

OFFICER REPORT FOR COMMITTEE

DATE: 11/10/2023

**P/22/1864/RM
FOREMAN HOMES LIMITED**

**PORTCHESTER WEST
AGENT: TERENCE O'ROURKE**

RESERVED MATTERS APPLICATION DETAILING THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF 225 NEW HOMES, INTERNAL ROADS, WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND BIRD CONSERVATION AREA FOLLOWING OUTLINE PLANNING PERMISSION GRANTED ON APPEAL (REF P/18/1073/FP)

LAND SOUTH OF ROMSEY AVENUE, PORTCHESTER

Report By

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1.0 Introduction

- 1.1 In September 2020, Members of the Planning Committee resolved to refuse outline planning permission for a development of up to 225 dwellings on this site (application reference P/18/1073/FP). An appeal was subsequently lodged by the applicant and outline planning permission was granted on appeal in January 2022.
- 1.2 Condition 1 of the outline permission requires the details of the appearance, landscaping, layout and scale of the development (the 'reserved matters') to be submitted for approval. This application relates to those reserved matters and is being brought before the Planning Committee for determination due to the number of third party representations received.
- 1.3 Other conditions imposed on the outline permission require details to be provided on a range of other matters such as surface water drainage (condition 5), land contamination (condition 6), levels (condition 8), noise from AFC Portchester (condition 9), a Construction Environmental Management Plan (condition 10), ecology (conditions 12, 13 & 19), bird conservation area (conditions 14 & 15) and electric vehicle charging (condition 16). The details submitted in relation to these conditions are subject to a separate process for determination and, whilst related to the reserved matters application before Members, are not the subject of this report.
- 1.4 A Section 106 unilateral undertaking was submitted at the appeal stage to secure, amongst other things, the provision of public open space and affordable housing as part of the development.

2.0 Site Description

- 2.1 The planning application site comprises 12.55 hectares (ha) (approximately 31 acres) of agricultural land currently used for growing crops. The site is located outside of the defined urban settlement boundaries to the south of existing houses in the urban area on Romsey Avenue. The site is part of a Primary Support Area (F21) as identified in the Solent Waders and Brent Goose Strategy (SWBGS).
- 2.2 To the immediate east of the application lies land now in use as public open space in connection with the development of 120 houses on the north side of Cranleigh Road (planning application reference P/15/0260/OA) allowed on appeal in 2016.
- 2.3 To the south-west of the application site lies Wicor Recreation Ground and the ground of AFC Portchester football club around which there is a band of mature trees.

3.0 Description of Proposal

- 3.1 The outline planning permission granted on appeal included approval of the means of access to the site which is via the northern boundary from Romsey Avenue. This current application seeks approval of the remaining reserved matters which comprise the scale, appearance and layout of the development, and how the development would be landscaped.
- 3.2 The proposed layout of the development follows the Site Areas Plan approved at the outline stage. This plan shows the site broadly divided into three areas comprising an area for residential development (measuring approximately 6.7ha), an area of public open space along the western boundary (measuring 1.4ha) and an area of bird mitigation land to the south (measuring 4.5ha).
- 3.3 The housing on the site is proposed as a mixture of 1-bed & 2-bed flats and 2-bed, 3-bed & 4-bed houses. Fifty-eight of the dwellings would be provided for affordable rent and a further thirty-two as shared ownership properties. In total the affordable housing proposed represents 40% of the total number of units. The remaining 135 dwellings would be available for sale on the private market. The dwellings are a mixture of two-storey detached, semi-detached and terraced houses and flats in two-storey and three-storey buildings.
- 3.4 The layout of the site has been arranged in a grid-type formation with long roads running west to east parallel with Romsey Avenue. The landscaping proposals include a number of street trees set within grass highway verges throughout the site as well as further tree, scrub and wildflower planting in the proposed public open space. The open space is proposed as a linear park running north/south along the site's western edge. A network of paths provide

pedestrian and cycle connectivity including southwards into Wicor Recreation Ground. A Neighbourhood Equipped Area of Play (NEAP) is proposed centrally within the park.

