site to the south-east meanwhile comprises a mixed retail/residential building, the ground floor retail element being vacant, and a dilapidated building to the rear.

The site is located approximately 150 metres from the services and amenities of Park Gate Local Centre, as designated through the adopted local plan proposals map, and the public car park at the junction with Botley Road and Middle Road. Botley Road is served by the First Bus route 28/28A.

***Description of Proposal***

Planning permission is sought for the demolition of the existing houses and ancillary outbuildings and for the construction of a single building comprising 46 sheltered apartments for older persons (Use Class C3). The proposals also include communal facilities, car parking, communal garden and other landscaped areas.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

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**

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP42 - New Housing for Older People

### ***Relevant Planning History***

The following planning history is relevant:

P/07/0258/FP - Demolition of five dwellings and erection of 38 sheltered apartments for the elderly, lodge managers accommodation, access parking and landscaping.

REFUSED - 25/04/2007

APPEAL DISMISSED - 18/02/2008

### ***Representations***

Seven letters of objection have been received raising the following planning considerations:

- Inadequate parking provision
- Increase in traffic and associated congestion as a result
- Noise and disruption during construction
- Pavements are inadequate/narrow to accommodate pedestrians/mobility scooters
- Overlooking/impact on 2 Botley Road

### ***Consultations***

INTERNAL

Contaminated Land - The site is adjacent to land currently and/or previously used as a petrol station, fibreglass factory and vehicle repairs and an area of land potentially impacted by a historic petrol spill at 2/2a Botley Road (no objection subject to conditions).

Trees - The scheme looks viable provided it is undertaken in strict accordance with the arboricultural report and method statement produced by Barrell Tree Consultancy ref 6421-AA2-MW February 2016.

Ecology - A condition should be added to require the applicant to incorporate features into the development that would contribute to biodiversity; The development will affect bats, although there is confidence that the survey work and proposed mitigation is acceptable and no additional concerns are raised. No further reptile survey work is needed and it is appropriate that site clearance is carried out according to the methods in the ECOSA report

(no objection subject to conditions).

Highways - With regard to the level of parking proposed, the two sets of evidence and appeal decisions provided by the applicant are compelling. It would appear the Churchill model may differ from other similar providers and that the provision of 0.39 car parking spaces per 1-2 bedroom apartment will be sufficient. Although not particularly close to the site, it is acknowledged that there are several off-site locations where visitors could park clear of the parking restrictions on Botley Road, etc. The Park Gate centre, with food retail and other local services, would provide for the essential need of residents and reduce the need for reliance on the car.

## EXTERNAL

Lead Local Flood Authority (Hampshire County Council) - The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage although it is disappointing not to see some above ground SuDS such as ponds or swales.

Southern Water - The exact position of a surface water sewer crossing the site must be determined by the applicant before the layout of the proposed development is finalised; Southern Water cannot accommodate the needs of this application without the development providing additional local infrastructure (recommended condition).

### ***Planning Considerations - Key Issues***

#### a) Planning history

In 2007 planning permission was refused for the erection of 38 sheltered apartments at this same site (with the exception that this earlier proposal did not include the land at 14 Botley Road) - FBC reference P/07/0258/FP. The reasons for refusal related to the bulk, design and scale of the building proposed, the lack of on-site affordable housing provision, the conflict with vehicles accessing the petrol station on the opposite side of the road, and inadequate capacity in the foul and surface water drainage network.

An appeal was lodged and a public inquiry held in late 2007/early 2008 (PINS ref APP/A1720/A/07/2048246). The drainage issue was addressed prior to the inquiry beginning and in making his decision the Inspector found that "the proposal would not have an adverse impact on the character and appearance of the area and that adequate arrangements have been put in place to ensure that adequate provision would be made for affordable housing". The appeal was dismissed but only in relation to the adverse impact on highways safety, the Inspector remarking that the width of the access road was simply too narrow and as a result vehicles wishing to enter the site may have to wait on Botley Road before being able to enter potentially holding up traffic.

