

OFFICER REPORT FOR COMMITTEE

DATE: 24/05/2023

P/22/1629/RM

BARGATE HOMES (AND VIVID HOMES)

WARSASH WARD

AGENT: WOOLF BOND PLANNING

CONSTRUCTION OF 28 DWELLINGS TOGETHER WITH ASSOCIATED LANDSCAPING, AMENITY SPACE, PARKING AND A MEANS OF ACCESS FROM GREENAWAY LANE (RESERVED MATTERS APPLICATION PURSUANT TO P/18/0756/OA)

LAND BETWEEN AND TO THE REAR OF 56-66 GREENAWAY LANE, WARSASH

Report By

Peter Kneen – direct dial: 01329 824363

1.0 Introduction

1.1 The application is being reported to the Planning Committee for a decision due to the number of third party comments received.

2.0 Site Description

2.1 The application site is located to the north side of Greenaway Lane and comprises 1.29 hectares of land. The site comprises an unmade field, formerly used as a paddock. The site is generally flat with mature woodlands located to the northern and eastern boundaries. The western boundary comprises existing paddocks, which whilst still in use have planning permission for the erection of 6 self-build houses. The site also wraps around the side and rear boundaries of 56 Greenaway Lane (to the eastern boundary) and 66 Greenaway Lane (to the western boundary).

2.2 The site has a 45 metre long frontage with Greenaway Lane, comprising a mature laurel hedgerow, with an existing gated field entrance located approximately midway along the road frontage. The site is classified as Grade 2 agricultural land.

2.3 Greenaway Lane is a predominantly low density residential lane which is a cul-de-sac having been closed off when Lockwood Road was constructed. Greenaway Lane connects to Brook Lane, located approximately 350 metres to the west of the site.

2.4 The application site is situated within the Housing Allocation HA1 within the adopted Fareham Local Plan 2037.

3.0 Description of Proposal

- 3.1 This reserved matters application seeks approval for the appearance, layout, landscaping and scale of the proposed development. The principle of the development and access were considered under the outline application in 2021. That outline planning permission was granted on appeal by the Planning Inspectorate in December 2021.
- 3.2 The development proposal comprises a scheme of 28 dwellings, including detached, semi-detached and terraced properties set within a landscaped estate. All properties are two storeys with a mixture of architectural styles reflecting the character and appearance of the wider Greenaway Lane area. The proposal includes ecology buffers to the boundaries, a small area of public open space and pedestrian and cycle path which will link to further residential developments within the Housing Allocation HA1 to the north of the site.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- H1: Housing Provision
- HA1: North and South of Greenaway Lane
- HP1: New Residential Development
- HP5: Provision of Affordable Housing
- HP7: Adaptable and Accessible Dwellings
- CC2: Managing Flood Risk and Sustainable Drainage Systems
- NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE3: Recreational Disturbance on the Solent Special Protection Areas (SPA)
- NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of The Solent
- NE6: Trees, Woodlands and Hedgerows
- NE9: Green Infrastructure
- TIN1: Sustainable Transport
- TIN2: Highway Safety and Road Network
- D1: High Quality Design and Place Making
- D2: Ensuring Good Environmental Conditions
- D3: Coordination of Development and Piecemeal Proposals
- D5: Internal Space Standards

Other Documents:

- National Planning Policy Framework (NPPF) 2021
- Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document December 2015
- Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/18/0756/OA	Outline application for up to 28 dwellings together with associated landscaping, amenity space, parking and a means of access from Greenaway Lane
REFUSED	18 March 2021
APPEAL	
ALLOWED	2 December 2021

6.0 Representations

6.1 Seventeen letters of objection have been received from 13 households regarding the current application, including comments from The Fareham Society who fully endorse the comments made by the Council's Urban Designer on the proposals.