- 3.6 The bird conservation area is proposed along the southern edge of the site. The details of the bird conservation area are provided with this application but, as set out above, consideration of the formation, laying out and provision of this area is subject to condition 14 of the outline permission and is therefore to be considered separately.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- DS3 – Landscape
- NE6 – Trees, Woodland and Hedgerows
- NE10 – Protection & Provision of Open Space
- TIN1 – Sustainable Transport
- TIN2 – Highway Safety and Road Network
- D1 - High Quality Design and Placemaking
- D2 - Ensuring Good Environmental Conditions
- D5 – Internal Space Standards

Other Documents:

National Planning Policy Framework (NPPF)

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document (SPD) 2015

Residential Car & Cycle Parking Standards Supplementary Planning Document (SPD) 2009

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/18/1073/FP	Outline Planning Application for Residential Development Of 225 Dwellings, Bird Conservation Area And Area Of Public Open Space With All Matters Reserved Except For Access
REFUSE	21 st September 2020
APPEAL ALLOWED	28 th January 2022

6.0 Representations

6.1 Local residents were notified of this application on 12th January 2023 and invited to comment. Thirty-eight objections from thirty-five households were received raising the following concerns relevant to the determination of this application for reserved matters:

Ecology/wildlife

- Loss of wildlife habitat and lack of wildlife space for the geese and deer;
- The bird reserve should not be positioned between the houses and the football club and should be built first;
- Wildlife surveys are out of date;
- Fencing is required to secure the safety of the badger sett;
- Any protected hedgerows should be subject of a condition;
- Continued risk to the Special Protection Area (SPA).

Highway issues

- The whole development is proposed to be served off a single access via Romsey Avenue, therefore the house designs should reflect Romsey Avenue character;
- The scheme lacks an emergency escape route;
- Staff parking, welfare and storage are sited on the ecologically sensitive area.

Residential amenity

- The buffer behind properties in Romsey Avenue back gardens has disappeared;
- Loss of privacy and light to gardens;
- A large fence should be erected around areas of the development which back onto existing properties to give some protection from noise, dust and pollution;
- Impact on air quality and increase in pollution. Will mediation be put in place for residents?
- The 5 year development timeline should be reduced to reduce inconvenience to residents.

Design

- Large blocks in the centre of the site are not in keeping with the area and will have adverse impact on views towards and from Portsdown Hill;
- Space, openness and views are valued by residents; a sympathetic layout could have minimised their loss;
- There is no consideration for the carbon footprint or energy efficiency.

- 6.2 A comment from AFC Portchester was received at this time raising the following points:
- What form of fencing is proposed for the part of the development which borders the football club? The Club is happy to discuss the matter of fencing with the developer.
 - The inclusion of public open space and a play area is welcomed;
 - Welcome the path which connects the development with Wicor Recreation Ground.
- 6.3 In addition, a comment from The Fareham Society was received at this time raising the following points:
- The 3 and 2.5 storey properties may look obtrusive when seen from the footpath around the creek;
 - There is more than just one view into the site from the north; a gap in the existing hedgerow to the south-west also allows for views into the site;
 - The central node to the site is potentially an attractive feature; it should be achieved by development more in keeping with the majority of the site;
 - The houses on the northern boundary back closely onto the rear gardens of houses in Romsey Avenue which provides little prospect of screening.
- 6.4 Amendments were made to the application and local residents were notified once again on 12th June 2023. Fifteen objections were received from twelve households raising the following additional points:

Wildlife

- It's a shame the Council did not know the ecological value of the area properly and that it has reflected on this and will not make the same mistake again;
- No consideration for wildlife.

Highway issues

- Transport/traffic issues have not been addressed;
- Lack of visitor parking spaces.

Design

- Some of the houses backing onto Romsey Avenue are affordable and we were told none would be affordable;
- No footpath to the rear of houses in Romsey Avenue;
- The configuration of the houses and the design of the flats facing the coastal path looks better;
- Houses are close to the rear of properties in Romsey Avenue;
- The layout and central flats are a total blot on the landscape and will have a visual impact on Portsdown Hill

- The plans are nothing like the original and include flats;
- No access to the recreation field;
- Can they build bungalows for the elderly?
- Would expect the new houses to have solar panels;
- The flats are still too high – perhaps they could have a roof terrace?
- The whole development is proposed to be served off a single access via Romsey Avenue, therefore the house designs should reflect Romsey Avenue character.

