

OFFICER REPORT FOR COMMITTEE

DATE: 9th October 2024

P/24/0844/FP
MR DOMINIC WHITE

SARISBURY & WHITELEY WARD
AGENT: MR D LINDSAY

REPLACEMENT DWELLING, GARAGE AND SWIMMING POOL

OTTERHOLME, HOLLY HILL LANE, SARISBURY GREEN, SOUTHAMPTON, SO31
7AH

Report By

Katherine Alger 01329 824666

1.0 Introduction

1.1 This application is being presented to the Planning Committee for determination due to the number of third-party representations received.

2.0 Site Description

2.1 This application relates to a detached dwelling set within a large plot located towards the far western end of Holly Hill Lane. To the east of the application site is Magnolia Cottage with The Walled Garden located to the south of the application site on the opposite side of Holly Hill Lane. The large residential curtilage of Holly House is located on the northern boundary of the site.

2.2 The rear garden of the application site slopes towards and immediately adjoins a saltmarsh within the River Hamble. The dwelling is visible from the public footpath which runs north-south along the River Hamble footpath.

2.3 The surrounding area is characterised by detached dwellings to the east of the application site and the saltmarshes and the River Hamble to the west.

3.0 Description of Proposal

3.1 The proposed development is for the construction of a replacement dwelling. The dwelling would have a contemporary appearance and would include two gable end features on the front and rear elevation. It would include a variety of different roof forms and would be finished in stone, white render, and vertical cedar cladding under a slate tiled roof.

3.2 The living accommodation would be over three floors. The first would be the lower ground floor which would be at basement level. The lower ground floor would comprise of a gym, staff room, kitchenette, sauna, bathroom, cinema room, utility and laundry room, wine cellar and a games room with a bar.

- 3.3 The ground floor accommodation would comprise a family room including a kitchen, a lounge, library/study, larder, boot room and a WC.
- 3.4 The first-floor accommodation would comprise of 5 bedrooms which all include en-suites.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- DS1: Development in the Countryside
DS3: Landscape
H1: Housing Provision
HP1: New Residential Development
NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network
NE2: Biodiversity Net Gain
NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)
NE4: Water Quality Effects on the Special Protection Areas (SPAs)
NE6: Trees, Woodland and Hedgerows
TIN2: Highway Safety and Road Network
D1: High Quality Design and Place Making
D2: Ensuring Good Environmental Conditions
D4: Water Quality and Resources

Other Documents:

- National Planning Policy Framework (NPPF) 2023
Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 In July 2018 a planning application for the demolition of the existing dwelling and erection of replacement 5-bed dwelling and detached triple garage with office accommodation above was submitted (Ref P/18/0786/FP). However, the application was withdrawn in January 2019 due to unresolved matters regarding its design and visual appearance.

6.0 Representations

- 6.1 Twenty third party letters of objection have been received, including comments from The Fareham Society, on the following grounds:

- a) Significant excavation- No details provided on how these works will take place
- b) Damage to Holly Hill Lane by construction vehicles
- c) Highway Safety
- d) Noise and Disturbance during construction
- e) Insufficient space for construction vehicles to park within the application site
- f) Impact on public right of way
- g) Impact on views from footpath
- h) Increase in mass
- i) Inappropriate design
- j) Inappropriate materials
- k) Loss of privacy from balconies
- l) Loss of view
- m) Impact on Ecology
- n) No 10% increase in Biodiversity Net Gain
- o) No Geotechnical report submitted with the application
- p) Inaccuracies on plans
- q) Car parking and turning spaces not marked on plans
- r) Inappropriate working hours
- s) Impact on drainage
- t) Impact on the stability of the river bank
- u) Out of character
- v) Impact on Area of Special Landscape Quality
- w) Set a precedent for future development
- x) Should be a financial contribution for road maintenance
- y) Increase in vehicular traffic
- z) Impact on underground springs resulting in flooding
- aa) Constructability study should be provided prior to a decision

7.0 Consultations

EXTERNAL

Natural England

7.1 Further information required to be secured via a condition

Highway Authority - Hampshire County Council

7.2 This application does not meet the criteria necessary for the Highway Authority to assess the highway and transportation aspects of the proposed development.

