

**COMMITTEE REPORT
ITEM NUMBER: 101**

APPLICATION NO.	21/00403/FUL
LOCATION	8 Crownfields Odiham Hook RG29 1PL
PROPOSAL	Construction of a three-bedroom dwelling with associated car parking and hard/soft landscaping.
APPLICANT	John Waterfield
CONSULTATIONS EXPIRY	25 March 2021
APPLICATION EXPIRY	21 April 2021
WARD	Odiham
RECOMMENDATION	Grant, subject to planning conditions.



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BACKGROUND

This planning application is brought to Planning Committee at the request of Ward Councillors who have asked it to be referred for the following reasons:

- Number of objections received.
- Limited distance between proposal and no.8 Crownfields (adjoining property) and impacts of this on the character and appearance of the locality.
- Daylight/ outlook of no.8 Crownfields.
- Affordability and sustainability matters.

SITE DESCRIPTION

The application site is currently part of a corner plot and accommodates a semi-detached residential property. The plot of land the subject of this application is the south-western corner of the site fronting onto the two arms of Crownfields.

The site falls within the settlement boundary of Odiham and adjoins residential development to the north, south and east. Recreation grounds adjoin the application site to the west.



Figure 1 - Application site outlined in red

PROPOSAL

The proposal would subdivide the plot of land into two. A detached three-bedroom property is proposed to be constructed on the northern section of the existing plot with associated garden space, car parking and refuse storage.

The dwelling would have an 'L' shaped footprint and would be sited towards the eastern end of the application site so as to follow the front building line of the adjoining semi-detached properties (nos. 8 and 9 Crownfields). The new property would have a maximum width of 8.25m and a depth of 6.25m on the southern end of the dwelling (facing no.8 Crownfields) and 8.15m on the northern end of the dwelling (facing the street).

The car parking area proposed would accommodate 5 vehicles (one space would be assigned to no.8 Crownfields). The car parking would be located to the western end of the site. The refuse storage is proposed to the front adjoining the shared boundary with no. 8 Crownfields.

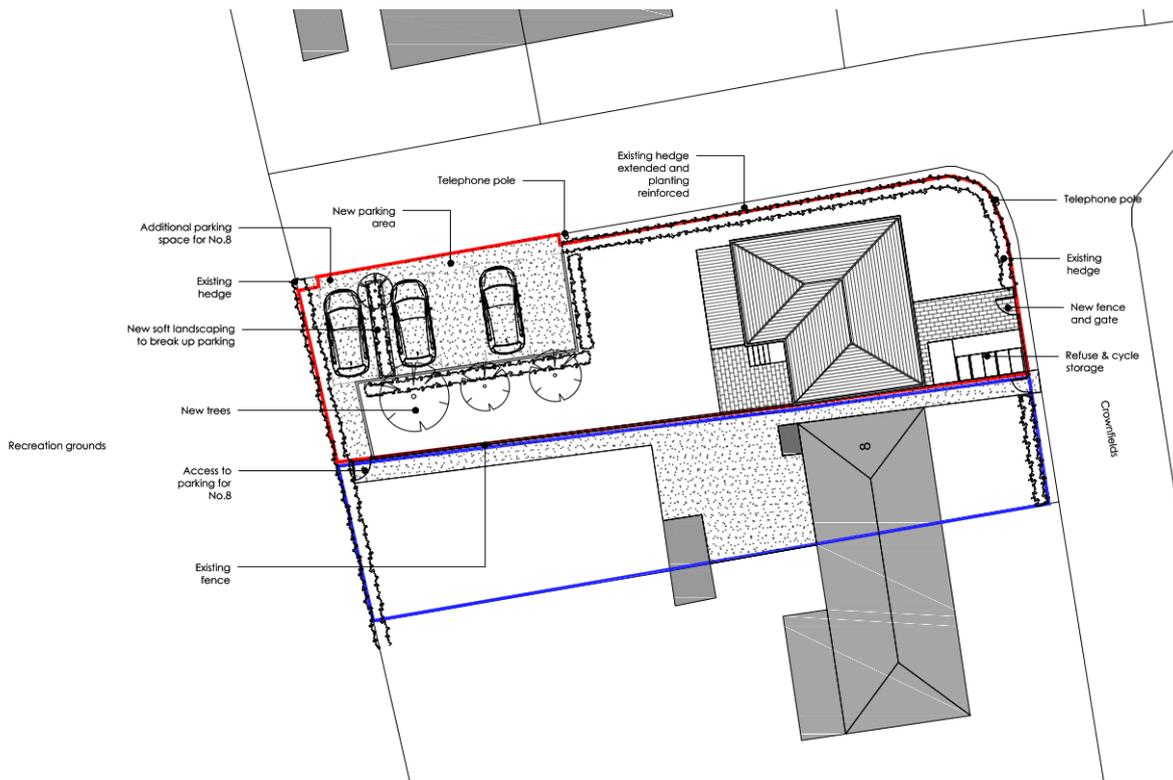
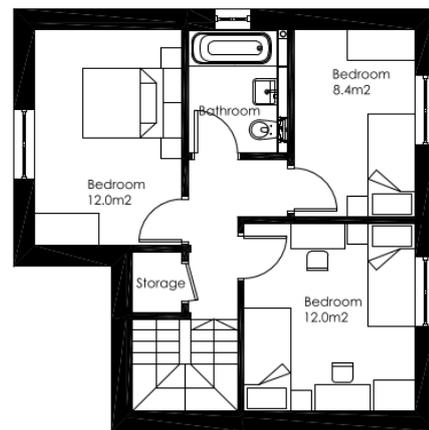