Residential amenity

- Formal objection to the car park close to 40-44 Romsey Avenue; this will result in noise from cars, pollution from fumes, light pollution and a security risk. Who will maintain the car park?
- Without houses directly behind 40-44 Romsey Avenue there will be a wind channel from the coast, carrying pollution and noise

Other matters

- Conditions must include the uninterrupted pedestrian passage from Romsey Avenue through the site open space and onto the coastal path;
- Previous concerns have been ignored;
- How are the communal areas going to be managed?
- The proposal will not meet the needs of present or future generations; it is not well-designed and a safe place with infrastructure to meet the needs of the occupiers

- 6.5 The Fareham Society commented on the amended application as follows:
- The reduction in the height of properties in the south-west corner of the site is welcomed;
 - Other concerns have not been addressed – little change to the design of properties and the distance of the proposed houses to the northern boundary appears to be the same.

7.0 Consultations

EXTERNAL

Hampshire County Council - Highways

- 7.1 No objection.

Southern Water

- 7.2 No objection.

Hampshire Constabulary – Designing Out Crime Officer

- 7.3 Access to the elevations of the dwellings from the public realm must be prevented. All dwellings must sit within an area of private space. The private space to the rear of the dwelling must be enclosed by a robust boundary treatment at least 1.8m high. The semi-private space to the front and side front of the dwelling must be enclosed within a robust boundary treatment 1m high. Hampshire and Isle of Wight Constabulary cannot support this application if the dwellings do not have this basic level of protection.

Access to the elevations of the apartment blocks from the public realm must be prevented. Apartment blocks must sit within an area of semi-private space, this space must be enclosed within a robust boundary treatment at least 1.2m high. Ground floor apartments with doors that can be accessed from the surrounding semi-private space must be protected by a private garden which is the sole preserve of the resident of the apartment with the doors that can be accessed from the space. The private garden must be at least 1.5m wide and enclosed within a robust boundary treatment at least 1.2m high. Windows on the ground floor must be defended by planting.

Several of the apartment blocks do not appear to be within an area of semi-private space, this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder all of the apartment blocks should be enclosed by a robust boundary treatment.

The pedestrian access route to plot number 32 (or 33 it is not clear) is via an area of Public Open Space (POS), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder this small footpath should be within the curtilage of the dwelling.

INTERNAL

Trees

- 7.4 No objection.

Housing

- 7.5 No objection. Fareham Housing are satisfied that positive amendments have been made to this scheme to provide a range of affordable housing units and to distribute these throughout the site.

Ecologist

- 7.6 No objection.

8.0 *Planning Considerations*

8.1 Outline planning permission was granted on appeal in January 2022. The outline planning permission establishes the principle of constructing up to 225 dwellings on this site. Members are now being formally requested to consider the manner in which the houses are laid out on the site, landscaped and designed.

a) Layout and landscaping

8.2 The layout of the site follows the Site Areas Plan approved when outline permission was granted on appeal. The layout of the residential development on the site responds positively to the prevailing character of the existing urban area which this site would effectively be an extension to. The primary road running through the site is proposed to be 6.0 metres wide with 2.0 metre footways either side behind grass verges. A significant proportion of the dwellings proposed are two-storey semi-detached dwellings with private driveways along the side of houses. Whilst the front gardens to these houses are not as large in size, the layout and form of the development, and the traditional architectural style, positively reflects the character of housing along Romsey Avenue itself.

8.3 As well as the semi-detached housing type which is typical of the surrounding area, there are also a significant number of larger detached houses proposed, for example around the perimeter of the development. In the interior of the site are areas of terraced houses arranged in short runs of three or four dwellings. In the very centre of the development is a public square arranged around which are four buildings containing 1-bed flats over three levels. Two further apartment buildings are proposed, one adjacent to the public open space on the western side of the site and one on the eastern edge.

8.4 Long, uninterrupted stretches of 2.0 metre wide footways run through much of the site separated from the road by a highway verge with street trees. On some of the secondary streets, a shared surface is proposed. This approach is supported by the highway authority Hampshire County Council. Overall, the streetscene proposed to be created is well landscaped with extensive use of native hedgerow boundaries to frontages. The central north/south road follows the route of a sewer easement and as a result provides generous highway verges, street trees and more hedgerows within the highway itself. The pleasant, verdant appearance to the streetscene of the primary routes throughout the site is a welcome and positive element to the proposed development.