6.2 In addition to the seventeen letters, a petition was also provided, comprising signatures from 37 individuals from 23 households. The issues raised by the objection letters and by the petition comprise:

- Overdevelopment of the site
- Inappropriate access arrangement onto Greenaway Lane and Brook Lane
- Out of keeping with the character and appearance of Greenaway Lane
- Impact on pedestrian safety for users of Greenaway Lane
- Impact on highway safety generally
- Insufficient car parking provision provided on site
- Loss of undeveloped green space
- Overlooking and loss of privacy
- Impact from noise during construction period
- Impact on protected species and biodiversity

6.3 Other matters raised by residents are that they would want to see a great palette of materials used for the construction of the houses, including rendered and tile hung elevations, and they wanted to see as much of the laurel hedgerow along the site's frontage retained.

6.4 Following the submission of amended plans, further comments were received from The Fareham Society highlighting the improvements to the scheme overall but raising a number of specific concerns regarding the access design and ensuring suitable surveillance of the open space.

7.0 Consultations

EXTERNAL

Hampshire Police

7.1 No objection subject to condition requiring the provision of streetlighting.

Lead Local Flood Authority – Hampshire County Council

7.2 Further information awaited

Highway Authority – Hampshire County Council

7.3 No objection.

Ecology – Hampshire County Council

7.4 No objection, subject to works being in accordance with submitted technical reports and a condition regarding a sensitive lighting strategy.

Natural England

7.5 No objection.

INTERNAL

Principal Tree Officer

7.3 No objection, subject to conformity with recommendations of the tree reports.

Recycling Co-ordinator and Policy Officer

7.4 No objection, subject to sweep diagram showing suitable access for refuse vehicles and bin collection points.

Fareham Housing

7.5 No objection in respect of provision and type of affordable units. Some concern raised regarding the clustering of properties.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Principle of the development
- b) Design and layout
- c) Living conditions of neighbours and future occupants
- d) Highways and parking
- e) Protected species
- f) Habitat Sites
- g) Landscaping and Trees

h) Other matters

a) Principle of the development

8.2 Outline planning permission was granted for this site on appeal in December 2021, and therefore the principle of the development and the means of access to it was established following the grant of that permission. Furthermore, the site falls within the adopted Housing Allocation HA1 (Land North and South of Greenaway Lane), and therefore complies with the relevant in principle policy of the adopted Fareham Local Plan 2037.

8.3 Policy HA1 sets out a number of criteria that need to apply to all the various development proposals for the sites within the housing allocation. These include Green Infrastructure, including provision of pedestrian and cycle connectivity between parcels, limiting building heights and protection of existing trees. The application proposals accord with these principles, and therefore the proposal complies with Policy HA1.

b) Design and Layout

8.4 Policy D1: High Quality Design and Place Making of the adopted Fareham Local Plan 2037 seeks to ensure that development proposals and spaces will be of a high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.

8.5 The Policy continues to highlight 10 key characteristics of high quality design, comprising context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Developments should appropriately respond to the positive elements of local character, ecology, history, culture and heritage.

8.6 The layout of the proposed development remains broadly unchanged from that submitted at Outline planning application stage. The development comprises a single central road running north from Greenaway Lane, making use of the existing gated entrance to the site. This will need to be widened to accommodate the additional access width required to ensure compliance with the access details approved by the Planning Appeal Inspector. The majority of the laurel hedgerow along the site's frontage would be retained to minimise the impact of the development on the character of this part of the Lane.

8.7 The frontage of the site comprises two detached dwellings fronting Greenaway Lane, set in well landscaped plots to reflect the lower density character of the street. Moving further into the site is a mixture of detached, semi-detached and terraced properties fronting the new access road, or branching off to the east and west in small cul-de-sacs. The northern end of the site comprises a small area of public open space, which would be

transferred to Fareham Borough Council, and a pedestrian and cycle link leading to other parts of the broader housing allocation to the north.

The properties sited adjacent to the area of public open space to the northwest corner of the site have been designed to overlook the area ensuring an open and welcoming appearance to the area of open space. All the properties have been designed to reflect the mixed character of the local area, including bricked and tile hung elevations under tiled roofs. All the properties benefit from gardens of 11 metres in length or greater, and levels of separation meet the advice in the Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document December 2015.

