

OFFICER REPORT FOR COMMITTEE

DATE: 17 March 2021

**P/20/1137/FP
BROWNS PROPERTY LTD**

**TITCHFIELD
AGENT: CAPITAL HOMES
(SOUTHERN) LTD**

**CONVERSION & EXTENSION OF FORMER CARE HOME TO SIX 1-BED FLATS &
THREE 2-BED FLATS**

68 TITCHFIELD PARK ROAD, TITCHFIELD, PO15 5RN

Report By

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1.0 Introduction

1.1 The application is reported to planning committee as over five third party letters of representations have been received.

2.0 Site Description

2.1 This application relates to a site which is primarily within the urban area to the west of Titchfield Park Road. The site lies at the southern end of Titchfield Park Road within close proximity to the road junction with the A27.

2.2 The site abuts the residential curtilage of No.66 Titchfield Park Road (Titchfield Lodge) to the north but has no other immediate neighbours.

2.3 The vacant two storey building on the site was constructed as a single residential property but was last used as a care home for adults with learning disabilities. The care home contained six individual bedrooms and a guest bedroom.

2.4 The car parking serving the care home is positioned along the southern boundary and an amenity space extends to the west. The western extent of the site containing the amenity space lies within allocated countryside, although under the Draft Local Plan 2037 this is proposed to become part of the urban area.

2.5 The site is well screened along the southern and eastern boundaries by mature Oak and Ash trees, many of which are protected by a Tree Preservation Order. A group of Cypress trees form a hedge along the central section of the northern boundary. From the A27 there is limited visibility of the site due to boundary screening. The Sylvan Glade SINC abuts the western boundary.

2.6 The site slopes gently down from Titchfield Park Road towards the western boundary.

2.7 The site is in Flood Risk Zone 1 (least risk).

3.0 Description of Proposal

3.1 Planning permission is sought for the conversion and extension of the existing building to form six 1-bed flats and three 2-bed flats.

3.2 A two storey/single storey extension would be constructed to the western side (rear) of the existing building, replacing an existing raised terrace and patio.

3.3 An existing two storey lift shaft on the south elevation would be replaced with a wider two storey element containing the stair-well to the first floor. A two storey projection would be added centrally to the north elevation of the existing building and minor single storey extensions would be added to the east elevation of the building fronting Titchfield Park Road.

3.4 Eleven unallocated car parking spaces are proposed to serve the flats utilising the area currently laid out as car parking along the southern boundary.

3.5 The proposal complies with the Nationally Described Space Standards. Residents of the flats would have access to a large shared amenity space extending to the west.

3.6 An existing brick built shed to the north of the building would be converted into a cycle store for 12 cycles. Bin stores would be provided adjacent to the cycle store.

3.7 The building would be finished with white through colour render with vertical larch cladding used on the stairwell and entrance ways to add interest. Existing and new openings would have grey UPVC windows and doors. It is proposed to either match the roof tile with the existing interlocking clay tiles or potentially re-roof with interlocking slate tiles.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2: Housing Provision

CS4: Green Infrastructure, Biodiversity and Geological Conservation

CS5: Transport Strategy and Infrastructure

CS6: The Development Strategy
CS9: Development in the Western Wards & Whiteley
CS15: Sustainable Development & Climate Change
CS17: High Quality Design
CS20: Infrastructure & Development Contributions

Adopted Development Sites and Policies

DSP1: Sustainable Development
DSP2: Environmental Impact
DSP3: Impact on Living Conditions
DSP13: Nature Conservation
DSP15: Recreational Disturbance on the Solent Special Protection Areas

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

P/05/0011/FP	Erection of Two Storey Lift Extension and Replacement Single Storey Extension Fronting Titchfield Park Road Permission 28 February 2005
P/93/1173/FP	Conversion of Garage and Extension to Form Bedroom, Bathroom and Utility Room Permission 16 December 1993
FBC 3359/34	Consultation from the Area Health Authority for Change of Use from Guesthouse to Home for Elderly Mentally Handicapped Adults No objection 1984
FBC 3359/25	Change of Use to Guest House Permission 1981
FBC 3359/15	Erection of Dwelling Permission 1970

