

OFFICER REPORT FOR COMMITTEE

DATE: 23/03/2011

**P/21/0730/OA
MR M WREN**

**WARD: SARISBURY
AGENT: ADP ARCHITECTS LTD**

OUTLINE PLANNING APPLICATION FOR TWO DETACHED DWELLINGS AND
CAR PORTS

146 BOTLEY ROAD, SWANWICK, SO31 1BU

Report By

Susannah Emery – direct dial 01329 824526

1.0 *Introduction*

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

2.0 *Site Description*

2.1 This application relates to a site within the urban area which is located to the east of Botley Road just to the north of Rookery Avenue.

2.2 The site is currently occupied by No.146 Botley Road which is a detached two storey dwelling. Access to the property is via the private road Calabrese.

2.3 The site is bounded by a number of residential properties on Botley Road, Calabrese and Caspian Close.

2.4 The levels on site slope down from the western to the eastern boundary.

3.0 *Description of Proposal*

3.1 Outline planning permission is sought for the erection of two detached dwellings to the rear of the existing dwelling. Access and layout are to be considered with all other matters reserved.

3.2 Access to the dwellings would be taken via a private drive which would be constructed along the southern boundary of the site.

3.3 Plot 1 would be provided with a detached car port and Plot 2 would have a side attached car port. The properties would be provided with a minimum of three car parking spaces and a visitor bay would also be provided.

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 and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS20 - Infrastructure and 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*

5.1 The following planning history is relevant:

P/08/0534/OA	ERECTION OF TWO DETACHED HOUSES WITH GARAGES AND CREATION OF NEW ACCESS
Permission	15 July 2008

6.0 *Representations*

6.1 Thirteen representations have been received raising the following issues;

- Overdevelopment
- Proximity to boundary
- Loss of privacy/overlooking
- Detrimental to outlook
- Loss of light
- Existing boundary screening adjacent to the access should be retained
- One single storey dwelling would be preferable
- The land level should be lowered
- Finished floor levels should be reduced by 1m
- Neighbours were not aware of previous application in 2008
- Impact to wildlife must be considered

- Tree loss
- Increased traffic
- Access to the site is narrow and restrictive
- Permission would be required to use the shared access of 146/148 Botley Road and Calabrese which is an unadopted highway
- Potential for damage to Calabrese by construction vehicles
- Detrimental to highway/pedestrian safety
- Increased noise and air pollution during construction and occupation
- Contractors parking must be accommodated on site
- Increased demand on local services and infrastructure
- Loss of property value

7.0 Consultations

EXTERNAL

Highways (Hampshire County Council)

- 7.1 The parking standards for the site are laid down by Fareham Borough Council (FBC) as the local parking authority, in accordance with their Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) as adopted in November 2009. These standards appear to have been met, and cycle storage is also provided in the rear gardens.
- 7.2 Under Building Regulations 2000 Part II, paragraph B5: Access and facilities for the fire and rescue service, Section 11: Vehicle Access is the pertinent section which requires a fire appliance to get within 45 metres of all points within the dwelling but should not be required to reverse further than 20 metres; for distances greater than this appropriate turning facilities are required. In order to comply with the 45-metre distance a fire appliance would need to enter the site to a distance in excess of the maximum reversing distance. The applicant could prevent such an objection by the provision of an appropriate turning facility to accommodate fire appliances or confirm that alternative method of firefighting would be employed.
- 7.3 The submission of a Construction Management Statement should be secured by planning condition.

Natural England

- 7.4 Your appropriate assessment, dated 19 January 2022, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

INTERNAL

Ecology

- 7.5 The proposed dwellings will be located within part of the private garden of 146 Botley Road, which is mainly laid to lawn and is managed. Whilst a small area is suitable for reptiles and dormice, due to the size of these areas, the recommended mitigation measures as detailed in the submitted Preliminary Ecological Assessment by Peach Ecology (April 2021) is proportionate and acceptable. It is noted that the tree with bat potential will be retained as part of the proposals but a magnolia, holly and fruit trees will be removed to facilitate the proposals. To ensure that the proposals do not result in a net loss in biodiversity, it is recommended that the measures including the provision of bat bricks, bird boxes, stag beetle and hedgehog nests, along with at least 20m of new native hedgerow planting is carried out. Furthermore, a minimum of six new trees should be planted, to be secured via a planning condition.