Figure 2 - Proposed Site Plan



1 Proposed Ground Floor Plan

2 Proposed First Floor Plan

Figure 3 - Proposed Floorplans

The height of the dwelling (ridgeline and eaves) would follow that of the adjoining semi-detached properties (no. 8 and 9 Crownfields) as the plans show them horizontally aligned. However, the height of the proposal if measured from the ground would vary as the ground is not level.

The property is proposed with a pitched roof and hip end profile, and it would feature a traditional elevational design and there would be a combination of render and facing brick as external materials.

The application form submitted states the proposed dwelling would be social/affordable rent.



Figure 4 – Front Elevation (proposal at right hand side).

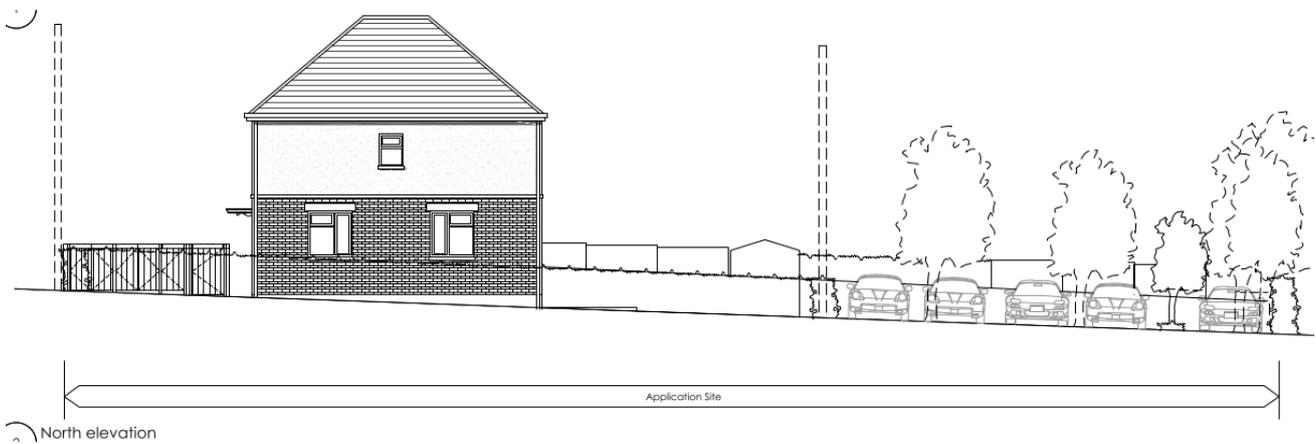


Figure 5 - Proposed Side Elevation.