Affordable housing

- 8.5 The number, type, size and mix of affordable housing units proposed accords with the Section 106 submitted with the appeal when outline permission was granted, with the exception of the replacement of one rented unit for one shared ownership unit. The Council's housing officer has however advised that this would enable a mix which would better meet the needs of households currently on the housing register, allowing accommodation to be flexible and accommodating a range of family sizes. In terms of placement, the affordable housing units are a mixture of 1, 2, 3 & 4 bed properties suitably spread across the whole of the development and comprising some of the semi-detached, terraced and flatted units described above. There are no large clusters of affordable homes which are integrated throughout the site alongside the proposed private marketing housing.

Parking

- 8.6 In terms of car parking, the scheme proposes a mixture of on-plot parking and some parking courts to the front of some terraced units and apartment blocks. The proposed parking provision accords with the Council's adopted Residential Car & Cycle Parking Standards SPD.
- 8.7 The on-plot parking is predominantly designed around tandem parking arrangements along the sides of dwellings. The Council's adopted Design Guidance SPD notes that "*frontage parking can often result in a street which is dominated by hard surfacing and parked cars... making it unsightly*". It continues to say that "*In general on-plot parking in front of a property should be avoided. Parking to the side of the house and behind the building line of the street will be visually more appropriate.*" Officers acknowledge the significant work that has been carried out by the applicant and their architect to produce a proposal that follows this guidance and provides an attractive and well laid out streetscene. The vast majority of, if not all, dwellings have significant native hedgerows proposed along the front boundaries of the properties on the back edge of the footpath. This is only possible because of the relative absence of frontage parking in favour of parking alongside and in between dwellings. Officers recognise that tandem parking can in some instances cause excessive manoeuvring within the highway and vehicles being displaced to the detriment of other road users and pedestrians. However, the road network within the development has been designed to take account of this with primary routes and shared surfaces on secondary routes 6.0 metres wide to facilitate on-street parking and the provision of a significant number of visitor parking laybys in the street.

Amenity

- 8.8 The application adequately demonstrates that all of the dwellings proposed will provide sufficient internal space to meet the Nationally Described Space Standards (NDSS) and Policy D5 of the adopted local plan.
- 8.9 The proposal also provides ample external amenity space for each of the new homes. Family sized dwellings are provided with 11 metre long gardens or equivalent space. Many of the smaller flatted units within two storey buildings have their own private garden areas which are suitably arranged and sized to meet the needs of future residents. The flats located in the centre of the site (units 74 – 85, 129 – 135), those on the eastern edge (units 177 – 185) and those adjacent to the public open space on the western side of the site (units 187 – 194) do not have private garden areas. Instead, a communal courtyard to the rear of each building is proposed to provide outdoor amenity space for residents to use.
- 8.10 Acceptable separation distances are allowed for within the layout to ensure good levels of privacy and amenity for residents. There are no materially harmful impacts on the living conditions of existing neighbouring properties likely to arise from the proposed development. The properties on plots 1 – 33 and 95 – 98 all have rear gardens which abut existing gardens of properties located on the southern side of Romsey Avenue. These gardens are all at least 11 metres in length providing a separation distance from first floor windows to the boundary which accords, and in most cases exceeds, the minimum sought in the Council's adopted Design Guidance SPD. The distances between the rear elevations of the new houses in plots 1 – 33 and 95 – 98 and the corresponding south facing rear elevations of existing houses in Romsey Avenue would typically be between 32 – 39 metres, again far in excess of the 22 metres minimum sought.

Public open space

- 8.11 The parkland on the western edge of the development site provides around 1.4 ha of amenity grassland, wildflower meadow and scrub planting, connecting footpaths and cycle paths and a large play area (NEAP). The layout and design of the public open space has been arrived at following detailed discussions with Officers, including from the Council's streetscene and leisure teams. The network of paths in the open space leads all the way southwards to the adjacent Council owned Wicor Recreation Ground and football ground for AFC Portchester. A main feature of the park is a 220 metre long tree-lined path running north to south along the western edge of the housing which provides connectivity throughout the scheme. All of the housing along the western edge of the site faces onto the public open space and this tree-lined path. Officers note the comments from the police Designing Out Crime Officer with regards the access to units 32 & 33 and the

proposals have been amended accordingly so as to better define the pathways to the fronts of these properties by using boundary hedgerows to separate them from the public open space.