#### b) Principle of development and Local Plan Part 2 Policy DSP42

The site lies within the urban area where there is a presumption in favour of the redevelopment of previously developed land for housing purposes. More specifically there is support for new housing for older persons in Policy DSP42 of the adopted Fareham Borough Local Plan Part 2 provided, in relation to five main issues, it can:

i. offer easy access to community facilities, services and frequent public transport;

The application site is conveniently located and relatively accessible in that it is near to Park

Gate Local Centre with its various services and amenities whilst a main bus route travels along Botley Road immediately by the site and Swanwick Railway Station is a short journey away.

ii. be well-integrated with the wider neighbourhood;

Park Gate features a mixture of housing types including apartments in large buildings notably around the Local Centre including along Botley Road. Sarisbury Gate (Dove Gardens), a development of sheltered housing units located on the opposite side of Botley Road very close by, was described by the Inspector in the 2008 appeal decision as "a substantial 2 1/2 storey block of apartments which has a main elevation clearly visible from Botley Road". He continued to say that "the character and appearance of the area derives to a significant extent from the mixed character of uses and building heights" (para 6). With that in mind it is considered that the 2 1/2 - 3 storey apartment building now proposed at the application site would sit comfortably within the general context described by the Inspector and the streetscene of Botley Road. The articulation in the front elevation through the use of varying roof and facade materials and the introduction of bay windows ensures the building is well designed and would not feel bulky or over dominant.

The Inspector also commented on the relationship between the application site and the houses located to the rear (north-east) in Badgers Copse saying "the appeal site is located at a level some distance above this road" and stating that "notwithstanding the existing vegetation that runs along the boundary [including tree preservation order protected trees] the proposed development would be visible from Badgers Copse". However he noted that there would be a decent separation distance between those nearby houses such that "the proposal would be compatible with its context". Similarly, it is felt that the proposal now under consideration is acceptable in terms of the relationship between the land to the rear and the corresponding rear facing elevation of the building which, due to the level changes through the site would appear at a four storey scale.

One letter of objection raised concerns over the impact on the adjacent property at 2 Botley Road. Whilst the first floor of the frontage building is understood to be in residential use there would be no harm to the level of light, outlook or privacy in that accommodation as a result of the development. The land to the rear of the frontage building is overgrown and does not appear to be in use as private garden at present. Similarly, a dilapidated building to the rear is not currently occupied. Notwithstanding, the revised drawings submitted by the applicant show the nearest windows in the south-east elevation of the proposed building to be obscure glazed to avoid any overlooking of 2 Botley Road now or in the future.

iii. provide sufficient car parking for visitors and residents;

Please see the below paragraph discussing this particular issue.

iv. where appropriate, provide choice of tenures;

The submitted Planning Statement explains that the applicant, Churchill Retirement Living specialize in the provision of purpose built apartments for the elderly and have similar new developments throughout England. The accommodation is specifically designed to meet the needs of independent retired people and apartments are sold as leasehold properties whilst managed by a separate management company. The building includes an "owners lounge" and benefits from a lodge manager being on site for the security and safety of residents. It is not considered appropriate in this instance to seek a mixture of tenures

given that residents of these apartments are intended to be owner-occupiers who have access to a wider range of communal areas and services common to other sheltered schemes.

v. should be designed to be accessible and adaptable with particular regard given to the principles of Lifetime Homes.

The design approach of the proposed scheme is set out in the submitted Design & Access Statement. Whilst the statement doesn't confirm adherence to the principles of Lifetime Homes clear rationale is given through the description of features such as a buggy store for mobility scooters and level access for pedestrians and bins on collection days. In this respect therefore there is no concern over the accessibility of the development or the ability for it to be adapted to meet future needs if further adaptation should be required.

#### c) Outdoor amenity and landscaped space

The Council's adopted Design Guidance SPD explains that "a garden of 25m<sup>2</sup> will normally be sufficient for most one or two bedroom flats. Where it is not possible to provide each flat with its own private garden, a communal garden will be acceptable". The proposal is to provide a communal amenity space to the rear of the building which in terms of area is approximately equivalent to 25m<sup>2</sup> per each of the 46 apartment units. The proposals show a tiered amenity space with retaining walls and steps owing to the steep gradient of the site.

Despite the gradient of the site and the overshadowing caused by the building itself, the amenity space is of sufficiently high quality to meet the needs of the residents.