6.0 *Representations*

6.1 Eight representations have been received raising the following objections/issues;

- Overdevelopment of the site
- Number of developments being considered locally which have a cumulative impact
- Impact on wildlife
- Loss of trees and vegetation
- Increased noise during construction and occupation
- Increased traffic and air pollution
- Insufficient car parking provision
- Additional on-street parking on Titchfield Park Road
- Detrimental to highway safety due to proximity to junction and increased volume of traffic on Titchfield Park Road
- Detrimental to pedestrian safety
- Likely to result in further damage to carriageway
- Access to Titchfield Park Road from the A27 should be prevented
- Disturbance of properties opposite from car headlights
- How would refuse be collected? Bins should not be placed on the roadside
- Loss of privacy
- Flats are not in keeping with the character of the area
- Increased numbers of residents at the site
- Visual impact
- The development is not required to fulfil a housing requirement
- A development for detached homes would be more in keeping or a reduced number of flats may be acceptable
- Who will be responsible for maintenance of the communal areas?
- Proximity to electricity pylons
- Impact on property value
- Pressure on local services

7.0 Consultations

INTERNAL

Trees

7.1 Provided the recommendations of the tree report are implemented and the construction methods, as detailed within the arboricultural method statement, are followed when working near retained trees, impact would be minimal and acceptable. The development proposals will have no significant adverse impact on the contribution of the trees to the public amenity or the character of the wider setting.

Ecology

- 7.2 Sylvan Glade Site of Importance for Nature Conservation (SINC) and Ancient Woodland forms the western boundary of the application site. A minimum buffer of 15m between the extended building and the Ancient Woodland will be required.
- 7.3 Due to the proximity to the Sylvan Glade Ancient Woodland which provides optimal foraging habitat for bats, a Preliminary Roost Assessment has been requested to establish the value of the existing building for roosting bats. The submitted Preliminary Ecological Appraisal (PEA) report confirms that the building on site has negligible potential for roosting bats and only one of the trees has low potential for bats with appropriate precautionary measures stated for its removal.
- 7.4 Overall, no concerns in relation to the proposals but to ensure no net loss in biodiversity and no adverse impacts on protected species and due to the sensitive location of the site located adjacent to Sylvan Glad SINC and Ancient Woodland, it is recommended that the following are secured by condition; works shall proceed in accordance with the PEA, submission of a construction environmental management plan, a scheme of sensitive lighting and a detailed scheme of biodiversity enhancements. The 15m buffer between Sylvan Glade SINC and Ancient Woodland should be marked on a plan to ensure that any storage of materials, movement of machinery during the construction phase or incursion of developed areas (e.g. new parking spaces) is prevented within the buffer. It is recommended that the buffer is secured via a suitable condition.
- 7.5 The calculations for the proposals indicate that there would be a net nitrogen increase of +4.29 KgTN/yr from the proposed development. As such, a suitable mitigation package will need to be secured to ensure no adverse impacts on the integrity of the Solent Special Protection Areas (SPAs).

EXTERNAL

Hampshire County Council (Highways)

- 7.6 It is the Highway Authority's view that the width and alignment of the existing access could satisfactorily accommodate the additional vehicle movements that might be generated by the proposed development without adversely affecting the safety or convenience of users of the adjacent highway.
- 7.7 Tracking drawings have been supplied detailing that a refuse collection vehicle can reverse into the access and service the site. It is requested that

the applicant ensures there are no step-level changes between the refuse storage area and collection point during detailed design.

- 7.8 No parking spaces are now located within the first 10m of the site as entering vehicles will have limited view into the site when approaching from the A27. Whilst the aisle width on the car park is not consistently a minimum width of 6.0m, tracking drawings have been provided showing spaces can be utilised without overrunning of pedestrian areas.
- 7.9 Step out strips have been added to the required parking spaces and the bike storage area now allows the provision of 12 cycles which is acceptable. The applicant has addressed the previous issues raised by the Highway Authority. After reviewing the proposals, the Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network and would therefore raise no objection.

