

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 18/01/2023**

**P/21/1157/FP  
LANDVEST**

**FAREHAM NORTH WEST  
AGENT: MR JAMIE BRAHA**

CONSTRUCTION OF AN APARTMENT BLOCK CONTAINING 8 FLATS  
FOLLOWING THE DEMOLITION OF EXISTING DWELLING, WITH VEHICULAR  
ACCESS FROM FAREHAM PARK ROAD

94 HIGHLANDS ROAD, FAREHAM, PO15 6JE

### ***Report By***

Katherine Alger - Direct Dial: 01329 824666

#### ***1.0 Introduction***

- 1.1 This application is reported to the Planning Committee for determination due to the number of third-party representations that have been received.

#### ***2.0 Site Description***

- 2.1 The application site is located within the designated urban area of Fareham and is in close proximity to a number of local services and facilities. The site is sustainably located with a regular bus service along Highlands Road, and a 20 minute walk (approximately 1.6 km) to Fareham Town Centre.
- 2.2 The site itself relates to a detached dwelling located on the corner of Highlands Road and Fareham Park Road. To the northeast of the application site are other detached residential dwellings fronting Highland Road, and to the southwest of the site is the recently constructed block of flats on the former Hampshire Rose site. To the rear of the application site, fronting Fareham Park Road are several commercial buildings in retail uses. To the southeast of the site, on the opposite side of Highland Road is the Highlands Road Local Centre. There is a pedestrian zebra crossing over Highlands Road directly outside the site.

#### ***3.0 Description of Proposal***

- 3.1 The proposal is for the demolition of the existing dwelling and for the construction of an apartment block containing eight studio, one-bed and two-bed apartments. The scheme has undergone several changes over the course of the lifetime of the planning application. It was initially proposed for two buildings comprising a contemporary designed block fronting onto Highlands Road, and a more traditionally designed, pitched roof block to the

rear. The plans have been revised to a pitched roof building with similar design features to the prevailing character of Highlands Road.

- 3.2 The ground floor accommodation would comprise of 1 x one bedroom flat, 1 x two bedroom flat and one studio flat. A bin and cycle store would also be located on the ground floor, accessed via Fareham Park Road.
- 3.3 The first-floor accommodation would comprise of 1 x one bedroom flat and 3 x studio flats.
- 3.4 The second-floor accommodation would comprise of 1 x two bedroom flat.
- 3.5 The flats would benefit from a parking area located to the northwest of the application site accessed from Fareham Park Road. This would provide 7 unallocated car parking spaces.

#### **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
CS7:	Development in Fareham
CS17:	High Quality Design

##### **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

##### **Emerging Fareham Local Plan 2037**

- 4.2 The Fareham Borough Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector has requested a number of main modifications to the Plan. The proposed main modifications were the subject of public consultation from 31<sup>st</sup> October until 12<sup>th</sup> December 2022. The Council's Local Development Scheme schedules that the new plan will be adopted in Winter 2022. On

adoption the Local Plan will have full weight and at this stage is a material consideration for the determination of planning applications.

H1:	Housing Provision
HP1:	New Residential Housing 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) Special Areas of Conservation (SACs) and Ramsar Sites of the Solent
NE9:	Green Infrastructure
TIN1:	Sustainable Transport
TIN2:	Highway Safety and Road Network
TIN4:	Infrastructure Delivery
CC1:	Climate Change
D1:	High Quality Design and Placemaking
D2:	Ensuring Good Environmental Conditions
D4:	Water Quality & Resources
D5:	Internal Space Standards

**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 In September 2003 planning permission was approved for the change of use from a Post Office to Residential, Alterations to Front Elevation & Erection of Side Conservatory & Single Garage (Ref P/03/1212/CU).

**6.0 Representations**

- 6.1 A total of 9 representations have been received. They raise objection on the following grounds:

- Lack of consultation
- Parking
- Disruption during construction
- Highway safety
- Lack of parking surveys carried out
- Demand on local services
- Impact on environment

- Insufficient size of parking bays
- Overlooking
- Noise from balcony
- Risk of flooding
- Over-development
- Not in-keeping
- Loss of light
- Impact on property value
- Appeal dismissed for similar application
- Lack of car charging points
- Unclear how many flats proposed
- Flats could be overcrowded

## **7.0 Consultations**

### **INTERNAL**

#### **Tree Officer**

7.1 No objection

#### **Environmental Health (Contaminated Land)**

7.2 No Objection

#### **Environmental Health (Noise and Pollution)**

7.3 No Objection regarding pollution or suitability of use.

### **EXTERNAL**

#### **Highways Hampshire County Council**

7.4 No objection, subject to condition

#### **Natural England**

7.5 No Objection subject to appropriate mitigation being secured.

#### **Ecology**

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:

- a) Principle of development
- b) Design/Impact on character and appearance of surrounding area
- c) Impact on residential amenity

- d) Highways
- e) Ecology
- f) Trees
- g) Impact on Habitat Sites
- h) Other issues raised in objections
- i) Conclusion

**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 re-using 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 development land but sets out that 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 development is acceptable in all other respects. The site is located within the defined urban settlement boundary, and in a sustainable location such that the principle of re-development of the land is acceptable subject to all other material considerations.