The building is set back from the roadside of Botley Road by a reasonable distance so as to allow space for planting and landscaping. A timber enclosure is proposed to surround and screen the electricity sub-station from view. Railings and brick piers are proposed along the frontage of the site at the back edge of the footpath. The proposed planting, timber screening and boundary treatment to the front of the building is acceptable and would make a positive contribution to the appearance and character of the streetscene.

#### d) Highway safety and parking provision

The sole issue leading to the previous appeal in 2008 being dismissed related to the position of the proposed access being opposite that of the existing petrol station and the inadequate width of the access road into the site. This current proposal differs in that the proposed access point onto Botley Road is further along due to the property at 14 Botley Road now being incorporated into the development site and no longer immediately opposite the petrol station. The access road is also now sufficiently wide enough (6.0 metres wide over the first 14 metres) to allow two way vehicular movements meaning there would be no need to vehicles to wait on the highway before being able to enter the site.

The issue of parking provision has been raised by a number of residents in objection to the application as well as representatives of the owners of the nearby public house The Talisman located on Bridge Road.

The proposal includes the provision of 18 car parking spaces located to the rear of the apartment building and accessed via a ramped entrance between the building and the adjacent development at 16 Botley Road. The provision of 18 car parking spaces for 46 apartments is equivalent to 0.39 of a parking space per unit.

The Council's adopted Residential Car & Cycle Parking Standards SPD sets out the expectation that, when unallocated parking spaces are proposed to serve a development, 0.75 of a parking space should be provided per 1-bedroom unit and 1.25 of a parking space should be provided per 2-bedroom unit. The proposal is to construct 32 1-bedroom and 14 2-bedroom apartments which, in order to accord with the SPD parking standards, would require 42 parking spaces to be provided.

The SPD refers to circumstances whereby a lesser provision of parking space would be found acceptable. It states: "Residential development that provides less than the standards set out in this document will only be considered acceptable in areas of high accessibility or for specific types of residential development that create a lower demand for parking. Such proposals must be accompanied by suitable and detailed evidence and must not have an adverse impact on the surrounding area" (Key requirement 2, page 3).

The application is supported by a detailed Transport Statement which sets out the applicant's case that a reduced amount of parking space to serve the development is appropriate given the lower demand generated specifically by sheltered accommodation of this kind. Following discussions with Officers, the applicant has submitted additional parking evidence drawing on the company's experience in constructing numerous sheltered housing schemes across the country and profiling the typical resident of an apartment by Churchill Retirement Living (CRL). The submission explains that the apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those of that age with a spouse or partner of at least 55, can live in the development. The typical resident however is on average 80 years old and levels of car ownership are low. The submission also compares the proposal with others in the wider Fareham, Southampton, Portsmouth and Waterlooville area demonstrating that, in comparison with other CRL developments, the level of parking provision proposed at Park Gate is consistent with the normal approach taken for this kind of development.

The Council's Highways Officer has commented on the evidence supplied and concluded that it is "compelling". Based on the information provided and the relative accessibility of the location of the development, Officers consider that a reduced level of parking provision is acceptable in this instance and that the applicant has satisfied the relevant key requirement of the adopted parking SPD.

#### e) Affordable housing

The application is accompanied by an Affordable Housing Viability Appraisal. The Council has obtained an independent appraisal also in this respect which confers with the applicant's view that an affordable housing contribution would not be viable.

The report obtained by the Council explains that the purchase price of the site, which comprises six existing houses, is high given that the developer would ordinarily be expected to pay a premium above the open market value to incentivise the landowners to sell. The report also agrees with the applicant that it would not be appropriate to mix both affordable and sheltered housing units in the same block but sees no reason why a separate block could not be provided to address this issue. Notwithstanding, the conclusion reached is that the applicant's main appraisal inputs are reasonable and it has been demonstrated that the development cannot absorb the greater cost of providing on-site affordable housing or an equivalent financial contribution and still remain viable.

#### f) Ecology

Detailed advice has been provided by the Council's ecologist in respect of two potential impacts on protected species - bats and reptiles.

It is considered that, provided site clearance is carried out in accordance with the methods stated in the report prepared by ECOSA on behalf of the applicant, no further survey work or justification is required with regards the likely impact on reptiles.