Trees

- 7.6 If adequate precautions to protect the retained trees are specified and implemented in accordance with the arboricultural method statement included in the tree report (EcoUrban, 8 April 2021) 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.

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 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) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other

respects. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to all other material considerations.

- 8.3 Outline planning permission was previously granted in 2008 for a similar scheme on this site.

b) Impact on Character & Appearance of the Area

- 8.4 The existing dwelling benefits from a generous plot in comparison to neighbouring properties and has clearly had much development built up around it in recent years. The site is surrounded by residential two storey development on Botley Road, Danube Drive, Rookery Avenue and Calabrese to the south and west and by development within Whiteley to the north and east on Persian Drive and Caspian Close.
- 8.5 Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy states that all development should respond positively to and be respectful of the key characteristics of the area, including landscape, scale, form, spaciousness and use of external materials. The Council's adopted Design SPD sets out guidance for the development of dwellings within rear gardens. It states that proposals for new houses in rear gardens should ensure both the new plot and the remaining plot are similar in size to nearby properties. The new dwellings should be in proportion to the plot so as not to appear cramped or out of character. Gardens lengths of at least 11m length should be sought but in order to preserve the character of an area, larger gardens will be required in more spacious areas.
- 8.6 It is not considered that the sub-division of the plot would result in overdevelopment out of keeping with the character of the area. The existing dwelling would retain a spacious wrap-around garden and the proposed dwellings would have rear gardens measuring between 11-16m for Plot 1 and 13-15m for Plot 2. It is considered that the footprints of the proposed dwellings and the resultant plot sizes would be in keeping with the those within the surrounding area.

c) Impact on Living Conditions of Neighbouring Properties

- 8.7 Policy DSP3 of the adopted Local Plan Part 2: Development Sites & Policies concerns the impact of development on living conditions. It states that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.
- 8.8 Concerns have been raised that the proposal would have an unacceptable impact on the neighbouring properties on Caspian Close in terms of loss of

privacy and light. The rear elevation of Plot 1 would face towards the side elevation of No.20 Caspian Close. There is a secondary kitchen window at ground floor level within the side elevation of the neighbouring property and a kitchen door which emerges out on to a patio area which extends to the western side of the dwelling.

- 8.9 The current proposal would marginally increase the level of separation between the two properties in comparison to the application permitted in 2008. There would be a separation distance of approximately 22m between the upper floor windows of the proposed dwelling and the flank wall of the neighbouring property and 18.5m between the single storey rear projecting element of the proposed dwelling and the neighbour's window. The first floor windows within the rear elevation of the proposed dwelling on plot 1 would be in the region of 14-16m from the garden boundary of No.20 which exceeds the minimum distance of 11m typically sought.
- 8.10 The submitted site section (B-B) demonstrates that due to the slope of the land from west to east the finished floor level of the proposed dwelling would sit approx. 0.7m above the ground level of the neighbour's patio. At present when stood within the rear garden of the existing dwelling there is some visibility over the boundary fence and vice-versa, for example the upper half of a person could be seen emerging from the kitchen door of No.20 Caspian Close or walking down the garden of the existing dwelling above the boundary fence.
- 8.11 Amended plans have been submitted to clarify that the floor level of the dwelling on Plot 1 would not be raised significantly above ground level at the rear which could otherwise have an overbearing impact and increase the potential for overlooking. The dwelling would instead be set below ground level at the front so that the rear would be 0.3m above existing ground level. The rear garden levels would not be altered.
- 8.12 As the ground floor level of the proposed dwelling would be above the existing ground level at the boundary there is potential for limited views over the top of the existing boundary fence. The site section illustrates a 300mm high trellis fitted to the existing boundary fence at the end of the rear garden and indicative planting is shown on the application site adjacent to the boundary both are stated as being 'subject to neighbour's approval'. Whilst Officers consider this additional screening would increase the level of privacy for the occupants of the neighbouring property, the occupants of the neighbouring property have indicated that neither would be desirable to them. Officers are nonetheless satisfied that in the absence of any additional screening on the boundary, in light of the proposed level of separation, the proposal would not have an unacceptable impact on the living conditions of the occupants of No.20 Caspian Close and their current level of privacy. It is proposed that

planning conditions would be imposed securing further details of boundary treatment and landscaping.