- 8.12 Officers consider the proposals represent a high-quality of public open space which provide a balance of amenity and play space, well connected footpaths and cycle connectivity and biodiversity enhancements to meet the needs of future residents.

b) Scale and appearance

- 8.13 The scale of the development is proposed to be predominantly two-storey. This would be entirely in keeping with the mostly two storey scale of housing in the immediate vicinity of the site. The blocks of flats in the centre of the site are shown to be three storeys high with a modest pitched roof behind a parapet wall. The flats on the western and eastern edges of the site are also three storeys with the top storey primarily within the roof space of the building. Officers have carefully considered the proposals and do not consider the scale of the flats to be excessive or harmful to the character and appearance of the development as a whole.

- 8.14 The dwellings themselves have been designed to a high architectural standard. There is a range of traditional designs with particular reference being made to the style of architecture in the surrounding streets, particular the 1930's styles seen in Romsey Avenue, in the incorporation of features such as double-bays with feature gables over them on the fronts of semi-detached houses, fully hipped roofs and recessed porches under brick detailed arches. A range of materials are proposed to be used providing visual interest and a greater degree of individualism to the properties. The exact details of the materials to be used is recommended to be the subject of a planning condition.

- 8.15 Officers have worked closely with the applicant who has delivered a scheme which is considered to be of sufficiently high design quality for reserved matters approval. The proposals meet the Council's high design standards for new residential development following the principles set out in the adopted local plan and Design Guidance SPD.

c) Appropriate Assessment

- 8.16 The Planning Inspector, when granting outline planning permission, carried out an Appropriate Assessment under The Conservation of Habitats and Species Regulations 2017 finding that the potential effects on Habitat Sites were recreational pressure, air quality impacts, construction noise and

supporting habitat loss. In the Inspector's opinion as the competent authority under the Habitat Regulations, the various proposed mitigation measures allowed her to conclude that the development would not have an adverse effect on the integrity of the Habitat Sites.

- 8.17 With regards nutrient pollution, the Inspector considered that the potential for harm to water quality from increased nitrate pollution could be screened out as a result of the submitted nitrogen budget which showed a decrease in output as a result of the development. Since the Inspector's decision in January 2022 updated advice has been issued by Natural England regarding nutrient pollution. The applicant has provided an updated nutrient assessment following the latest guidance and methodology from Natural England which demonstrates that the development would still result in a decrease in output as a result of the development thereby avoiding likely significant effects on the Habitat Sites from increased nitrate pollution. The Council can therefore adopt the same approach and screen out the development, meaning that an appropriate assessment is not required.

d) Conclusion

- 8.18 This application proposes a well-connected permeable layout for the 225 dwellings which suitably prioritises pedestrian movement through the site whilst also allowing for safe and convenient access for vehicles. The housing proposed is of a good quality of design, makes appropriate provision of internal and external space to meet the needs of future residents and provides appropriate levels of car parking for residents and visitors. Affordable housing is consistent with the identified local needs and the level of provision secured at the outline planning permission stage. Affordable units are suitably well distributed throughout the site with no large clusters of particular tenure types. The public open space is of particularly high quality and, along with the proposed landscaping and planting proposals, provides an attractive public realm.

9.0 Recommendation

- 9.1 APPROVE reserved matters subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) Location Plan - 16.140.100
 - b) Site Plan - 16.140.101P
 - c) Draft Management Plan - 16.140.198C
 - d) Affordable Housing Key Plan - 16.140.146L