- 8.8 Whilst the development is of a higher density than the prevailing density development along Greenaway Lane, the proposal represents a modest density of 21 dwellings per hectare. This is considered to represent an appropriate level of development for the site, and comparable with other such developments elsewhere in the wider housing allocation.
- 8.9 It is therefore considered that the design of the properties and the layout of the scheme is acceptable. The development accords with the principles of urban design in accordance with Policy D1 of the Fareham Local Plan 2037.

c) Living conditions of neighbours and future occupants

- 8.10 Policy D2: Ensuring Good Environmental Conditions of the adopted Fareham Local Plan 2037 states that development must ensure good environmental conditions for all new and existing users of buildings and external spaces. The Policy continues to state that:

‘Development proposals...will be permitted where they...do not have an unacceptable adverse impact on the environmental conditions of future occupiers and users or on adjacent/nearby occupants and users through ensuring appropriate outlook and ventilation and providing adequate daylight, sunlight and privacy; and, do not individually, or cumulatively, have an unacceptable adverse environmental impact, either on neighbouring occupiers, adjoining land, or the wider environment...’.

In respect of ensuring the development accords with the provisions of Policy D2, it is important to have regard to the advice in the Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document December 2015.

- 8.11 The development proposal has been assessed against the guidance in this Supplementary Design Guidance, and it is considered that the development

proposal is fully in compliance with it in terms of levels of separation for privacy and overlooking, and garden lengths for provision of suitable external spaces and outlook.

- 8.12 Concern has been raised by the occupiers of both 56 Greenaway Lane and 66 Greenaway Lane about the degree of overlooking to their properties; both occupiers will see development taking place along one side and the rear of their properties.
- 8.13 Number 56 Greenaway Lane (to the east of the site's entrance), benefits from a large, landscaped plot with a rear garden of approximately 26 metres in length. To the side of the property will be a single detached dwelling (Plot 28) orientated north-south to align with this neighbour. A pair of semi-detached dwellings (Plots 26-27) will be located beyond this orientated east-west towards the bottom of the garden of 56 Greenaway Lane. They have rear gardens of 11 metres and 12 metres respectively, with a detached garage building with a pitched roof situated between the rear of these dwellings and the rear elevation of 56 Greenaway Lane.
- 8.14 To the rear boundary of 56 Greenaway Lane lies two further terraced dwellings (Plots 21-22), both of which benefit from gardens marginally in excess of 11 metres in length. Windows serving the first floor level of these properties would be located over 37 metres from the first floor of 56 Greenaway Lane. There are also trees within the rear garden of number 56 that further defuse any overlooking.
- 8.15 The Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document December, seeks a minimum of 22 metres between facing windows. It also states that in the case of 'more spacious areas a greater distance is likely to be required'. In this instance a distance somewhat greater than 22 metres will be achieved.
- 8.16 The proposal therefore fully complies with the advice within the Supplementary Planning Document and would not therefore result in an unacceptable adverse impact on the environmental conditions of existing or future occupiers.
- 8.17 Number 66 Greenaway Lane is located to the western side of the access and is a detached two storey dwelling in a large plot with a 28 metre long rear garden. Like 56 Greenaway Lane, there will be a single, detached two storey dwelling (Plot 1) located adjacent to this property, orientated north-south.
- 8.18 Behind Plot 1 are two detached dwellings (Plots 2 and 3), both of which benefit from rear gardens marginally in excess of 11 metres in length. To the

rear of 66 Greenaway Lane are two pairs of semi-detached dwellings (Plot 5-8), all provided with rear gardens of 11 metres in length.