- 8.13 The occupants of the neighbouring property (No. 19 Caspian Close) to the south of the dwelling proposed on Plot 2 have raised concerns over the proximity of the dwelling to the boundary and the potential for overlooking and loss of privacy. The proposed dwelling would not directly face No.19 Caspian Close and would have only oblique views over the frontage. There is a kitchen door within the north-west facing side elevation of the neighbouring property which presents itself to the application site. This door emerges on to a patio area which extends to the north of the dwelling and is enclosed by 1.8m fencing and vegetation which stands on the application site. There would be a separation distance of at least 9m between the nearest parts of the two properties. The finished floor level of Plot 2 would be approx. 0.7m higher than the patio level of No.19 Caspian Close. Amended plans have been sought by Officers to move the proposed double car port on Plot 2 away from the boundary with No.19 Caspian Close so that the existing boundary vegetation can be retained which would soften the appearance of the dwelling and ensure that this structure would not be overbearing on the adjacent patio area. The side elevation of the proposed dwelling would be positioned due north of the patio and therefore whilst its presence would be evident beyond the vegetation, Officers do not consider that it would be overbearing or that it would result in overshadowing or a significant loss of light. A condition would be imposed to ensure that any first floor windows would be obscure glazed and fixed shut to 1.7m above internal finished floor level to prevent overlooking.
- 8.14 The proposed access drive would be set 4m off the boundary with the neighbouring property to the south (No.7 Calabrese). The existing boundary vegetation can therefore be retained and it is not considered that the use of the access would have a detrimental impact on the living conditions of the occupants of this property in terms of noise and disturbance from vehicle movements.
- 8.15 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 the impact would be sufficient to justify refusal of the application. Loss of property value is not a material planning consideration.

d) Highways

- 8.16 Both the existing property and No.148 Botley Road are accessed via a single shared driveway from the northern end of Calabrese which then diverges into the two separate plots after approximately 16 metres. The proposal would result in the formation of a third driveway splitting off at this point which would

extend to the south of the existing dwelling. The initial section of this access is already evident on site.

- 8.17 The proposal makes adequate provision on site for car parking in accordance with the Council's Car Parking Standards. Three car parking spaces would be provided for each of the dwellings which are assumed to be 4-bed properties and a planning condition would be imposed to ensure that the car ports are retained without doors to secure their use for car parking. A visitor parking space is also provided and there is ample space to turn on site and thus leave in a forward gear.
- 8.18 The applicant is satisfied that the site benefits from a right of access over Calabrese which is a private unadopted highway, however if there is any dispute over this then this would be a private legal matter.

e) Trees & Ecology

- 8.19 The application is supported by a preliminary ecological assessment. It was identified by the ecologist that the existing garden features some suitable habitat for protected species including reptiles and dormice. Due to the limited size of these areas the Council's ecologist is satisfied that the recommended mitigation measures are proportionate and acceptable. In accordance with para 174 of the National Planning Policy Framework (NPPF) biodiversity enhancements are proposed including bat bricks, bird boxes, hedgehog boxes, a reptile hibernaculum and native hedgerow planting which would be secured by planning condition. It is therefore considered that the proposal would accord with Policy DSP13 (Nature Conservation) of the Fareham Borough Local Plan Part 2: Development Sites & Policies which seeks to secure appropriate mitigation and enhancement to avoid adverse impacts to protected species.
- 8.20 The mature garden of the existing dwelling contains a number of trees, two of which are subject to a Tree Preservation Order (TPO). A total of fourteen individual trees, groups of trees or hedgerows have been surveyed within the supporting Arboricultural Implications Assessment (AIA). It is proposed to remove three individual trees but the layout of the site enables the more significant trees to be retained, including those Category 'B' trees which are subject to the TPO. The three trees to be felled include a Magnolia, a fruit tree and a Holly tree. These are small in size and located so that their loss is considered unlikely to have any significant implications on the locality. The Council's Arborist raises no objection to the proposal and is satisfied that provided the tree protection measures set out within the AIA are followed then the risk of implications for retained trees is likely to be low.

f) The impact upon Protected Sites

- 8.21 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.
- 8.22 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.
- 8.23 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).
- 8.24 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.
- 8.25 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.
- 8.26 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).
- 8.27 In addition research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbate 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 applicants have made the appropriate financial contribution.