- e) Parking Strategy Plan - 16.140.144D
- f) House Type Key Plan and Boundary Treatment Plan - 16.140.145F
- g) House Type R - Plans and Elevations - As 94, Handed 115 - 16.140.164A
- h) House Type Q - Plans and Elevations - As 225 - 16.140.163A
- i) House Type P - Plans and Elevations - As 213 - 16.140.162A
- j) House Type O - Plans and Elevations - As 219, Handed 215,220 - 16.140.161A
- k) House Type N - Plans and Elevations - As 171,216,223, Handed 170 - 16.140.160A
- l) House Type M - Plans and Elevations - As 51,55,56,169, Handed 172,224 - 16.140.159A
- m) House Type L - Plans and Elevations - As 95,96,97,98,100, Handed 101,186,214 - 16.140.158A
- n) House Type K - Plans and Elevations - As 61-62, Handed 111,147,148 - 16.140.157A
- o) House Type J - Plans and Elevations - As 49-50, 166-167, Handed 174, 212,217-218 - 16.140.139B
- p) House Type I - Plans and Elevations - As 42, Handed 43-44 & 63 - 16.140.110B
- q) House Type H - Plans and Elevations - As 149, Handed 60 - 16.140.109B
- r) House Type F - Plans and Elevations - As 45 - 16.140.107B
- s) House Type E - Plans and Elevations - As 102 & 168, Handed 99 & 173 - 16.140.106B
- t) House Type D - Plans and Elevations - As 58-59 - 16.140.105B
- u) House Type C - Plans and Elevations - As 52-54, Handed 150-151 - 16.140.104B
- v) House Type B - Plans and Elevations - As 152 & 221, Handed 57 & 222 - 16.140.103B
- w) House Type A - Plans and Elevations - As 110 - 16.140.102B
- x) Wide Single Garage - Plans and Elevations - 16.140.142C
- y) Small Double Garage - Plans and Elevations - 16.140.140B
- z) Single Garage - Plans and Elevations - 16.140.141B
- aa)Block Y - Plans - As 88-91 - 16.140.155A
- bb)Block Y - Elevations - As 88-91 - 16.140.156A
- cc)Block X - Plans and Elevations - As 32-35 - 16.140.154B
- dd)Block W - Floor Plans - As 64-67, 118-121, 142-145 - 16.140.137B
- ee)Block W - Elevations - As 64-67, 118-121, 142-145 - 16.140.138B
- ff) Block V - Plans and Elevations - As 153-154 - 16.140.136B
- gg)Block U - Plans - As 187-194 - 16.140.135C
- hh)Block U - Elevations - As 187-194 - 16.140.134C
- ii) Block T - Plans - As 177-185 - 16.140.132D
- jj) Block T - Elevations - As 177-185 - 16.140.133C

- kk) Block S - Plans - As 124-129, Handed 130-135 - 16.140.130B
- ll) Block S - Elevations - As 124-129, Handed 130-135 - 16.140.131B
- mm) Block R - Plans and Elevations - As 206-208 - 16.140.129B
- nn) Block Q - Plans and Elevations - As 200-203 - 16.140.128B
- oo) Block P - Plans and Elevations - As 204-205 - 16.140.127B
- pp) Block O - Plans and Elevations - As 159-161, 209-211, Handed 195-197 - 16.140.126B
- qq) Block N - Plans - As 74-79, Handed 80-85 - 16.140.124C
- rr) Block N - Elevations - As 74-79, Handed 80-85 - 16.140.125C
- ss) Block M - Plans and Elevations - As 1-2, Handed 175-176 - 16.140.123B
- tt) Block L - Plans and Elevations - As 162-165 - 16.140.122B
- uu) Block K - Plans and Elevations - As 7-9 - 16.140.121B
- vv) Block J - Plans and Elevations - As 86-87, 122-123 - 16.140.120B
- ww) Block I - Plans and Elevations - As 107-109 - 16.140.119B
- xx) Block H - Plans and Elevations - As 112-114 - 16.140.118B
- yy) Block G - Plans and Elevations - As 103-106 - 16.140.117B
- zz) Block E - Plans and Elevations - As 155-158, 196-199 - 16.140.115B
- aaa) Block D - Plans and Elevations - As 12-13, Handed 10-11 - 16.140.114B
- bbb) Block C - Plans and Elevations - As 5-6,14-15,20-25,30-31 - 16.140.113B
- ccc) Block B - Plans and Elevations - As 3-4,16-17,18-19,26-29,36-41,68-73,92-93,116-117,136-141 - 16.140.112B
- ddd) Block A - Plans and Elevations - As 46-48 - 16.140.111B
- eee) Street Furniture - 10108-FPCR-XX-XX-DR-L-0022 P03
- fff) Public Open Space Detailed Planting Plans - 10108-FPCR-XX-XX-DR-L-0001-0008-P05
- ggg) On-Plot General Assembly Planting Plan Sheet 1 to 8 - 10108-FPCR-XX-XX-DR-L-0009-0016-P05
- hhh) Indicative Courtyard Details Plots 177-185 - 10108-FPCR-XX-XX-DR-L-0018 P01
- iii) Indicative Courtyard Detail Plots 187-194 - 10108-FPCR-XX-XX-DR-L-0019 P01
- jjj) Indicative Courtyard Detail Plots 74-79 (80-85, 124-129 & 130-135) - 10108-FPCR-XX-XX-DR-L-0017 P01
- kkk) Footpaths and Cycle Paths - 10108-FPCR-XX-XX-DR-L-0021 P02
- lll) Arboricultural Method Statement
- mmm) Arboricultural Impact Assessment & Tree Protection Plan