- 8.19 In order to reduce the visual massing along the rear boundary, the roofs of Plots 5-8 have been amended to fully hipped rather than gable ended, to reduce the size of the roofs. Conditions are also recommended to remove permitted development rights to prevent future alterations to the roof forms unless first agreed with the Council.
- 8.20 The first floor windows within Plots 5-8 would be situated 39 metres away from the first floor windows of 66 Greenaway Lane. A large pitched roof outbuilding within the rear garden on their northern boundary would also contribute in reducing any overlooking.
- 8.21 Officers consider that the proposal fully complies with the advice within the Supplementary Planning Document and would not therefore result in an unacceptable adverse impact on the environmental conditions of existing or future occupiers. The proposal is also considered to fully accord with the provisions of Policy D2 of the adopted Fareham Local Plan 2037.
- 8.22 In addition, Policy D5 requires new dwellings to adhere to the minimum standards set out within the Nationally Described Space Standards. All the proposed dwellings accord with these standards and would therefore comply with the provisions of Policy D5.

d) Highways and Parking

- 8.23 Access arrangements and the consideration regarding the suitability of Greenaway Lane to accommodate the development proposal were approved on appeal by the Planning Inspector. The access is therefore not being considered under this Reserved Matters application. However, the internal road layout and suitability for users and refuse vehicles is to be considered. Appropriate vehicle tracking diagrams have been submitted with the application demonstrating that the Council's refuse vehicles are able to enter and exit the site in a forward gear without an unacceptable impact to other road users.
- 8.24 In respect of car parking, this has been provided in accordance with the Council's Residential Car Parking Standards SPD and comprises a mix of side-by-side, tandem and car port parking. Where garages on plots have been provided, they are either in addition to the car parking standard or exceed the minimum size threshold required by the Council's Residential Car Parking Standards SPD. All properties will be provided with electric car charging facilities.

8.25 In addition to the on site provision of car parking spaces, five visitors' car parking spaces have been provided. Officers consider that the development accords with Policy TIN2 of the Fareham Local Plan 2037.

e) Protected Species

8.26 The application has been supported by an Ecology Addendum to update the original Ecology Reports that supported the outline planning application. Five-metre-wide ecology buffers have been provided to the northern parts of the site on the northern, eastern and western boundaries. Whilst a small section has been removed to accommodate the development, this is not considered to affect the delivery of the ecology mitigation proposed or the overall functionality of the buffers.

8.27 The approach has been considered by the Council's Ecologist who has confirmed that the overall approach is sound and would ensure no harm to protected species on the site. The development therefore accords with Policy NE1 of the Fareham Local Plan 2037.

f) Habitat Sites

8.28 Policy NE1 of the Fareham Local Plan 2037 sets out the strategic approach to Nature Conservation and Biodiversity and confirms that development will be permitted where designated sites are protected and enhanced. Policy NE3 requires that development that result in a net increase in residential units will be permitted subject to compliance with the Solent Recreation Mitigation Strategy. Policy NE4 confirms the requirement to ensure the integrity of the designated sites is maintained having regard to the effect of nutrients.

8.29 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within the Solent which are of both national and international importance.

8.30 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'Habitat Sites' (HS).

8.31 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the

integrity of the designated sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority is the Local Planning Authority.

- 8.32 The Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the HS. The key considerations for the assessment of the likely significant effects are set out below.
- 8.33 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of the Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in The Solent area. The applicant has confirmed that the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP) will be paid prior to the commencement of the development. The contribution has been secured by Section 106 planning obligation.
- 8.34 Additionally, research undertaken by Footprint Ecology has identified that planned increased in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbated recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the 'Zone of Influence' (ZOI). The Council's Interim Mitigation Solution to address this likely significant effect was approved by the Council's Executive Committee on 7th December 2021 and was prepared in consultation with Natural England. The mitigation comprises a financial contribution from the developer to mitigate against this impact through improvements to open spaces within Fareham Borough and a small contribution to the New Forest National Park Authority. The applicant has made the appropriate financial contribution.
- 8.35 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the HS.
- 8.36 A nitrogen budget has been calculated in accordance with Natural England's *Nutrient Neutrality Generic Methodology* (Feb 2022) ('the NE Advice') and updated calculator (April 2022) which confirms that the development will