**b) Design/Impact on character and appearance of surrounding area**

- 8.1 Policy CS17 of the Core Strategy states that all development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form and spaciousness and use of external materials. Draft Policy D1 of the submitted Fareham Local Plan 2037 similarly requires development proposals and spaces to be of high-quality design based on the principles of urban design and sustainability.
- 8.3 The Fareham Borough Design Guidance SPD highlights the importance of new dwellings having regard to the scale and character of the surrounding area. Highlands Road and Fareham Park Road are varied in character with a mixture of residential apartments and dwellings. The pitched roof design would have regard to the pitched roof properties along Highlands Road and chalet style dwellings along Fareham Park Road. It is therefore considered that the design would be acceptable and would relate to the character of the surrounding area.
- 8.4 The Fareham Borough Design Guidance SPD also highlights the importance of adequately sized good quality outdoor space. A garden of 25m<sup>2</sup> will normally be sufficient for most one or two bedroom flats. Where it is not possible to provide each flat with its own private garden, a communal garden will be acceptable. Approximately 200m<sup>2</sup> of outdoor amenity space has been provided around the site. Some of this outdoor space is allocated to the ground floor flats

and the rest of the space would be easily accessible outdoor space for the other flats within the block. Therefore, it is considered that the development would meet the requirements of the Design Guidance SPD with regards to the provision of outdoor amenity space. A condition will be imposed to ensure that details of the landscaping are provided prior to the completion of the development.

- 8.5 Each apartment would comply with the Nationally Described Space Standards.
- 8.6 It is therefore considered that the design of the proposal would be acceptable and would have regard to the key characteristics of the surrounding area.

**c) Impact on Residential Amenity**

- 8.7 Policy DSP3 of the adopted Local Plan Part 2: Development Sites & Policies and draft Policy D2 of the Fareham Local Plan 2037 (emerging) concern the impact of development on living/environmental conditions. The policies state that development proposals should ensure that there will be no unacceptable adverse impact upon living/environmental conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.
- 8.8 The building would be positioned in a similar location to the existing dwelling. The neighbouring property to the northeast, 92 Highlands Road is set further back from the building. There would be a sufficient separation distance to retain a suitable outlook from this property. In terms of the impact of overlooking, all windows at first floor level which face directly towards the garden of No 92 would be obscure glazed. Whilst there is a sitting/bedroom window proposed to serve Flat 4, within close proximity to the boundary with No 92, due to its positioning, any views into the rear garden would be at an oblique angle. The only windows at second floor level would be rooflights. It is therefore not considered that the proposal would result in an unacceptable adverse impact on the living conditions of 92 Highlands Road.
- 8.9 To the rear of the application site are a group of single storey flat roof commercial units. Beyond the commercial units is a detached dwelling of 1 Fareham Park Road. There would be a separation distance of approximately 40 metres to this property. Therefore, the proposal would not result in any unacceptable adverse impact on the residential occupiers within Fareham Park Road.
- 8.10 On the opposite site of the application site is the two apartment blocks at 96 Highlands Road (Hampshire Rose). There would be a separation distance of 20 metres between the proposed first floor windows and this development.

However, the majority of the proposed first floor windows face onto the car park. Furthermore, the first-floor side windows of 96 Highlands Road are obscure glazed. Therefore, it is considered that the proposal would not result in any unacceptable adverse impact on the residential occupiers within 96 Highlands Road.

- 8.11 There would be a separation distance of approximately 35 metres between the application site and the shops on the opposite site of Highlands Road.
- 8.12 The development proposal is therefore considered to accord with the requirements of the Design Guidance and would not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers or future residents, in accordance with Policies DSP3 and draft Policy D2.