Ecology – Hampshire County Council

7.3 No Objection subject to conditions

Countryside Service – Hampshire County Council

7.4 No Objection subject to conditions

INTERNAL

Principal Tree Officer

7.5 No Objection subject to condition

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) Residential Development in the Countryside
- b) Design/Impact on Area of Special Landscape Quality
- c) Impact on Residential Amenity
- d) Parking/Access
- e) Ecology
- f) Biodiversity Net Gain
- g) Trees
- h) Flooding
- i) Other Matters Raised in Objections

a) Residential Development in the Countryside

8.2 The Local Plan 2037 seeks to focus development within the existing urban area and within specific site allocations that have been determined taking account their sustainable merits. To support this approach, development outside of the urban areas must be managed to resist encroachment of development into non-urban unsustainable areas.

8.3 Policy DS1 concerns development in the countryside. It states that proposals for development in the countryside will be supported where the proposal is for development associated within an existing lawful dwelling. In addition, the proposals will need to demonstrate that they:

- Protect and enhance landscapes, sites of biodiversity or geological value and soils, and
- Recognise the intrinsic character and beauty of the countryside
- Maintain the character of the undeveloped coast

8.4 With regards to housing development the Policy states that proposals will be supported where they are compliant with one of the following Policies HP1, HP2, HP4, HP6 or HP11.

8.5 Policy HP1 concerns new residential development. It states that Residential Development in locations outside of the Urban Area boundary will be permitted where one of the following applies:

- a. *It involves a conversion of an existing non-residential building where:*
 - 1) *The building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding; and*
 - 2) *Evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the buildings immediate setting.*
- b. *It is for a replacement dwelling which is of an appropriate character to the location.*
- c. *It has been demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work.*
- d. *It accords with Policies HP2, HP3, HP4 and HP6.*

8.6 The proposed development is for a replacement dwelling and is considered to be of an appropriate character to the location. Therefore, the proposed development complies with Policy HP1.

b) Design/Impact on Area of Special Landscape Quality

8.7 Policy D1 (High Quality Design) states that development proposals and spaces will be of high quality design, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places. Development proposal will be permitted where compliance with the key characteristics has been demonstrated, including context and its impact on the local character and ecology, built form and nature.

8.8 The application site is also located within an Area of Special Landscape Quality as identified by Policy DS3 (Landscape). Policy DS3 states that development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:

- a) *Intrinsic landscape quality and important features;*
- b) *Visual setting, including to/from key views;*
- c) *The landscape as a setting for settlements, including important views to, across, within and out of settlements;*
- d) *The landscape's role as part of the existing Local Ecological Network;*
- e) *The local character and setting of buildings and settlements, including their historic significance;*
- f) *Natural features such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and*
- g) *The character of the Borough's rivers and coastline which should be safeguarded.*