Natural England

- 7.10 *Solent Recreation Mitigation Strategy* - Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Fareham Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.
- 7.11 *Deterioration of the water environment* - The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget. In line with Natural England's advice, it is noted that a planning condition will be imposed on any permission to secure that the dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.
- 7.12 It is noted that the approach to address the positive nitrogen budget for this development is via the section 106/section 33 legal agreement dated 30th September 2020 between the Hampshire and Isle of Wight Wildlife Trust (HIWWT), Fareham Borough Council and Isle of Wight Council. It enables land at Little Duxmore Farm, Isle of Wight to be used to neutralise the additional nutrient burden that will arise from the proposed development. This is achieved by taking land out of intensive agricultural use at Little Duxmore

Farm. It has been calculated that 0.193 hectares of land at Little Duxmore Farm will be removed from mixed agricultural use.

- 7.13 *Ancient Woodland* -Natural England has concerns regarding the close proximity of the proposed development to the woodland and the proposed buffer zone. Impacts associated with close proximity between a development and a woodland include tipping, soil compaction around tree roots, increased light pollution, localised enrichment and contamination of soils. Natural England standing advice states that buffers of a minimum of 15m should be applied when designing development in the proximity of ancient woodland.
- 7.14 *Construction Environmental Management Plan* - Natural England advises a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.
- 7.15 *Protected Species and Biodiversity Net Gain* - Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by the district ecologist or biodiversity officer.

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 Development
- b) Impact on Character & Appearance of the Area
- c) Impact on Amenity of Neighbouring Properties
- d) Highways
- e) Trees & Ecology
- f) Impact on European Protected Sites

a) Principle of Development

- 8.2 Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) sets out there should be a strong presumption in favour of sustainable development. The existing building is located within the defined settlement boundary such that

the principle of re-development is acceptable subject to all other material considerations.

- 8.3 A report titled "Five year housing land supply position" (5YHLS) was reported for Members' information on the agenda for the Planning Committee meeting held on Wednesday 17th February 2021. The report concluded that this Council has 4.2 years of housing supply against the 5YHLS requirement. There is a need for the Council to facilitate the provision of further housing within the Borough in order to fulfil its 5YHLS.

b) Impact on Character & Appearance of the Area

- 8.4 Titchfield Park Road is a residential road which has a variety of different styles and ages of housing. Concerns have been raised that the proposal for flats would be out of keeping or harmful to the character of the surrounding area which is described as consisting primarily of large detached family homes. Whilst flats may not be common locally, this proposal represents a re-use of an existing larger building which has not been in use as a single residential property for decades. It would be necessary to highlight what harm the proposed conversion from a care home type facility to flats would have on the existing character and appearance of the area to justify any refusal of the application.
- 8.5 The existing building is not prominent within the streetscene either in views from Titchfield Park Road or the A27 due to the extent of boundary screening, the majority of which would be retained. The proposed two storey/single storey extension to the western side of the building would be positioned such that it would not be easily visible from the site access behind the existing building. The other extensions are more minor in nature and again would not be prominent. The proposed extensions to the building are considered to be of appropriate scale and in Officers opinion would not result in overdevelopment of the site. A large communal amenity space would be retained. The car parking area proposed along the southern boundary is largely existing with an extension to this hardstanding proposed some distance from any public vantage point.
- 8.6 The proposal would update the external appearance of the building which is currently dated and in need of modernisation. The use of render to cover the existing brickwork is not considered to be objectionable and is used elsewhere in Titchfield Park Road. The cycle store is an existing structure and the bin storage areas would be discretely positioned within the north-east corner of the site. It is not considered that the proposal would have any adverse impact on the character and appearance of the area.