A Phase 2 Bat Assessment has been provided by the applicant. The survey work identifies that the site supports a roost for individual male or non-breeding female common pipistrelle bats. The development will therefore result in the loss of this low-status roost.

Although bats are a European protected species (EPS), planning permission can be granted unless:

- the development is likely to result in a breach of the EU directive underpinning the Habitat Regulations, and;
- it is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

In this instance a suitable strategy is provided by the applicant's ecologist to ensure impacts to bats/bat roosts are addressed and the killing/injury of bats avoided. Whilst the development will result in the breach of the EU Directive, it is likely to be licensed by Natural England. Officers consider the proposal is able to meet the three derogation tests set out in the Habitat Regulations in that the redevelopment of the site for housing purposes is a clear reason of overriding public interest (regulation 53(2)(e)), such redevelopment inevitably entails removal of the existing buildings on the site (regulation 53(9)(a)), and the Council's ecologist is satisfied that there would be no detriment to the maintenance of the favourable conservation status of the bat population (regulation 53(9)(b)).

The applicant has agreed to provide a financial contribution in order to offset the "in combination" effects of residential development on recreational visits to the designated coastline of the Solent to addressing the requirements of Policy DSP15 of the adopted Fareham Borough Local Plan Part 2. This contribution would be provided following a resolution to grant planning permission and before that permission was granted.

### Conclusion

The proposal accords with the relevant policies of the adopted Fareham Borough Core Strategy and Local Plan Part 2.

Officers find the application acceptable in that it would provide additional housing on previously developed land within the urban area in a sustainable and accessible location without harming the character or appearance of the locality. Sufficient car parking provision is proposed along with adequate outdoor amenity space to meet the needs of future residents. The applicant has demonstrated that in this instance the provision of affordable housing on the site or in the form of a commuted sum would not be viable. It has also been demonstrated that the impacts on protected species are known and acceptable. There are no other material planning considerations of such weight to suggest that planning permission should be withheld.

### **Recommendation**

Subject to the applicant making a commuted payment secured under section 111 of the Local Government Act 1972 towards the Solent Recreation Mitigation Strategy (SRMS) of

£176 per residential unit;

PERMISSION subject to the following conditions:

1. The development shall begin before the expiry of a period of three years from the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Location plan - drawing no. 10083PG- PLOC
- b) Site plan (roof layout) - drawing no. 10083PG - P01 rev C
- c) Landscaping strategy plan - drawing no. 176-LS-001 A
- d) Lower Ground Floor Plan - drawing no. 10083PG - P02
- e) Ground Floor Plan - drawing no. 10083PG - P03
- f) First Floor Plan - drawing no. 10083PG - P04
- g) Second Floor Plan - drawing no. 10083PG - P05
- h) Roof Plan - drawing no. 10083PG - P06
- i) Elevations - Sheet 1 - drawing no. 10083PG - P07 rev A
- j) Elevations - Sheet 2 - drawing no. 10083PG - P08
- k) Elevations - Sheet 3 - drawing no. 10083PG - P09 rev A
- l) Sections - drawing no. 10083PG PA13
- m) Preliminary Ecological Appraisal - ECOSA February 2016
- n) Phase 2 Bat Assessment - ECOSA June 2016
- o) Arboricultural Assessment & Method Statement - Barrell Tree Consultancy 03 February 2016
- p) Tree Protection Plan - Barrell Plan Ref 6421-BT5
- q) Desk Study Report - Geo-Environmental 18 December 2015
- r) Drainage Strategy Report - Peter Brett February 2016

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until a drainage strategy detailing the proposed means of foul and surface water disposal and an implementation timetable has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

REASON: To ensure the satisfactory means of disposal for foul and surface water.

4. No development shall take place until a scheme of biodiversity enhancements has been submitted to and approved by the local planning authority in writing. The scheme may include for example the erection of bird boxes, use of bat bricks or specialist access tiles and extensive use of native species in landscaping schemes. The development shall be carried out in accordance with the approved scheme.

REASON: To secure biodiversity enhancements through the development.

5. No development shall take place until the local planning authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The details shall also include the routing of construction vehicles visiting the site. The areas and facilities



approved in pursuance to this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the living conditions of the occupiers of nearby residential properties are maintained during the construction period.