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

2. No development shall commence until the measures of tree and hedgerow protection shown in the approved “Arboricultural Method Statement” and “Arboricultural Impact Assessment & Tree Protection Plan” have been implemented and these measures shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

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

3. No development hereby permitted shall proceed beyond damp proof course level until details, including product specification and finish (and 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, including product specification and finish (and samples where requested by the Local Planning Authority) of the hardsurfacing materials to be used in the development 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.

5. No development hereby permitted shall proceed beyond damp proof course level until details of the scale and external appearance of the substation shown on the approved drawings close to the eastern boundary of the site have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

6. No development hereby permitted shall proceed beyond damp proof course level until details of the scale and external appearance of the cycle storage shown on the approved drawing “Parking Strategy Plan - 16.140.144D” 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; To ensure satisfactory provision of storage for cycles.

7. The development hereby approved shall be carried out in accordance with the details shown on the approved drawing "Street Furniture - 10108-FPCR-XX-XX-DR-L-0022 P03" unless otherwise amended in the Scheme of Works secured in Schedule Two of the Section 106 unilateral undertaking dated 2nd September 2021 pursuant to the outline planning permission granted on appeal.

REASON: To provide good quality public open space.

8. The development hereby approved shall be carried out in accordance with the details shown on the approved drawings "Indicative Courtyard Details Plots 177-185 - 10108-FPCR-XX-XX-DR-L-0018 P01", "Indicative Courtyard Detail Plots 187-194 - 10108-FPCR-XX-XX-DR-L-0019 P01" and "Indicative Courtyard Detail Plots 74-79 (80-85, 124-129 & 130-135) - 10108-FPCR-XX-XX-DR-L-0017 P01" unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a good quality provision of communal amenity space for residents living in those dwellings.

9. The landscaping scheme shown on the approved drawings "Public Open Space Detailed Planting Plans - 10108-FPCR-XX-XX-DR-L-0001-0008-P05" and "On-Plot General Assembly Planting Plan Sheet 1 to 8 - 10108-FPCR-XX-XX-DR-L-0009-0016-P05" shall be implemented and completed in accordance with a timetable to be first 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. No dwelling hereby approved shall be occupied until the boundary treatment related to that dwelling shown on the approved drawing "House Type Key Plan and Boundary Treatment Plan - 16.140.145F" has been fully implemented. The boundary treatment shall thereafter be retained at

all times unless otherwise agreed in writing with the Local Planning Authority.

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.

11. None of the development hereby approved shall be occupied until details of the management and maintenance of the land shaded pink ("Private Management Land") on the approved drawing "Draft Management Plan - 16.140.198C" have been submitted to and approved by the Local Planning Authority in writing. That land shall thereafter be managed and maintained in accordance with the approved details.

REASON: To ensure the satisfactory appearance of the development and appropriate management and maintenance of the public realm.

12. Notwithstanding the provisions of Classes B and F 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), none of the following works shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application:

- a) The enlargement of any dwellinghouse hereby permitted consisting of an addition to its roof;
- b) With the exception of the private driveways and footpaths hereby approved as shown on the approved drawings, the provision of a hard surfaced area on plots 1, 32, 33, 94, 95, 99, 102, 103, 110, 115, 173, 204, 213, 214, 221 & 225 forward of the principal elevation or any elevation facing a vehicular highway or footpath of any dwellinghouse hereby permitted.

REASON: To protect the outlook and privacy of the adjacent residents; The proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To protect the character and appearance of the locality; To ensure the impacts on nearby trees are taken into account.

13. The first floor windows proposed to be inserted into the:

- i) northern elevations of the dwellings on plots 174 & 186
- ii) eastern elevations of plots 67, 91, 118 & 142
- iii) southern elevation of plot 174

iv) western elevations of plots 56, 61, 64, 88, 121, 145, 148, 153, 218 & 222

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 properties.