#### **d) Highways/Parking**

- 8.13 The Highway Authority has commented on the application. The applicant has provided accident data within the latest 5-year period which was requested as part of a previous highway consultation response. After a review of the detailed accident reports dated between the years of 01/05/2016 - 30/04/2021, there appears to not be an existing safety issue around the study area that may be exacerbated by the number of trips produced by the development.
- 8.14 The applicant has submitted an additional drawing which shows the visibility splays on the site plan of the development. A 45-metre visibility splay northwest of the access can be achieved and a 20 metres splays to the tangent of the junction with Fareham Park Road and Highlands Road can be achieved to the southeast. The visibility splays can be considered acceptable in accordance with the proposed vehicle crossover access requirements as set out in Hampshire County Council's Technical Guidance Document.
- 8.15 With regard to the proposed location of the dropped kerb, the Highway Authority raises no objection in principle. The Highway Authority has recommended two planning conditions relating to the construction of the visibility plays and ensuring that the parking provision is made available prior to occupation and retained.
- 8.16 In terms of parking, the Residential Car Parking Standards SPD requires 0.75 spaces of shared/unallocated parking spaces for a 1 bedroom dwelling and 1.25 spaces of shared/unallocated spaces for a 2 bedroom dwelling. The total requirement is 7.25 spaces. The development proposes 7 car parking spaces, including a disabled space. In light of the sustainable location of the site and the number of unallocated spaces to be provided on site, Officers are satisfied that sufficient car parking spaces are being proposed.

- 8.17 The ground floor plan includes an internal bin store and cycle storage.
- 8.18 Concerns have been raised regarding the sizes of the parking bays. The parking bays are considered to comply with the minimum requirements specified in the Standing Advice provided by the Highway Authority.

**e) Impact on Protected Habitat 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 and draft Policies NE3 and NE4 of the Fareham Local Plan 2037 (emerging) confirms the requirement to ensure the designated sites, sites of nature conservation value, protected and propriety 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% 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 'Habitat Sites' (HS).
- 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 the designated Habitat 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 HS. This is done following a process known as an Appropriate Assessment (AA). 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 To fulfil the requirements under the Habitats Regulations, Officers have carried out an AA in relation to the likely significant effects on the HS which concludes that there would be no adverse effects on the integrity of the protects sites

subject to mitigation measures. The key considerations for the assessment of the likely significant effects are set out below.

- 8.24 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 HS as a result of recreational disturbance in combination with other plans or projects on the Solent SPAs.
- 8.25 In addition, the development lies within 13.8km of the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and the New Forest Ramsar Site. 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 the use of 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 13.8km radius of the sites referred to as the 'Zone of Influence'; (ZOI).
- 8.26 The Council has produced an Interim Mitigation Solution to address this newly identified likely significant effect of development in Fareham within the ZOI. The Interim Mitigation Solution was approved by the Council's Executive on 7<sup>th</sup> 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 the open spaces within Fareham Borough and a small contribution to the New Forest National Park Authority. The applicant has made this contribution, which has been secured by a further Section 111 agreement.
- 8.27 In respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the HS.
- 8.28 A nitrogen budget has been calculated in accordance with Natural England's 'Nutrient Neutrality Generic Methodology' (February 2022) and The Solent Nutrient Budget Calculator which confirms that the development will generate 6.36kg TN/year. In the absence of sufficient evidence to support 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 purposes of the nitrogen budget is considered to be urban residential as there is an existing building on the site. Due to the uncertainty of the effect of nitrates from the development on the HS, adopting a precautionary approach, and having regard to the 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.

- 8.29 The applicant has purchased 6.36kg of nitrate mitigation 'credits' from Whitewool Farm as evidenced by the submission of a Notice of Purchase. Through the operation of a legal agreement between Fareham Borough Council, South Downs National Park, W.N Butler and J.N. Butler, and H N Butler Farms Ltd dated 3<sup>rd</sup> November 2021, the purchase of credits will result in a corresponding parcel of agricultural land at Whitewool Farm within South Downs National Park being removed from intensive agricultural use. Therefore, the purchase of these credits will provide a corresponding reduction in nitrates entering The Solent marine environment.
- 8.30 In addition to water quality impacts, air quality impacts are also a factor that needs consideration. The Council's Air Quality Habitats Regulations Assessment for the Fareham Local Plan 2037 identifies that from the development proposed to be brought forward in the emerging Local Plan there would not be a significant impact as a result of air pollution on the Habitat Sites for the life of the plan, up to 2037.
- 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 HS either alone or in combination with other plans or projects. The difference between the nitrates credits secured and the output will result in a small annual net reduction of nitrogen entering The Solent.
- 8.32 Natural England were consulted on the Council's Appropriate Assessment in May 2022 and raised no objection in respect of recreational disturbance on The Solent SPAs, New Forest SPA, SAC and Ramsar Site or on water and air quality implications. It is therefore considered that the development accords with the Habitat Regulations and complies with Policies CS4, DSP13 and DSP15 of the adopted Local Plan and NE1, NE2, NE3 and NE4 of the emerging Local Plan.