c) Impact on Amenity of Neighbouring Properties

- 8.7 It is not considered that the proposal would have an unacceptable adverse impact on the amenity of the nearest property to the north (Titchfield Lodge) in terms of loss of light, outlook or privacy. This property is a care home for adults with severe learning disabilities.
- 8.8 The proposed two storey extension to the west/rear of the building would be approx. 8.5m from Titchfield Lodge at its closest point and would be set 6m off the boundary. There is an intervening high hedge which would continue to provide screening and is within the control of the neighbouring property. The rear extension has been designed to ensure no additional windows would be inserted at first floor level into the north elevation of the building which would overlook the rear garden of the adjacent property. The two first floor windows proposed to be inserted into the two storey extension on the northern elevation of the existing building would face towards the flank wall of Titchfield Lodge but would be conditioned to be obscure glazed and fixed shut up to 1.7m above internal finished floor level.
- 8.9 It is not considered that the proposal would have an unacceptable impact on the living conditions of the occupants of the properties on the opposite side of Titchfield Park Road. Whilst outlook from these properties may be altered this would not result in unacceptable material harm. The proposal is considered to comply with Policy DSP3 (Impact on Living Conditions) of the Fareham Borough Local Plan Part 2.
- 8.10 Concerns have been raised that the proposal would lead to increased pressure on local services such as school and doctors as a result of increased residents however it is not considered any such impact would be sufficient to justify refusal of the application.

d) Highways

- 8.11 The vehicular and pedestrian access to the site would remain as existing. It is suggested by the applicant that the level of vehicle activity generated by the re-development of the site would be comparable to the former care home which would have resulted in numerous vehicle movements per day from staff, visitors, deliveries etc. There is a lack of evidence to support these claims, however it is clear that the vehicle movements would previously have been well in excess of what could be expected from a single residential dwelling. The County Highway Officer is satisfied that the position of the access and the level of vehicle movements would not have an adverse impact on highway safety.

- 8.12 Officers acknowledge the concerns raised in relation to the cumulative impact of additional traffic movements on Titchfield Park Road from this and other developments within the vicinity. The outline application for the erection of up to 105 dwellings on land east of Southampton Road (P/18/0068/OA) secured a highway contribution towards the potential closure of Titchfield Park Road to left hand turns from the A27 or other traffic calming measures. Whilst the closure of Titchfield Park Road was considered by Hampshire County Council (HCC), based on low flows and accident data, this was not considered necessary at that time. It was acknowledged however that there may be a need to reconsider controlling movement at the junction in the future should HCC deem it necessary. As the development on land east of Southampton Road has not commenced the development has not affected Titchfield Park Road in a significant enough capacity to warrant expenditure of the contribution to date.
- 8.13 The parking area to the south side of the building would be modified to increase the level of car parking to meet the Council's standards whilst ensuring no adverse impact on retained trees. The car parking layout has been amended to ensure adequate on-site turning space and adequate visibility of any vehicle coming into the site to prevent vehicles waiting on the A27. The proposal makes adequate provision for on-site car parking in accordance with the Council's adopted Residential Car & Cycle Parking SPD. A total of eleven spaces are proposed to be provided on an unallocated basis. The standards require that for a 1-bed property 0.75 spaces are provided and for a 2-bed property 1.25 spaces (including for visitor parking). This equates to a requirement at this site for 8.25 spaces, so the proposal well exceeds this.
- 8.14 Cycle parking and bin storage would be provided and secured by planning condition. Tracking has been provided to demonstrate that the refuse lorry is able to reverse on to the site for collection.

e) Ecology & Trees

- 8.15 The proposed two storey/single storey extension to the western side of the building would be in excess of 15m from the boundary with the adjacent Sylvan Glade SINC/Ancient Woodland. In the absence of mitigation, the construction works could result in an increase in noise and dust, with the potential for contaminants to reach the drainage ditch present within the SINC. It is considered that the imposition of a planning condition to secure the submission of a Construction Environmental Management Plan (CEMP) would suitably mitigate this potential impact. A 15m construction exclusion zone would be expected to be incorporated to restrict any activity being undertaken adjacent to the SINC.