Figure 6 - Proposed Rear Elevation (proposal at left hand side).

RELEVANT PLANNING HISTORY

N/A

CONSULTEES RESPONSES

Odiham Parish Council

Objection.

- OPC considers this application to be contrary to NP Policy 5, General Design Principles; too large for the small plot and too close to 8 Crownfields.

Housing (Internal)

No objection.

- The 1 x 3 bedroom 5-person affordable house to be owned and managed by VIVID.
- It is understood by the Housing Service that this proposed affordable property will be offered as a rented affordable unit with the rent to be set at a Social Rent level, which would be supported by Housing.
- Housing request that this property is built to Building Regulations Part M4(2) requirements - accessible and adaptable dwellings.
- Housing is pleased to see that the application confirms that the proposed home will exceed NDSS.
- The number of car parking spaces proposed for the new home alongside one additional car parking space for No. 8 Crownfields is welcomed.
- It is welcomed that the proposed property will provide private outdoor garden space for this family home.
- The rented affordable home should be allocated in accordance with the nomination agreement in place between VIVID and the Council and in line with the Council's Allocations Policy.
- Affordable housing should also be affordable in perpetuity and rents set in accordance with Local Housing Allowance rates for the Broad Market Rental Area (BRMA) where the home is situated.

Streetcare Officer (Internal)

No objection.

- Occupiers to move wheeled containers out of the site for collection on Crownfields.

Hampshire County Council (Highways)

No objection, subject to conditions.

- Implementation of visibility splays of 2m x 43m.
- Informative condition - Agreement required with HCC for drop kerb (crossover).

NEIGHBOUR COMMENTS

It should be noted that the statutory requirements for publicity, as set out in the DMPO 2015 (as amended) are in this case the notification of the adjoining properties or the display of a

site notice. The Council's SCI has now been amended so that we are only required to carry out the statutory publicity requirements.

Neighbour letters were posted giving interested parties 21 days to respond. The consultation period expired on 25.03.2021. At the time of writing the officer's report there had been 5 public representation letters received in objection to the proposal. The grounds of objection are summarised below.

- Loss of light for adjoining dwellings
- Gap between proposal and no.8 is too narrow.
- Parking facilities and turning area on narrow road unsuitable.
- Access for emergency vehicles is restricted.
- Parking stress/issues would increase.
- Impact on views of adjoining fields.
- Housing not needed.
- Tenant in no. 8 was never made aware of the subdivision proposed.

A representation from a Ward Councillor was received raising the following concerns:

- The new dwelling is far too close to 8 Crownfields. Not only is this contrived within the street scene and therefore "harmful", but would have an awful outlook for the windows of 8 Crownfields. This appears contrary to ONP, policy 5.i.
- The report's claims that 8 Crownfields doesn't need light through the occluded windows, I'd argue that its needs all the light it can get!.
- I'm very uncomfortable with the notion that Vivid have an intention to make this an affordable house and don't understand how that could prejudice funding. Affordability should be a condition.
- Such an in-fill development will encourage many others in that area and would materially decimate the street scene over time.
- Any CMS needs to deal very carefully with access and materials storage issues down this very narrow road. Would the mature hedge be protected during construction?
- Would Vivid maintain the extra parking spaces in perpetuity? Condition 8 doesn't seem very clear on this.
- Should we condition for solar panels or other climate improvement features? The D&AS mentions it but does not commit to it.
- Adjusting the design to make it longer in the east-west direction and setting it further away from No.8 would improve the fit with the street scene and provide a larger south-facing area for PV.

CONSIDERATIONS

1. Planning Policy
2. Principle of Development
3. Design and Impacts to the Character/Appearance of the Area
4. Neighbouring Residential Amenity
5. Quality of Proposed Accommodation
6. Landscaping
7. Flooding
8. Parking and Access
9. Refuse
10. Climate Change and Equality
11. Other Matters

1. PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant plan for Hart District is the Hart Local Plan: Strategy and Sites 2016-2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HDLP06) and the Odiham and North Warnborough Neighbourhood Plan (2017). Adopted and saved policies are up-to-date and consistent with the NPPF (2019).