### **Conclusion**

- 8.33 Notwithstanding the representations received, it is considered that the proposal would be acceptable and would be in accordance with the Fareham Borough

Core Strategy, the Fareham Local Plan Part 2: Development Sites and Policies and the emerging Fareham Local Plan 2037.

#### **h) Other issues raised in objections**

- 8.34 **Construction Disturbance:** Any development is likely to result in a minor level of disturbance and disruption to the local area during the course of the construction period. The application would be subject to a condition requiring the submission of a Construction Management Plan in order to ensure that any impact is minimised. Further, the disturbance would only be for a limited period of time, during the construction period.
- 8.35 **Noise:** Concern regarding potential noise disturbance from traffic along Highlands Road has been raised. The proposed living accommodation is situated in a similar location to the existing property, and modern building practices and an appropriate condition has been applied to ensure suitable noise mitigation measures are put in place.
- 8.36 **Loss of property value:** This is not a material planning consideration and can therefore not be considered as part of this planning application.
- 8.37 **Flooding:** The site is located within Flood Zone 1 therefore, it is not considered that the proposal would result in an increased risk of flooding.
- 8.38 **Environmental impact:** It is not considered that the addition of 8 apartments would result in a detrimental impact on the environment, as set out earlier in the report.
- 8.39 **Lack of consultation:** Concerns have been raised due to the lack of consultation on this planning application. The Local Planning Authority is satisfied that the consultation process was carried out in accordance with the statutory requirements defined within the Town and Country Planning (Development Management Procedure) (England) Order 2015. This included written notification and the displaying of site notices.
- 8.40 **Appeal dismissed for similar application:** The appeal site in which this objection comment relates to is for a different application site (Land to the rear of 82-84 Highlands Road). The overarching principle for the consideration of planning applications is that every site must be considered on its own merits. This plot is very different compared to the application site including plot size and character of the surrounding area. Therefore, this appeal should not be used for comparison when considering this application.

- 8.41 **Demand on local services:** It is not considered that the addition of 8 dwellings would have a significant impact on the demand for local services.
- 8.42 **Overcrowding:** There will be no restriction on the number of occupants in each dwelling. However, given that the apartments will be 1-2 bedrooms it is not considered that the proposal would result in overcrowding. Each apartment accords with Nationally Described Space Standards.

### **Conclusion**

- 8.43 Notwithstanding the representations received, it is considered that the proposal would be acceptable and would be in accordance with the Fareham Borough Core Strategy, the Fareham Local Plan Part 2: Development Sites and Policies and the emerging Fareham Local Plan 2037.

## **9.0 Recommendation**

- 9.1 DELEGATE authority to the Head of Development Management to:

(a) Make any necessary modification, deletion or addition to the proposed conditions; and

(b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafter to ensure consistency between the two sets of provisions.

**GRANT PLANNING PERMISSION**, subject to the following Conditions:

1. The development shall begin before the expiry of three years from the date of this decision.  
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
  - a) Location Plan FLU.1370.3.11
  - b) Existing Site Plan FLU.1370.3.01 Rev A
  - c) Proposed Site Plan FLU. 1370.3.05 Rev J
  - d) Existing Front and Side Elevations FLU.1370.3.03
  - e) Existing Rear and Side Elevations FLU.1370.3.04
  - f) Front and Side Elevation FLUE.1370.3.09 Rev H
  - g) Rear and Side Elevations FLU.1370.3.10 Rev L
  - h) Access arrangements 2101710-001 Rev D

- i) Existing Floorplans FLU.1370.3.02
- j) Proposed Ground Floor Plan FLU.1370.3.06 Rev G
- k) Proposed First Floor Plan FLU.1370.307 Rev I
- l) Proposed Second Floor Plan FLU.1370.3.08
- m) Ecology Report
- n) Tree Assessment

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

3. No development hereby permitted shall proceed beyond dpc level until details 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 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 measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Fareham Park Road and Highlands Road 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 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.

5. 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 on an unallocated basis. Those areas shall thereafter be kept available for parking as unallocated spaces and turning of vehicles 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: In the interests of highway safety.

6. None of the dwellings hereby permitted shall be first occupied until the bicycle storage relating to them, as shown on the approved plan, 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.

7. None of the development hereby approved shall 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 and the approved boundary treatment has been fully implemented. It shall thereafter be 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, and to ensure that the development harmonises well with its surroundings.