generate 33.70kg TN/year. In the absence of sufficient evidence to support a bespoke occupancy rate, Officers have accepted the use of an average occupancy of the proposed dwellings of 2.4 persons in line with the NE Advice. The existing use of the land for the purposes of the nitrogen budget is considered to be a mix of residential urban land and commercial/industrial urban land. Due to the uncertainty of the effect of the nitrogen from the development on the HS, adopting a precautionary approach, and having regard to NE advice, the Council will need to be certain that the output will be effectively mitigated to ensure at least nitrogen neutrality before it can grant planning permission.

- 8.37 The applicant has purchased 33.75kg of nitrate mitigation 'credits' from the scheme at Little Duxmore Farm on the Isle of Wight, which will see the farm taken out of agricultural land and would be managed and maintained by the Hampshire and Isle of Wight Wildlife Trust (HIWWT). Through the operation of a legal agreement between the landowners (HIWWT), Fareham Borough Council and the Isle of Wight Council dated 30 September 2020, the purchase of the credits will result in a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.38 The third aspect is impact on air quality, where the designated sites can be adversely affected through airborne pollution from development sites generated either during construction or operation / occupation. The Council's recent Air Quality Habitat Regulations Assessment (HRA) for Short-Term Development in Fareham Borough by Ricardo Energy and Environment (2020) has undertaken an assessment which avoids the need for relying on the assumption of a 200-metre zone of influence by including dispersion modelling of emissions from all roads with modelled traffic flows within the Fareham study area, whether or not they are located within 200m of a designated site. The Study concluded no likely significant effect alone or in combination with other plans and projects for all qualifying features of the protected HS.
- 8.39 The Council's Appropriate Assessment concludes that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the HS either alone or in combination with other plans or projects. The difference between the credits and the output will result in a small annual net reduction of nitrogen entering The Solent. Natural England has been consulted on the Council's Appropriate Assessment and raised no objection. It is considered that the development accords with the Habitat Regulations and complies with Policies NE1, NE3 and NE4 of the adopted Fareham Local Plan 2037.

g) Landscaping and Trees

- 8.40 The site does not comprise any trees within it and has only one tree subject to a preservation order (a Sweet Chestnut), in the southwest corner, on the boundary with 66 Greenaway Lane. The protected tree would be unaffected by the development proposals.
- 8.41 The northern and eastern boundary comprises wooded areas, which would be unaffected by the scheme. The layout of the development has been carefully considered to ensure sufficient space between the boundary woodland, aided by the 5 metre wide ecology buffer, and adjacent dwellings.
- 8.42 The submitted site plan shows a number of trees would be planted throughout the development proposal and a detailed landscaping scheme has been prepared by the applicant's landscape architects.
- 8.43 The proposals have been considered by the Council's Principal Tree Officer who has raised no concerns, subject to compliance with the submitted information. The development is therefore considered to comply with Policy NE6 of the Fareham Local Plan 2037.

h) Other Matters

- 8.44 **Foul and Surface Water Drainage:** The application has been supported by detailed foul and surface water drainage strategies, which have been considered by Hampshire County Council as Lead Local Flood Authority. The drainage ditch at the frontage of the site does not connect to any other ditch along Greenaway Lane and therefore only serves to deal with surface water disposal from this section of Greenaway Lane. This would be culverted and the surface water calculations have incorporated the additional run-off likely from this section of the public highway.
- 8.45 **Affordable Housing:** The application proposes the provision of a policy compliant level of affordable housing, having regard to Policy HP5 (Affordable Housing Provision). The provision and type of affordable housing has been considered by the Council's Housing Development Officer, who has raised no overriding objection to the scheme. Some concern regarding the clustering of the dwellings, and discussions regarding re-positioning them was considered by the applicant but discounted owing to inadequate space. Given the modest number of affordable units being provided, it is considered by Officers to represent an appropriate solution and would provide 11 much needed affordable units within the Western Wards.
- 8.46 **Biodiversity Net Gain:** There is no requirement for Reserved Matters applications to achieve the 10% increase in Biodiversity Net Gain on the site, and therefore the development is not subject to the provisions of Policy NE2: Biodiversity Net Gain. Despite this, the outline planning application did

provide a Biodiversity Mitigation and Enhancement report which sought to provide suitable net gains in biodiversity despite no formal metric calculation being provided.