Hart Local Plan - Strategy and Sites 2016-2032 (HLP32)

SD1 - Sustainable Development
SS1 - Spatial Strategy and Distribution of Growth
H1 - Housing Mix - Market Housing
H2 - Affordable Housing
H6 - Internal Space Standards for New Homes
NBE2 - Landscape
NBE4 - Biodiversity
NBE5 - Managing Flood Risk
NBE9 - Design
NBE11 - Pollution
INF3 - Transport

Saved Policies of the Hart District Council Local Plan (Replacement) 1996 - 2006 (DLP06)

GEN1 - General Policy for Development

Odiham and North Warnborough Neighbourhood Plan 2014-2032 (ONP)

Policy 1 - Spatial Plan for Parish
Policy 5 - General Design Principles
Policy 12 - The Natural Environment

Other relevant material considerations

National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance (PPG)
Technical Housing Standards - nationally described space standard (DCLG 2015)
BRE Report - Site layout planning for daylight and sunlight: a guide to good practice (2011)
Parking Provision Interim Guidance (2008)

The starting point for the determination of any application is whether or not the proposal accords with the Development Plan; where a development is in accordance with the Development Plan it should be approved. However, if a development conflicts with the provisions of the Development Plan then it will be necessary to consider if there are any material considerations that indicate that planning permission should be granted.

2. PRINCIPLE OF DEVELOPMENT

Policy SS1 sets out that development will be focused within the defined settlement boundaries as well as on previously developed land. The policy goes on to set out the Council's Housing requirement and indicate that this will in part be delivered through

development or redevelopment within settlement boundaries. The supporting text makes it clear that some of the Council's housing requirements will be delivered through windfall sites such as the application site.

Policy 1 of the ONP also supports development within the settlement boundaries subject to compliance with other relevant planning policies at local and National levels.

The subject development site lies within the settlement boundary of Odiham, flanks residential development and the majority of development in the vicinity of the site is also residential. As such the principle of a residential development on the site would accord with overarching surrounding uses and objectives of HLP32 which directs development to occur within settlement boundaries but on previously developed land (PDL), in accordance with the strategic objectives of the NPPF.

The general principle of development is considered to be acceptable as far as it is within settlement boundary, but the land is not PDL. The proposal would have to comply with all other relevant policies and objectives and the ultimate acceptability of the proposal would depend on all other material considerations relevant to the case.

3. DESIGN AND IMPACTS TO THE CHARACTER/APPEARANCE OF THE AREA

HLP32 Policy NBE9 seeks to ensure that development achieves a high-quality design and that it would positively contribute to the overall character of the area. The NPPF also reinforces the need to promote good design in developments and states that development should be refused for poor design (para. 130). Policy 5 of the ONP also supports good design that reflects high quality local design references, reinforces local distinctiveness and is in keeping with neighbouring properties.

The proposal would be sited towards the eastern end of the plot to follow the building line of adjoining properties, as such the set back of the proposal from the road along its frontage would be similar to that of existing properties.



Figure 7 - Application site and no.8 Crownfields.

The north facing flank elevation of the property would be 1.4m, at the closest, from the side boundary of the site (facing onto the different arm of Crownfields). Also, it is noted the proposal would be a metre away from the adjoining existing property, no. 8 Crownfields. These limited distances from the side boundary and adjoining property differs from the more spacious distances between properties and their boundaries seen in the surroundings.

None of the adopted policies specify strict distances between properties that should be followed by new development, therefore there is flexibility built into design policies to establish if there is an impact or not and that impact is of a minor degree and therefore acceptable or if it is a significant material harm then unacceptable.



Figure 8 - Properties surrounding application site.

The gap between the proposal and no.8 would differ from that seen in the locality. However, this in itself would not adversely impact on the character of the locality such as to sustain a refusal on this ground. The siting of the property as proposed and resulting distances described above would not amount to causing demonstrable harm to the character and appearance of the area.

The architectural design of the proposal would follow that seen along Crownfields, as the property would reflect a similar scale/ height to those of adjoining properties. It would also reflect the door and window openings with similar proportions to those of neighbouring properties, a flat roof canopy above the main entrance and a combination of facing brick at ground floor and render on the upper level of the elevations, which would match that of neighbouring properties. As a result of the proportions and elevational design of the dwelling, it would be integrated in a satisfactory manner to the locality and the residential character of the area.