- 8.28 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 PS.
- 8.29 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) ('the NE Advice') which confirms that the development will generate 1.4 kg/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 urban as it forms part of the residential curtilage of the existing dwelling. 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.
- 8.30 The applicant has purchased 1.5 kg of nitrate mitigation 'credits' from a wetland scheme at Whitewool Farm and provided the Council with the completed allocation agreement to confirm. Through the operation of a legal agreement between the landowners (William and James Butler), the tenant (Butler Farms) and Fareham Borough Council dated 3rd November 2021, the purchase of the credits will result in a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.31 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 has been consulted on the Council's Appropriate Assessment and agrees with its findings. It is therefore considered that the development accords with the Habitat Regulations and

complies with Policies CS4 and DSP13 and DSP15 of the adopted Local Plan.

Summary

- 8.32 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. The proposal accords with the relevant local plan policies and is recommended for approval.

9.0 Recommendation

- 9.1 GRANT OUTLINE PLANNING PERMISSION, subject to the following Conditions:

1. Application for approval of details of the appearance and scale of the buildings and the landscaping of the site (all referred to as the 'reserved matters') shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be commenced in pursuance of this permission either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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:

- i) Location Plan – drwg No. L01 Rev A
- ii) Site Layout – drwg No. 1927-01d
- iii) Block Plan – drwg No. 1927-B01a
- iv) Preliminary Ecological Assessment (Peach Ecology April 2021)
- v) Arboricultural Implications Assessment and Method Statement (Ecourban Arboricultural, 15 June 2021)

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 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 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. 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 that the access is constructed to a satisfactory standard and to prevent excessive water runoff to adjacent land.

5. The first floor windows proposed to be inserted into the following elevations of the approved development shall be obscure-glazed and of a non-opening design and construction to a height of 1.7 metres above internal finished floor level as shown on the approved plans;

- i) Plot 1 & Plot 2 (north and south side elevations)

and shall thereafter be retained in that condition at all times.

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

6. The dwellings hereby approved shall not be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of boundary treatment shall be fully implemented prior to first occupation and retained at all times unless otherwise agreed in writing with the Local Planning Authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any 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 protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, in the interests of highway safety and to ensure that the development harmonises well with its surroundings.

7. No development hereby permitted shall commence until the following details, in relation to the existing and finished ground levels on the site and the adjacent land, have been submitted to and approved by the Local Planning Authority in writing.

- a) Details of the internal finished floor levels of the proposed dwellings;

- b) Details of the external finished ground levels of the land.

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

REASON: To safeguard the character and appearance of the area and to assess the impact on the privacy of nearby residential properties. 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.

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

REASON: In the interests of highway safety.

9. The car ports hereby approved shall be constructed in accordance with the approved plan. Thereafter, the car port shall be retained, without doors, at all times so they are available for their designated purpose.

REASON: To ensure adequate car parking provision; in accordance with Policy CS17 of the Fareham Borough Core Strategy.

10. No development shall proceed beyond damp proof course (dpc) level until details of how electric vehicle charging points will be provided for each dwelling hereby permitted. The development shall be carried out in accordance with the approved details.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

11. None of the development hereby approved shall be occupied until the bin collection point (as shown on drwg No. 1927-01d) has been laid out and made available for use. This area shall subsequently be retained for bin collection at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed; to ensure the properties can be adequately serviced.

12. 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. 1927-01d), 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.

13. Development shall proceed in accordance with the measures detailed in Section '5.0 Requirements and Recommendations' and Appendix E: 'Ecological Mitigation and Enhancement Plan' of the Preliminary Ecological Assessment by Peach Ecology (April 2021). Thereafter, the enhancement measures including the bat bricks, bird boxes and new hedgerows shall be maintained and retained for perpetuity.

REASON: to safeguard protected species and biodiversity on site.

14. The development shall be carried out in accordance with the Arboricultural Implications Assessment and Method Statement (Ecourban Arboricultural, 15 June 2021) 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.

15. The landscaping scheme, submitted under Condition 1 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.

16. Notwithstanding the provisions of Classes A and B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions or additions or alterations to the roof shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To protect the outlook and privacy of the adjacent residents; to ensure adequate car parking provision; To ensure the retention of adequate garden area.

17. None of the residential units hereby permitted shall be occupied until details of water efficiency measures to be installed in each dwelling 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 a maximum of 110 litres 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.