- 8.9 The Fareham Borough Council's Technical Review of Areas of Special Landscape Character Assessment (2020) identifies the application site within the Lower Hamble Valley Area of Special Landscape Quality. This area is described as having *“high scenic quality, an attractive, unspoilt character and is in good condition. The river valley is a heavily wooded landscape with a sense of naturalness, tranquillity, enclosure and seclusion. The tidal river valley has clearly demonstratable physical attributes and this part of it is an integral part of the wider ‘valued landscape’ of the Hamble. It is a very distractive area and can be considered ‘out of the ordinary’.*
- 8.10 The Fareham Landscape Assessment 2017, which also forms part of the evidence base for the Fareham Local Plan, states this area is a complex and diverse area of landscape which is generally of high sensitivity. In order to protect and enhance the character and quality of the landscape resources, views and visual amenity, development proposals will need to be carefully integrated within well-trees plots in areas of lower landscape and visual sensitivity, for example within and around existing residential development along Holly Hill Lane. Development should also be of a scale and character appropriate to the locality (e.g. individual or small groups of detached dwellings in large, well treed plots).
- 8.11 In considering the immediate context of the application site, this area of Holly Hill Lane is characterised by a variety of detached residential dwellings, the majority of which sit within substantial plots. A number of these dwellings are large with contemporary designs including the dwellings to the north of the application site at Holly House and the recently approved replacement dwelling at Duneagle. Therefore, the principle of a contemporary designed, larger dwelling within this location would be acceptable.
- 8.12 The application site is located closer to the riverbank compared to Holly House and Duneagle. However, the replacement dwelling has been designed in a way where the lower ground floor is sunken into the ground reducing the overall massing and height of the dwelling. The design also includes a variety of different roof pitches which also reduce the overall bulk and scale of the dwelling to ensure that it would not look visually prominent when viewed from the public footpath along the River Hamble. The development would also be partially screened by landscaping surrounding the application site.
- 8.13 As set out in Section 5.0 above, an earlier scheme was withdrawn due to the failure to agree a suitable design for a replacement dwelling on this site. The previous scheme included three gable roof pitches set within a continuous roof form. The roof form of the proposed includes one gable feature set within a hipped roof with an additional subservient side projection. The variety of roof

designs has reduced the overall bulk when viewed from the River Hamble which is the most sensitive view point. The previous design also included render and brick work whereas this scheme includes a variety of different materials, incorporating natural tones which reduces the overall bulk and massing. Furthermore, the height of the garage has been reduced and replaced with a hipped roof which also reduces the bulk and massing and addresses the previous concerns raised.

8.14 Despite the above, concerns have been raised regarding the type of external materials proposed. The proposed dwelling would have a slate roof with stone, white render and vertical timber cladding for the elevations. These materials are characteristic of the surrounding area and would be an acceptable addition to the Streetscene.

8.15 Therefore, it is considered that the design of the replacement dwelling would be acceptable and would not cause adverse harm to the Area of Special Landscape Quality. Furthermore, the development recognises the intrinsic character and beauty of the countryside and therefore complies with Policies D1 and DS3 of the Fareham Local Plan 2037.

c) Impact on Residential Amenity

8.16 Policy D2 of the Fareham Local Plan 2037 concerns the impact of development on living and environmental conditions. The Policy states that development proposals should ensure that there will be no unacceptable adverse impact upon environmental (living) conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.

8.17 The Fareham Borough Design Guidance Supplementary Planning Document (hereafter referred to as the Design SPD) requires first floor windows to be at least 11 metres from the boundaries they look towards and no less than 22 metres from facing windows.

8.18 The nearest residential dwelling to the application site is Magnolia Cottage which is located to the east of the application site. There would be approximately 18 metres from the first floor bedroom windows to the boundary with Magnolia Cottage and a total of approximately 24 metres from the rear elevation of Magnolia Cottage. Therefore, there would be a suitable separation distance between the application site at Magnolia Cottage, in compliance with the Design SPD.

8.19 The development initially proposed balconies on the front elevation, however, these have subsequently been removed. The only balconies that remain are located on the rear (west) elevation which faces onto the River Hamble. Part

of the balcony wraps round to the southern elevation, however, this faces out onto the public footpath.

- 8.20 Concerns have been raised regarding the positioning of the proposed garage and home office. However, this would have an appropriate height and would be set away from the boundary by approximately 1 metre.
- 8.21 Therefore, the proposed development would not result in an unacceptable impact on the living conditions of the occupiers of Magnolia Cottage in terms of loss of sunlight, daylight, outlook and/or privacy.
- 8.22 The nearest residential property to the southeast of the application site would be The Walled Garden. This property sits within a substantial plot and there would be a separation distance of at least 50 metres between the application site and the rear elevation of The Walled Garden. Concerns have been raised regarding the positioning of the balconies however, there would be a separation distance of approximately 14 metres between the application site and the side boundary of The Walled Garden. Therefore, it is considered that the proposed development would not result in an unacceptable adverse impact upon the living conditions of the occupiers of The Walled Garden house.
- 8.23 Holly House is located to the northeast of the application site. There is a separation distance of approximately 24 metres between the side elevation of the application site and the boundary with Holly House. Having regard to this large separation distance it is considered that the proposed development would not result in an unacceptable impact on the living conditions of the occupiers of Holly House.
- 8.24 Having regard to the above, Officers consider that the proposed development would not therefore result in an unacceptable adverse impact on the living and environmental conditions to the neighbouring occupiers and the proposal complies with Policy D2 of the Fareham Local Plan 2037.