14. The second floor windows proposed to be inserted into the:

- i) kitchen/living room windows to Flat E in the northern elevation of the building shown on drawing "Block N - Elevations - As 74-79, Handed 80-85 - 16.140.125C";
- ii) kitchen/living room windows to Flat E in the southern elevation of the building shown on drawing "Block S - Plans - As 124-129, Handed 130-135 - 16.140.130B";

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 properties.

THEN

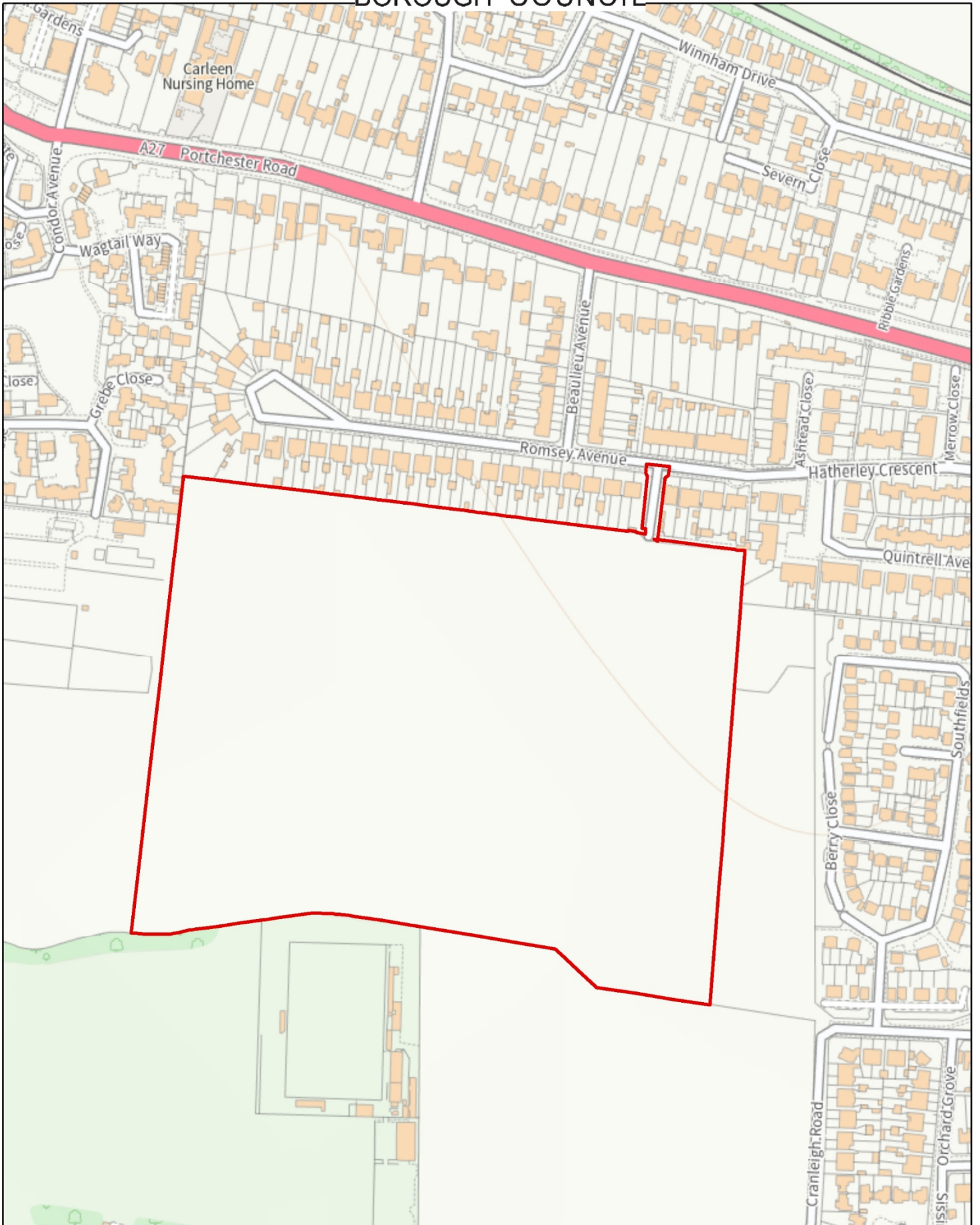
DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

10.0 Background Papers

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

FAREHAM

BOROUGH COUNCIL



Land South of Romsey Avenue
Fareham

Scale 1:3,500



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