- 8.16 A Preliminary Ecological Appraisal has been submitted in support of the application. The existing building was subject to a preliminary roost assessment and found to have negligible potential as a bat roost. It is considered that the impact of the proposal on other protected species, such as badgers or birds, could be suitably mitigated by precautionary measures being taken both prior to and during the construction phase, as set out within the PEA (Section 6.3 & 6.4). The submission of a detailed biodiversity enhancement strategy would be secured by planning condition which could include the provision of bat/bird boxes and native planting within the buffer area between the proposed development and the adjacent SINC.
- 8.17 The Arboricultural Assessment and Method Statement (Barrell Tree Consultancy) recommends that five individual trees should be felled and that a further three trees within a group of Cypress should also be removed. These trees were identified as being low category trees, in poor condition, of small size or limited level of sustainability. The trees to be felled are positioned on the north, east and southern boundaries which ensures that a good degree of screening would still be retained. The management of further trees by pruning is also recommended and the means of protection of the root protection areas during the construction period of the development are identified.
- 8.18 The alterations to the parking layout would involve the installation of custom designed no-dig specification surfacing. This type of surfacing sits on top of the existing ground and should be permeable to ensure water can penetrate through to the tree roots. It is not considered that proposed development would have an unacceptable or adverse impact on the long-term vitality of retained trees, and therefore upon the character and appearance of the area and the Council's Principal Tree Officer raises no concerns.

f) Impact on European Protected Sites

- 8.19 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate enhanced.
- 8.20 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.

- 8.21 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 'Protected Sites' (PS).
- 8.22 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 European 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 European 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.
- 8.23 The Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the PS. The key considerations for the assessment of the likely significant effects are set out below.
- 8.24 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 applicants have made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP) and therefore, the Appropriate Assessment concludes that the proposals would not have an adverse effect on the integrity of the PS as a result of recreational disturbance in combination with other plans or projects.
- 8.25 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 EPS.
- 8.26 A nitrogen budget has been calculated in accordance with Natural England's '*Advice on Achieving Nutrient Neutrality for New Development in The Solent Region*' (June 2020) which confirms that the development will generate 4.3 kg/TN/year. Due to the uncertainty of the effect of the nitrogen from the development on the PS, 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.

- 8.27 The applicant has purchased 4.5 kg of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust (HIWWT) which has been confirmed by the Trust through the submission of a 'Note of Purchase'. Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30 September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land at Little Duxmore Farm on the Isle of Wight being removed from intensive agricultural use, and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.28 The Council's Appropriate Assessment concludes that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the PS 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 (NE) has been consulted on the Council's Appropriate Assessment and agrees with the Council's findings. It is considered that the development would accord with the Habitat Regulations and comply with Policies CS4 and DSP13 and DSP15 of the adopted Local Plan.

Summary

- 8.29 In summary it is not considered that the proposal would have any unacceptable adverse impact on the character or appearance of the surrounding area, the living conditions of neighbouring residential properties, highway safety, ecology or trees. It is not considered that the proposal would have an adverse effect on the integrity of the PS as appropriate mitigation has been secured. Notwithstanding the objections received, Officers consider the proposal accords with the relevant local plan policies and is recommended for approval.

9.0 Recommendation

9.1 Subject to;

- i) The consideration of any further representations received raising material planning considerations by 15 March 2021.

9.2 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin within 3 years from the date of this decision notice.

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) Site Location Plan & Block Plan – drwg No. 2021/100 Rev A
- b) Existing & Proposed Site Plan – drwg No. 2021/101 Rev F
- c) Existing Floor Plans – drwg No. 2021/102 Rev B
- d) Proposed Floor Plans – drwg No. 2021/103 Rev B
- e) Existing Elevations – drwg No. 2021/104 Rev B
- f) Proposed Elevations – drwg No. 2021/105 Rev B
- g) Site Overview - drwg No. 2020-6300-000
- h) Refuse Vehicle Swept Path Analysis – drwg No. 2020-6300-001
- i) Estate Car Parking Swept Path Analysis – drwg No. 2020-6300-002
- j) Nitrogen Nutrient Assessment (Aqua Callidus 1 October 2020)
- k) Preliminary Ecological Appraisal (Ecosupport 9 November 2020)
- l) Arboricultural Assessment & Method Statement & Tree Protection Plan (Barrell Tree Consultancy 8 September 2020)

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

3. No development shall take place above damp proof course/slab level until details of all external materials to be used in the development 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.