Summary

8.47 The reserved matters proposal is broadly reflective of the layout set out at outline planning application stage, which was allowed on appeal. The development proposals accord with the relevant policies of the adopted Fareham Local Plan 2037 and other relevant supplementary planning documents.

8.48 Notwithstanding the representations received, Officers consider that the proposals are acceptable, and that approval should be granted for these reserved matters.

9.0 Recommendation

9.1 Subject to the receipt and consideration of the comments of the Lead Local Flood Authority relating to surface water disposal and any additional conditions, or modifications to the proposed conditions, they may recommend:

9.2 **APPROVE** the reserved matters subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) Location Plan (Drawing: LP.01 Rev A)
 - b) Coloured Site Layout (Drawing: CSL.01 Rev E)
 - c) Site Layout (Drawing: SL.01 Rev E)
 - d) Boundary Materials Layout (Drawing: BML.01 Rev C)
 - e) Dwelling Materials Layout (Drawing: DML.01 Rev D)
 - f) Parking Strategy Layout (Drawing: PSL.01 Rev C)
 - g) Landscaping – General Arrangement (Drawing: 2305-TFC-00-00-DR-L-1001)
 - h) Landscaping – General Arrangement (Drawing: 2305-TFC-00-00-DR-L-1002)
 - i) House Type S.2.1 (2 Block) Floor Plans (Drawing: HT.S.2.1(2blk).p Rev A)
 - j) House Type S.2.1 (2 Block) Elevations (Drawing: HTS.2.1(2blk).e Rev D)
 - k) House Type 3.1 Variation A Floor Plans and Elevations (Drawing: HT.3.1A.pe Rev A)
 - l) House Type 3.1 (Option 1) Floor Plans and Elevations (Drawing: HT.3.1.pe Rev A)

- m) House Type 3.2 (2 Block) Floor Plans (Drawing: HT.3.2(2Blk).p Rev A)
- n) House Type 3.2 (2 Block) Elevations (Drawing: HT.3.2(2Blk).e Rev C)
- o) House Type S.3.2 (2 Block) Floor Plans (Drawing: HT.S.3.2(2blk).p Rev A)
- p) House Type S.3.2 (2 Block) Elevations (Drawing: HT.S.3.2(2blk).e Rev D)
- q) House Type 2XS.1M – Maisonettes Floor Plans (Drawing: HT.2xS.1M.p Rev A)
- r) House Type 2XS.1M – Maisonettes Elevations (Drawing: HT.2xS.1M.e Rev C)
- s) House Type 4.1. Option 1. Floor Plans and Elevations (Drawing: HT.4.1.pe.1 Rev A)
- t) House Type 4.2 Variation A Floor Plans (Drawing: HT.4.2A.p Rev A)
- u) House Type 4.2 Variation A Elevations (Drawing: HT.4.2A.e Rev A)
- v) House Type 4.2 Variation B Floor Plans (Drawing: HT.4.2B.p Rev A)
- w) House Type 4.2 Variation B Elevations (Drawing: HT.4.2B.e Rev A)
- x) House Type 4.3 Floor Plans (Drawing: HT.4.3.p Rev B)
- y) House Type 4.3 Elevations (Drawing: HT.4.3.e Rev B)
- z) House Type 4.4 – Floor Plans and Elevations (Drawing: HT.4.4.pe Rev A)
- aa) House Type 4.4 Variation A – Floor Plans and Elevations (Drawing: HT.4.4A.pe Rev D)
- bb) Plots 9-10 – Floor Plans (Drawing: P.9-10.p Rev A)
- cc) Plots 9-10 – Elevations (Drawing: P.9-10.e Rev C)
- dd) Plot 17 – Floor Plans and Elevations (Drawing: P.17.pe Rev A)
- ee) Plots 21-23 – Floor Plans Sheet 1 of 2 (Drawing: P.21-23.p1 Rev A)
- ff) Plots 21-23 – Floor Plans Sheet 2 of 2 (Drawing: P.21-23.p2 Rev A)
- gg) Plots 21-23 – Elevations Sheet 1 of 2 (Drawing: P.21-23.e1 Rev D)
- hh) Plots 21-23 – Elevations Sheet 2 of 2 (Drawing: P.21-23.e2 Rev A)
- ii) Coloured Street Elevations (Drawing: SE.01 Rev C)
- jj) Street Elevations (Drawing: SE.01 Rev C)
- kk) Lytch Gate – Floor Plans and Elevations (Drawing: LG.01.pe Rev A)
- ll) Twin Garage – Floor Plans and Elevations (Drawing: GAR.03.pe Rev A)
- mm) Double Garage – Floor Plans and Elevations (Drawing: GAR.02.pe Rev B)
- nn) Double Car Barn – Floor Plans and Elevations (Drawing: CB.02.pe Rev A)
- oo) Single Car Barn – Floor Plans and Elevations (Drawing: CB.01.pe Rev A)
- pp) Single Garage – Floor Plans and Elevations (Drawing: GAR.05.pe Rev C)