8. 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

9. The landscaping scheme, submitted under Condition 8 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.

10. The development hereby approved shall not be brought into use until the 1.8 metre high privacy screening indicated on the approved plans for the balcony has been erected. The screening shall subsequently be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

11. The development hereby permitted shall not proceed above damp proof course (dpc) level until a noise impact assessment has been submitted to, and approved in writing by the Local Planning Authority. Once implemented, the development shall accord with the recommendations of this report and retained for the lifetime of the development.

REASON: In the interests of residential amenity.

12. The development hereby permitted shall not proceed beyond damp proof course (dpc) level until details of how electric vehicle charging points will be provided has been submitted to and approved in writing by the Local Planning Authority. 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.

13. 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.

14. 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.

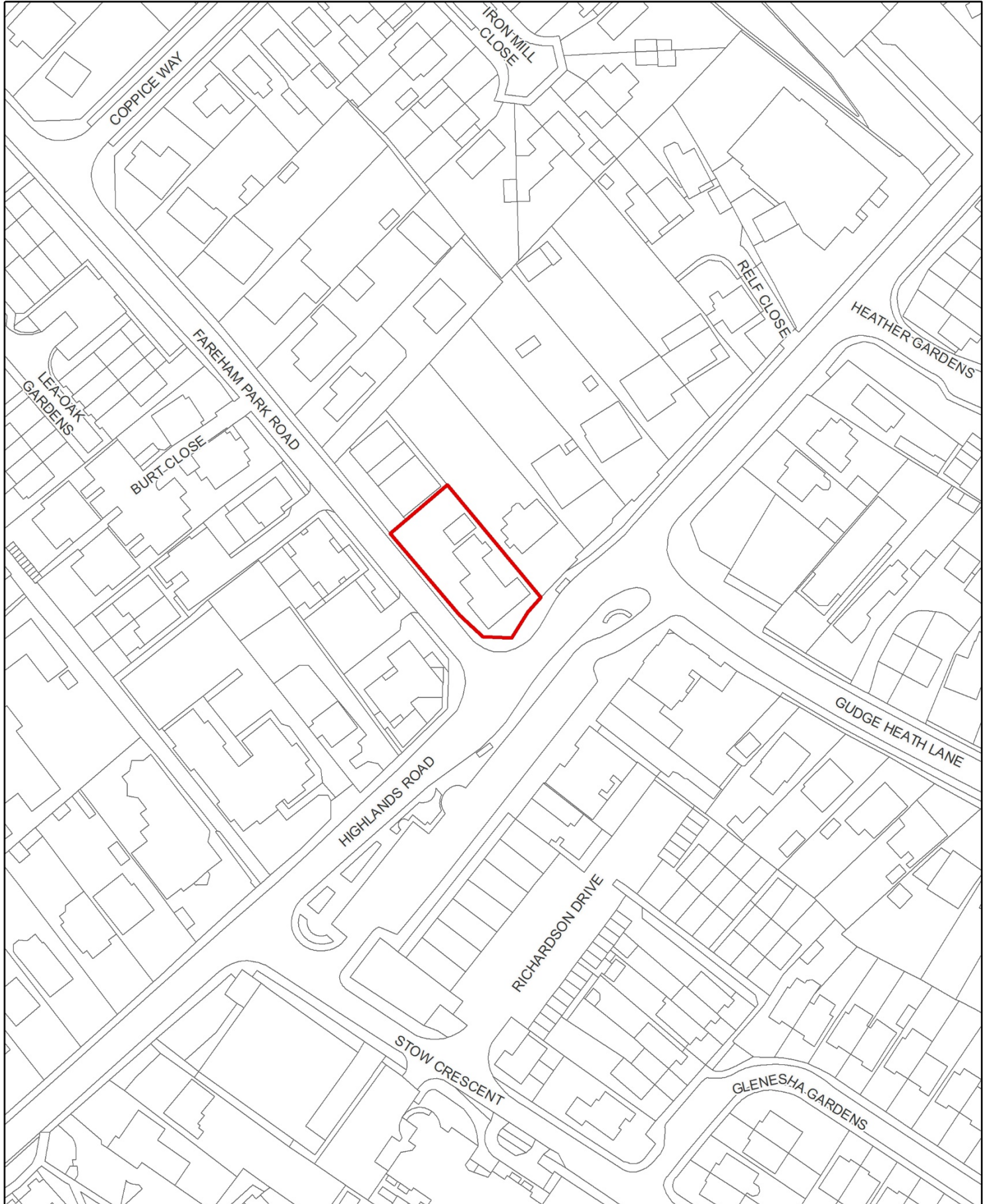
REASON: In the interests of preserving water quality and resources

#### **10.0 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



94 Highlands Road  
Fareham  
Scale 1:1,250



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