d) Highway Safety and Parking

- 8.25 Policy TIN2 of the Fareham Local Plan states:

‘Development will be permitted where:

- a) There is no unacceptable impact on highway safety, and the residual cumulative impact on the road networks is not severe; and*
- b) The impacts on the local and strategic highway network arising from the development itself or the cumulative effects of development on the network are mitigated through a sequential approach consisting of measures that would avoid/reduce the need to travel, active travel, public transport, and provision of improvements and enhancements to*

the local network or contributions towards necessary or relevant off-site transport improvement schemes'

- 8.26 The access to the site would remain the same as the existing. As the proposed development would be for a replacement dwelling the amount of vehicle movements associated with the site would remain unchanged.
- 8.27 Fareham Footpath 3a (FP3a) runs along the east bank of the River Hamble close to the site's west boundary. Fareham Footpath 3b (FP3b) runs east and then north from FP3a between sections of the Hook with Warsash County Council Site. It turns east past the site's southern perimeter before looping round to the north to rejoin FP3a.
- 8.28 Countryside Services at Hampshire County Council has commented on this application. They have stated that The Service does not, in principle, support applications that result in an intensification of use of a right of way by vehicles. The narrow width of this site's vehicle access on FP3b, which, combined with the increase in vehicle movements likely to occur during the proposed works, particularly of HGVs, shall greatly increase the risk of conflict between vehicles and PROW users. However, on the presumption the applicant possesses private vehicle access rights along the PROW and there are no other possible vehicle access routes to the site, this proposal could be considered acceptable, with a suitable Construction Management Plan secured by condition. Subject to the imposition of planning conditions, Countryside Services raises no objection to the application.
- 8.29 In terms of car parking, The Residential Car Parking Standards Supplementary Planning Document (SPD) requires at least 3 car parking spaces for a dwelling with more than 4 bedrooms. The proposed dwelling has ample car parking spaces within the front driveway to accommodate at least 3 vehicles. Therefore, the proposed development complies with the Residential Car Parking Standards SPD.
- 8.30 It is therefore concluded that the proposed development would not result in an unacceptable impact on highway safety and the public right of way and would therefore accord with Policy TIN2 of the Fareham Local Plan 2037.

e) Ecology

- 8.31 Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network states that the development will be permitted where:
- a) *Designated international, national sites and local sites of nature conservation value are protected and enhanced, reflecting their status in the hierarchy of nature conservation designations;*

- b) Protected and priority habitats and species, including breeding and foraging areas are protected and enhanced;*
- c) Proposals do not prejudice the Ecological Network or result in its fragmentation.*

8.32 The Council's Ecologist has reviewed the submitted bat survey report which confirms that a small day roost of a common pipistrelle is still present. The report includes details of mitigation measures which the Ecologist considers to be acceptable.