- qq) Drainage Layout (On-site) (Drawing: 6826-MJA-SW-XX-DR-C-001 Rev P7)
- rr) Levels Layout (Drawing: 6826-MJA-SW-XX-DR-C-005 Rev P5)
- ss) External Works (Drawing: 6826-MJA-SW-XX-DR-C-400 Rev P5)
- tt) Refuse Vehicle Tracking Layout (Drawing: 6826-MJA-SW-XX-DR-C-500 Rev P5)
- uu) Fire Tender Tracking Layout (Drawing: 6826-MJA-SW-XX-DR-C501 Rev P5)
- vv) Estate Car Tracking Layout (Drawing: 6826-MJA-SW-XX-DR-C-502 Rev P3)
- ww) Visibility Layout (Drawing: 6826-MJA-SW-XX-DR-C-510 Rev P5)
- xx) Longitudinal Sections (Drawing: 6826-MJA-SW-XX-DR-C-100 Rev P2)

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

2. No development hereby permitted shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing (and hardsurfacing) materials 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order) there shall be no alterations or amendments to the permitted car barns, including the provision of garage doors to the front elevations, without the grant of a separate planning permission from the Local Planning Authority.
REASON: To ensure adequate off-street car parking is retained on site.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order), there shall no alterations or amendments to the roof forms of Plots 5 – 8 (inclusive), without the grant of a separate planning permission from the Local Planning Authority.
REASON: To protect the amenities of neighbouring occupiers.
5. The landscaping scheme, submitted on Drawings 2305-TFC-00-00-DR-L-1001 and 2305-TFC-00-00-DR-L-1002, shall be implemented and completed 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 the agreed schedule. 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.

6. No work on site 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 bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

7. The development hereby permitted shall be undertaken in accordance with the details set out on the Tree Protection Plan, Drawing 22163-3 and the recommendations in the submitted Tree Report prepared by Barrell Tree Consultancy (Ref 22163-AA3 dated March 2023). There shall be no deviation from these documents unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

8. No development shall proceed beyond damp proof course level until details of any proposed external illumination, including streetlighting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and any lighting thereafter retained in the approved form.

REASON: In order to prevent light disturbance to occupiers of nearby residential properties and control light pollution.