6. No development shall take place until details of internal finished floor levels and external ground levels of the development hereby permitted have been submitted to and approved the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to protect the living conditions of neighbours.

7. No development shall take place above damp proof course/slab level until details of all external materials to be used in the construction of the apartments hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

8. No hard surfacing shall be laid in relation to the apartments until details of the materials and finished colour of all hard surfaced areas have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

9. Within six months of the commencement of the development a detailed landscaping scheme identifying all existing trees, shrubs and hedges to be retained together with the species, planting sizes, planting distances, density, numbers and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed, shall be submitted to and approved by the local planning authority in writing.

REASON: To secure the satisfactory appearance of the development.

10. The landscaping scheme approved pursuant to condition 9 shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local planning authority and shall be maintained in accordance with all agreed schedules. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

11. No development shall take place until an intrusive site investigation has been carried out and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources has been submitted to and approved in writing by the local planning authority.

Where the site investigation and risk assessment reveals a risk to receptors, a strategy of

remedial measures and detailed method statements to address identified risks shall be submitted to and approved by the local planning authority. It shall include the nomination of a competent person to oversee the implementation of the measures.

REASON: To ensure that any contamination of the site is properly taken into account.

12. None of the apartments shall be occupied until the agreed scheme of remedial measures pursuant to condition 11 is fully implemented. Remedial measures shall be verified in writing by an independent person. The verification is required to confirm that the remedial works have been implemented in accordance with the agreed remedial strategy and shall include photographic evidence and as built drawings.

Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures; investigation, risk assessment and a detailed remedial method statement shall be submitted to an agreed with the local planning authority. The remediation shall be fully implemented and verified in writing by an independent competent person.

REASON: To ensure that any contamination of the site is properly taken into account.

13. None of the apartments hereby permitted shall be occupied until boundary fencing has been erected around the sub-station in accordance with the approved plans. Fencing around the sub-station shall be retained to the same height at all times thereafter.

REASON: To secure the satisfactory appearance of the development.

14. None of the apartments hereby permitted shall be occupied until car parking spaces have been provided in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times for the use of residents and visitors only on an unallocated basis.

REASON: To ensure adequate parking provision within the site; in the interests of highway safety.

15. No development shall take place until details of signage and temporary advertisements to be displayed at the application site (including the period over which those advertisements will be displayed) have been submitted to and approved by the local planning authority in writing. Except for those signs and advertisements approved pursuant to this condition and notwithstanding the provisions of The Town & Country Planning (Control of Advertisements) (England) Regulations 2007, no signage or advertisements shall be displayed at the application site unless otherwise agreed in writing with the local planning authority.

REASON: To secure the satisfactory appearance of the development; in the interests of highway safety.

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

REASON: To protect the amenities of nearby residents.

17. No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the Local planning authority.

REASON: To protect the amenities of the occupiers of nearby residential properties; in accordance Policy DSP3 of the Development Sites and Policies Plan.

18. The development shall be carried out in accordance with the measures set out in section 4.4.3 'Maintaining the Favourable Conservation Area Status of the Species at the Site' of the 4-14 Botley Road, Fareham - Phase 2 Bat Assessment (ECOSA, June 2016) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter the replacement bat roost shall be permanently maintained and retained in accordance with the approved details.

REASON: To ensure the favourable conservation status of bats.

19. The development shall be carried out in accordance with the measures set out with respect to reptiles in Table 2 of Section 5.4 'Summary of Key Recommendations' of the 4-14 Botley Road, Fareham - Preliminary Ecological Appraisal (ECOSA, February 2016).

REASON: To avoid impacts to reptiles.

20. The development shall be carried out in accordance with the approved arboricultural report and method statement (Barrell Tree Consultancy 03 February 2016 and tree Protection Plan - Barrell Plan Ref 6421-BT5).

REASON: To avoid impacts to protected trees.

21. The windows proposed to be inserted into the south-eastern elevation of the building hereby permitted and marked on the approved elevation drawing (drawing no. 10083PG - P09 rev A) as being obscured glazed 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 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.