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

- a) 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 be implementing to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
- c) The arrangements for deliveries associated with all construction works;
- d) Access and egress for plant and machinery;
- 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 Calabrese and Botley Road to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and
- h) 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 approved CMP and areas identified in the approved CMP 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 and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance 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.

19. 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 public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

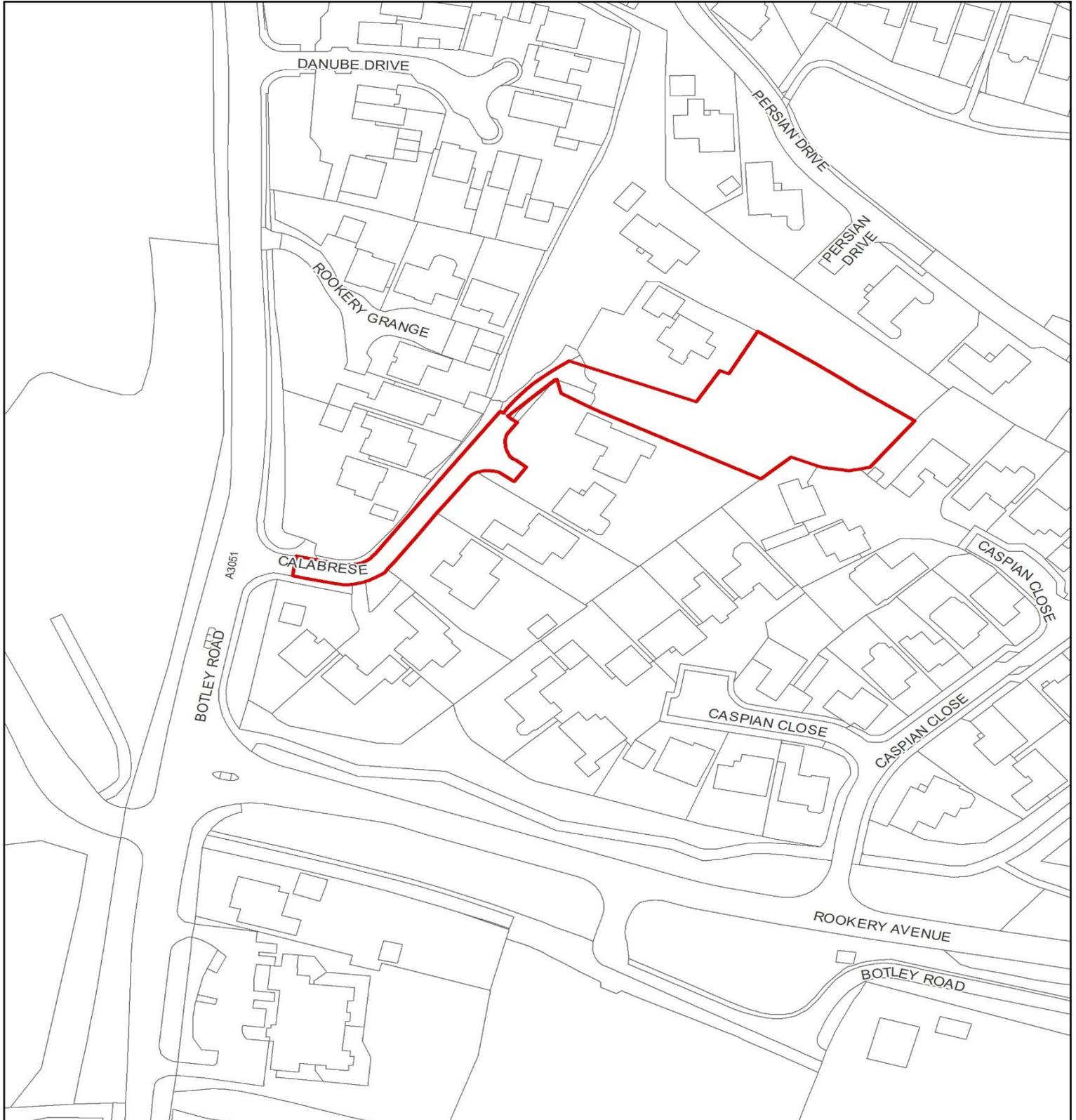
REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

9.0 *Background Papers*

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



146 Botley Road
Swanwick
Scale 1:1250



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