4. No development hereby permitted shall proceed beyond damp proof course level until details of the finished treatment and drainage of all areas to be hard surfaced have been submitted to and approved by the Local Planning Authority in writing. This shall include for a permeable finish within the RPA of retained trees. The development shall thereafter be carried out in accordance with the approved details and the hard surfaced areas subsequently retained as constructed.

REASON: To secure the satisfactory appearance of the development; to ensure adequate provision for surface water drainage; to ensure that retained trees are adequately protected.

5. No development above damp proof course (DPC) shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary

treatment to be erected. The boundary treatment shall be completed before the dwellings are first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of residential amenity; in the interests of the visual amenity of the area.

6. The first floor windows proposed to be inserted into the north elevation of the two storey extension to the north of the building (Plots 4 & 6) shall be:
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

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.

7. 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

8. The landscaping scheme, submitted under Condition 7 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.

9. The development shall be carried out in accordance with the Arboricultural Report (Barrell Tree Consultancy 8 September 2020) unless otherwise agreed in writing with 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; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

10. Development shall proceed in accordance with the measures detailed in Sections 6.3 & 6.4 of the submitted Preliminary Ecological Appraisal report by Ecosupport (November 2020).

REASON: to ensure the protection of nesting birds and badgers during the works.

11. Details of any floodlighting, security lighting or other external means of illumination of the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The lighting shall thereafter be retained only as approved unless otherwise agreed in writing with the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In order to minimise impacts of lighting on the ecological interest of the site in accordance with Policy DSP13: Nature Conservation of the Fareham Local Plan.

12. Prior to the commencement of development details of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Enhancements shall be beyond the inclusion of bat and bird boxes and include native shrub/tree planting along the western boundary of the site. Development shall subsequently proceed in accordance with any such approved details.

REASON: To enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and the National Planning Policy Framework.

13. None of the dwellings hereby permitted shall be first occupied until the bicycle storage relating to them, as shown on the approved plan (drwg No.2021/101 Rev F), has been constructed and made available. This storage shall thereafter be retained and kept available at all times.

REASON: To encourage cycling as an alternative mode of transport.

14. None of the development hereby approved shall be occupied until further details of the proposed bin storage areas 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 of the bin stores and shall confirm no step-level changes between the refuse storage area and collection point.

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.

15. No dwelling, hereby approved, shall be first occupied until the approved parking and turning areas have been constructed in accordance with the approved details and made available for use. Those areas shall thereafter be kept available for the parking and turning of vehicles on an unallocated basis at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application made for that purpose.

REASON: To ensure adequate car parking provision; In the interests of highway safety.

16. No dwelling hereby permitted shall be occupied until details of water efficiency measures have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed an average of 110L per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources.

17. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall address the following matters:

- a) The measures to be incorporated to avoid impacts on the adjacent designated site (SINC) including; the provision of a 15m exclusion zone extending into the site from the western site boundary, the arrangements for construction deliveries, demolition, dust, vibration, noise, construction traffic movement, storage of and collection of waste and the quality of surface water runoff and any other measures to be used during construction for pollution prevention;
- b) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
- c) the measures the developer will be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
- d) the measures for cleaning the wheels and underside of all vehicles leaving the site;
- e) the measures for cleaning Titchfield Park Road/A27 to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and

- f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the CEMP and areas identified in the CEMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety; to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; to protect the designated sites in accordance with Policy CS4 of the Fareham Local Plan Core Strategy.