8.33 Subject to conditions the Ecologist raises no concerns to the proposed development and therefore the proposal complies with Policy NE1 of the Fareham Local Plan 2037.

f) Biodiversity Net Gain

8.34 Concerns have been raised that the development does not comply with the requirements of Policy NE2 (Biodiversity Net Gain) (BNG). The Policy states that development of one or more dwellings or a commercial/leisure building should provide at least 10% net gains for biodiversity from the existing baseline value of the site and should be maintained for a minimum of 30 years. The proposed development is for a replacement self-build dwelling, and since the publication of the Government statutory framework in February 2024 regarding BNG, self-build dwellings such as this are exempt from the provision of BNG. Therefore, Policy NE2 is not applicable.

g) Trees

8.35 The Council's Principal Tree Officer has reviewed the submitted Arboricultural Reports and raises no objections provided that the adequate precautions to protect the existing/retained trees are specified and implemented in accordance with the arboricultural method statement included in the tree report. This would be secured by planning condition.

h) Habitat Mitigation

8.36 Policies NE1, NE3 and NE4 of the Fareham Local Plan 2037 confirms the requirement to ensure that designated sites of nature conservation value, protected and priority species and populations and associated habitats are protected and where appropriate enhanced.

8.37 The application site is within 5.6km of the Solent and Southampton Water SPA and Ramsar Site, Solent and Dorset Coast SPA and the Solent Maritime SAC. The site also lies within 13.8km from the New Forest SPA. It is important to ensure that new residential developments, in combination with other developments do not have a significant effect on the integrity of these sites as

a result of the increased recreational disturbance and increased nitrogen loading from water sources and air pollution.

- 8.38 The proposal would be for the demolition of an existing dwelling and would offset the impact of the replacement dwelling with regards to recreational disturbance and nitrates.
- 8.39 Given the close proximity of the application site to the River Hamble, Natural England has been consulted on the application and requested that a condition is imposed requiring details of Construction Environment Management Plan to ensure that there is no significant impact on the adjacent designated sites.
- 8.40 The proposal therefore accords with Policies NE1, NE3 and NE4 of the Fareham Local Plan 2037.

i) Other Matters Raised in Objections

- 8.41 **No Details on how excavation works will take place-** These details are not required at the planning application stage. Technical drawings will be required as part of the Building Regulation process.
- 8.42 **Damage to Holly Hill Lane by construction vehicles-** This is a civil matter and any damage occurred during construction will need to be repaired by the owners.
- 8.43 **Noise and disturbance during construction-** A planning condition has been imposed requiring detailed of a Construction Environment Management Plan to be submitted prior to the commencement of works. This should ensure that the level of disturbance caused during construction is kept to a minimum.
- 8.44 **Insufficient space for construction vehicles to park within the application site-** The application site is a large plot and there should be adequate space to accommodate construction vehicles. The Construction Environment Management Plan will provide more details on the car parking arrangements for construction vehicles.
- 8.45 **Loss of a view-** There is no 'right to a view' in planning legislation. Therefore, this is not a material planning consideration.
- 8.46 **No geotechnical report submitted with the application-** There is no requirement to submit a geotechnical report with a planning application, as there are no known contaminated land risks associated with this site.

- 8.47 **Inaccuracies on plans-** The plans are considered to accurately represent the development.
- 8.48 **Inappropriate working hours-** The working hour timing restrictions are recommended by Central Government and are long established to be acceptable in meeting the statutory tests for planning conditions.
- 8.49 **Impact on drainage-** A planning condition has been imposed requesting details of foul and surface water drainage details.
- 8.50 **Impact on stability of the river bank-** This assessment will be carried out through Building Regulations at the construction stage.
- 8.51 **Set a precedent for future development-** This is not a material planning consideration as all applications are considered on their own individual planning merits on a site-by-site basis.
- 8.52 **Flooding-** The application site is located within Flood Zone 1 where there is a minimal risk of flooding. There is a parcel of land to the west of the application site that falls within Flood Zones 2 and 3 however, this lies outside of the red line boundary of the application site. The proposed development does involve a significant level of cutting into the ground as part of the works. However, the development would still lie outside of Flood Zones 2 and 3 as a result of the works. Therefore, the proposed development would not amount to an increased risk of flooding.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before three years from the date of this permission.
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 Scale 1:1250
 - b) Existing Survey Plan SD-2413-04 Rev C
 - c) Site Plan DS-2413-00-G
 - d) Proposed Floor Plans SD-2413-01 Rev F
 - e) Proposed Elevations SD-2413-02 Rev G
 - f) Proposed Sections SD-2413-03 Rev H
 - g) Tree Constraints Plan

- h) Tree Protection Plan
- i) Planning Landscape Design and Access Statement

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

3. 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.