Then:

DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

10.0 Notes for Information

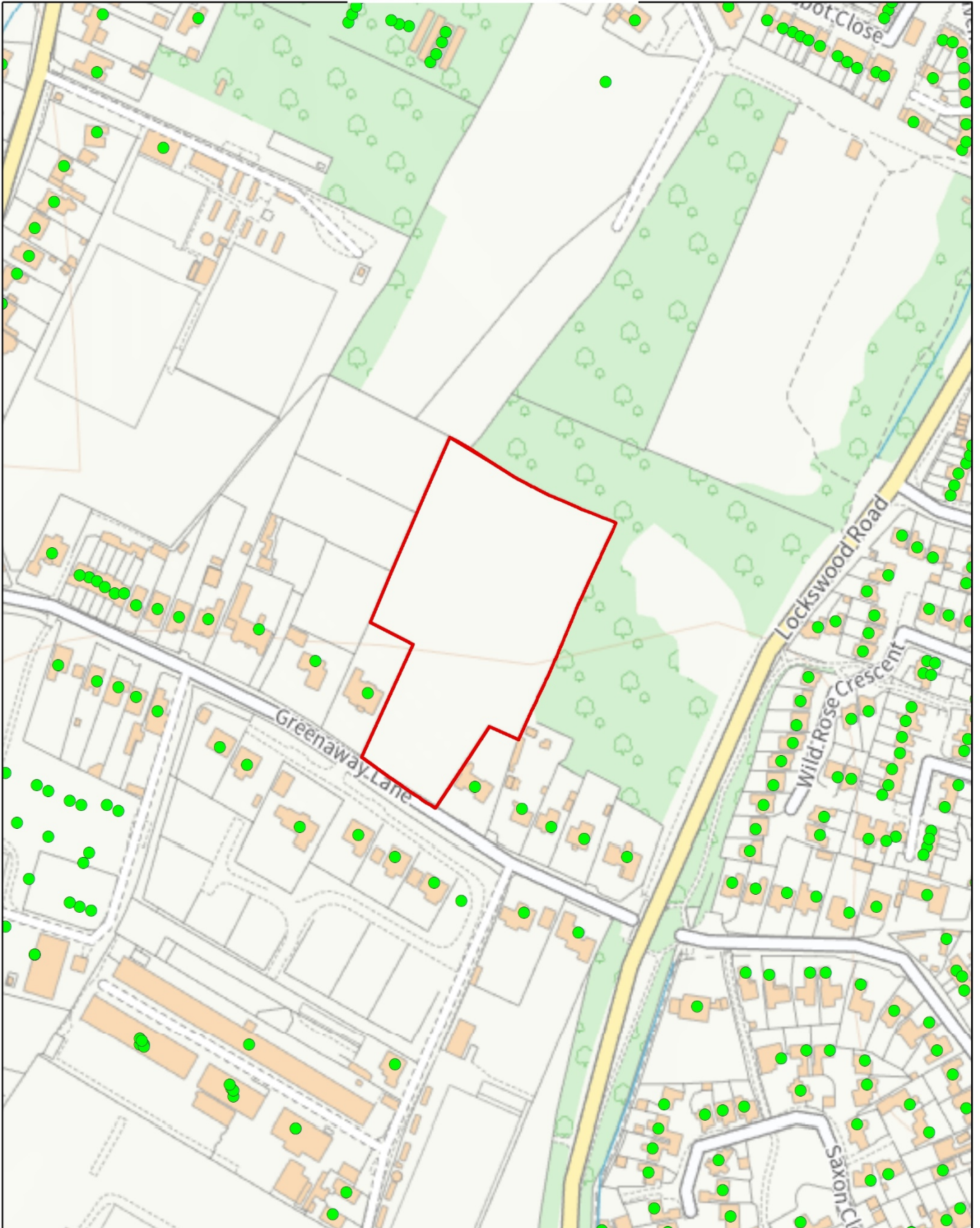
P/22/1629/RM, P/18/0756/OA and APP/A1720/W/21/3279162

11.0 *Background Papers*

- 11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Land Between and to Rear of
56-66 Greenaway Lane, Warsash
Scale 1:2,500



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