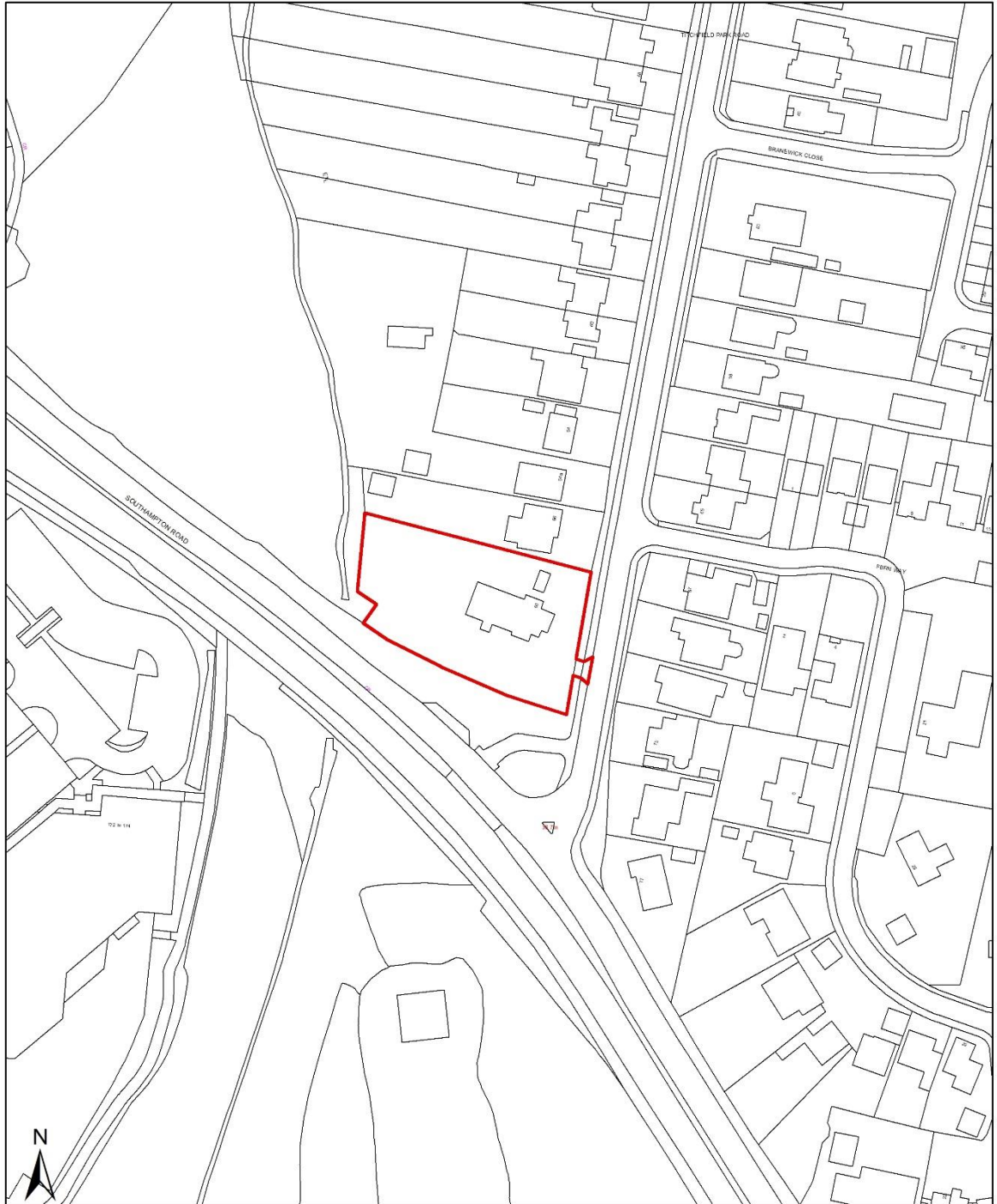
The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

18. No work relating to 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.

FAREHAM

BOROUGH COUNCIL



68 Titchfield Park Road

Scale 1:1,250

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