4. No development shall commence on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):

a) Details of how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;

b) The measures the developer will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) Arrangements for the routing of lorries and details for construction traffic access to the site;

d) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;

e) The measures for cleaning the wheels and underside of all vehicles leaving the site;

f) A scheme for the suppression of any dust arising during construction or clearance works;

g) The measures for cleaning Holly Hill Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and

h) A programme and phasing of the demolition and construction work, including roads, footpaths, landscaping and open space;

- i) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
 - j) Measures to control vibration in accordance with BS5228:2009 which prevent vibration above 0.3mms^{-1} at the boundary of the SPA;
 - k) Provision for storage, collection, and disposal of rubbish from the development during construction period;
 - l) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - m) Temporary lighting;
 - n) Protection of pedestrian routes during construction;
 - o) No burning on-site;
 - p) Scheme of work detailing the extent and type of piling proposed;
 - q) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
 - r) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.
 - s) Details on how the applicant will ensure public access and safety on Fareham Footpath 3b and how this will be maintained during the works
REASON: To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; In the interests of protecting protected species and their habitat. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.
5. Any works producing noise levels over 69 dB LAF Max along the boundary of the designated site (eastern boundary) and/or resulting in visual disturbance, shall only be carried out between April and September inclusive.
REASON: To ensure no disturbance of overwintering birds.
6. The works shall be carried out in accordance with the measures detailed in the 'Conclusions, Impacts and Recommendations' of the submitted Bat Emergence and Re-Entry Surveys (BERS) by Artech (August 2024) and the

measures detailed in the submitted Preliminary Ecological Appraisal (Arbtech, June 2024)

REASON: To ensure the safeguard of protected species.

7. The dwelling shall support a minimum of one integrated bat roosting feature such as a bat tube or bat brick and a minimum of one integrated bird features such as swift brick.

REASON: To ensure an enhancement in nesting and roosting opportunities available on the site.

8. A detailed scheme of biodiversity enhancements to be incorporated into the development, along with a plan showing the location of these features, shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

REASON: To ensure the safeguard of protected species and a net gain in biodiversity.

9. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

10. The landscaping scheme, submitted under Condition 9, 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.

11. No development shall commence until the measures of tree and hedgerow protection submitted and approved as part of the planning permission have been implemented and these shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

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. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

12. None of the development hereby approved shall be occupied until details of the proposed bin storage areas [including bin collection points if necessary] have been submitted to and approved by the Local Planning Authority and the approved areas fully implemented. The details shall include the siting, design and the materials to be used in construction. The areas shall be subsequently retained for bin storage or collection at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

13. No vehicles, machinery, equipment, materials, spoil, scaffolding or anything else associated with the works shall be parked, stored or positioned on or near to Fareham Footpath 3b at any time, as to cause obstruction, hindrance or a hazard to the footpath's users.

REASON: To protect the users of Fareham Footpath 3b.

14. No development hereby permitted shall commence until details of the means of surface and foul water drainage from the site 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 unless otherwise agreed with the local planning authority in writing.

REASON: To ensure satisfactory disposal of foul water and surface water. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid adverse impacts of inadequate drainage.

15. 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.

Informative

- a) No works to the surface of Fareham Footpath 3b shall be carried out without the prior approval of Hampshire County Council Countryside Service, the Highway Authority for Public Rights of Way. Any damage caused to the surface of a Public Right of Way by vehicles, machinery, equipment, materials or spoil associated with the works will be required to be restored to the satisfaction of Hampshire County Council Countryside Service as soon as possible.

THEN

DELEGATE authority to the Head of Planning to:

- a) Make any necessary modification, deletion or addition to the proposed conditions.

10.0 *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.

Otterholme, Holly Hill Lane, Sarisbury Green