22. The occupation of each of the residential apartments hereby permitted shall be limited to a person of 60 years of age or over, or a widow/widower or partner of such a person, or any resident dependants including those under the age of 60, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

Notes for information:

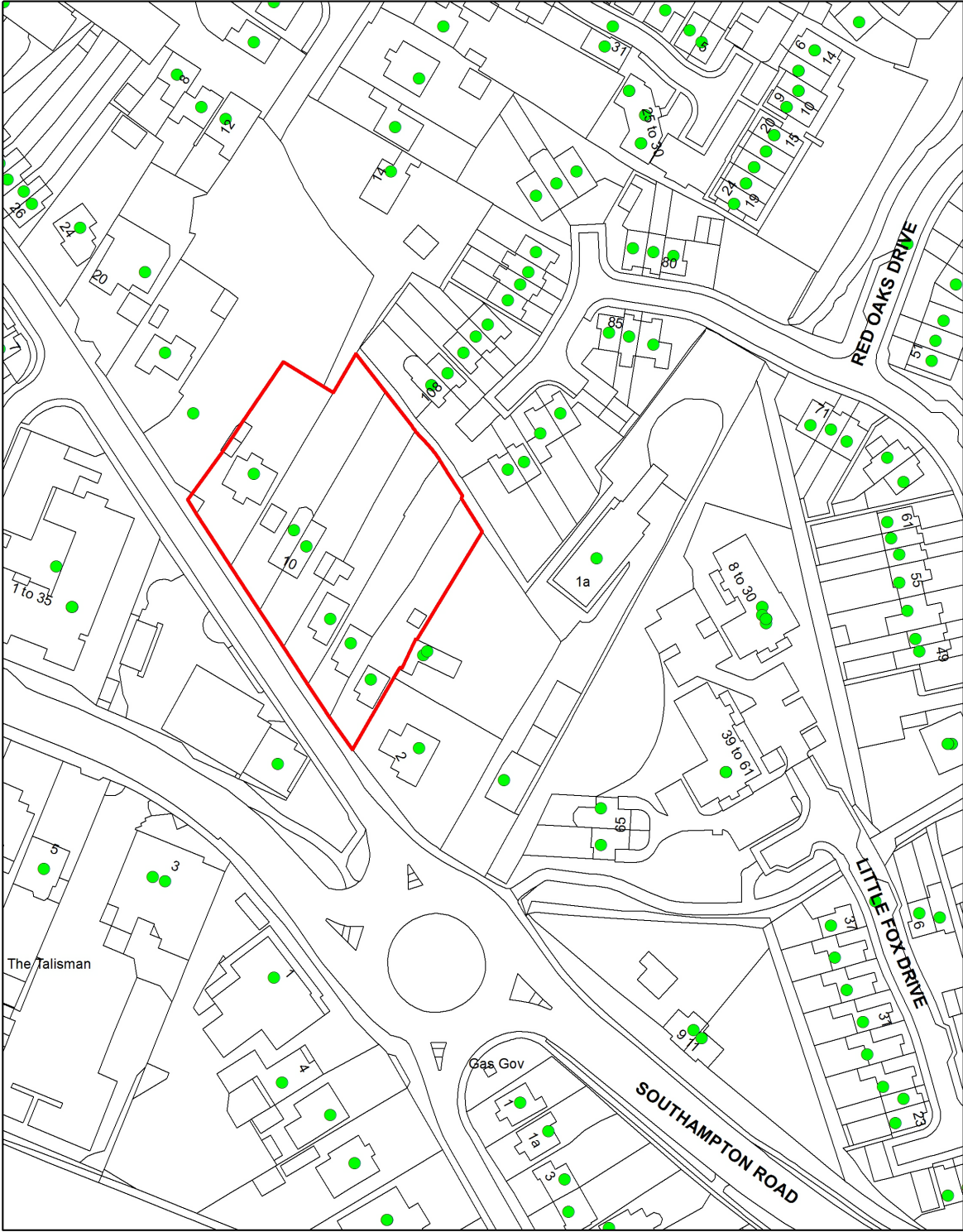
The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel. 0330 303 0119) or visit [www.southernwater.co.uk](http://www.southernwater.co.uk).

### ***Background Papers***

P/16/0295/FP

# FAREHAM

BOROUGH COUNCIL



4 - 14 Botley Road  
1:1250



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