Figure 9 - Character/appearance the proposal would achieve.

There were concerns raised that this proposal would encourage infill development in the locality. However, each case should be considered on its own merits. As an example, there were a pair of infill semi-detached houses refused by the Council in 2016 on the opposite side of the road (at 18 Crownfields). However, planning permission was granted at appeal (LPA ref: 16/02991/FUL - PINS ref: APP/N1730/W/17/3172486).

Therefore, the proposal would be in accordance with policy NBE9 of the adopted HLP32, saved policy GEN1 of the DLP06, policy 5 of the ONP and the NPPF in terms of design, character and appearance of the dwelling and visual amenity of the area as a whole.

4. NEIGHBOURING RESIDENTIAL AMENITY

Saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 requires development proposals to avoid material loss of amenity to existing and adjoining residential uses. Paragraph 127 of the NPPF requires development that provides a high standard of amenity for existing and future users.

The only property physically adjoining the application site is no. 8 Crownfields. The north facing elevation of no.8 features three small windows at ground floor level and one narrow window at first floor. It is noted that representations received raise concerns about the loss of light to this property.



Figure 10 - Flank elevation and windows of no.8 Crownfields.

Two of the ground floor windows on the flank elevation serve the kitchen/dining area of the property, the remaining ground floor window serves a cupboard (non-habitable space). The first-floor window serves the staircase/landing (non-habitable space / transitional area). The proposal would be sited to the north of this adjoining dwelling a metre away from these flank elevation windows, at the closest.

It is anticipated that an impact would be created on the two windows serving the kitchen/dining area. However, it is also noted this area of the house is served by a large window and a door to the rear garden that features a glazing area for half its height, both in the rear elevation which is a more favourable orientation when compared to the windows in the flank elevation. Therefore, the impacts anticipated would not amount to being detrimental to the living conditions of occupiers of no.8, the kitchen dinner area would still receive satisfactory levels of light as a result of the rear openings serving it.



Figure 11 - Rear elevation and ground floor openings of no.8 Crownfields (recent).



Figure 12 - Rear elevation and ground floor openings of no.8 Crownfields (current).



Figure 13 - internal view of flank windows serving kitchen/dining.

The proposal would also be visible from the rear garden of no. 8; however, their relationship would not be any different in this regard when compared to that seen between existing properties along the road which stand side by side. No other properties in the locality would be directly affected by the proposal as they would be located on the opposite side of the road.

On balance, therefore, the proposal would be in accordance with saved policy GEN1 of the DLP06, and paragraph 127 of the NPPF in this regard.

5. QUALITY OF THE PROPOSED RESIDENTIAL ACCOMMODATION

The Council has adopted the Nationally Described Space Standards (NDSS) for dwellings in the HLP32 through policy H6. The space standards set out the minimum gross internal floor areas for dwellings as well as requiring certain minimum sizes of bedrooms. The proposed dwelling would comply with these minimum standards.

The internal proposed floorspace calculated from the plans submitted would be 94 sqm, which is slightly above the minimum required by NDSS and therefore acceptable.

All the habitable rooms would be well served by windows providing natural light and ventilation.

Externally, the garden proposed to the rear of the property for the amenity purposes of prospective occupiers would have an area in excess of 100 sqm. Hart has not adopted any minimum garden sizes therefore it is necessary to consider the National guidance. The general requirement set out in the Government's design guidance is that the outdoor amenity areas for new dwellings should reflect the footprint of the property, which in this case is around 45sqm. Therefore, the garden provided would be sufficient to satisfy the outdoor amenity requirements of the property. Properties in the locality benefit from rear gardens of different sizes, some are similar in area to that proposed in this application. The size of the proposed rear garden is therefore acceptable.

It is noted the existing dwelling at no. 8 would retain a rear garden area of approximately 160 sqm, which is acceptable for amenity purposes.

Overall, the residential amenity the proposed development would provide would be acceptable and in compliance with adopted policies H6 and NBE9 of the HLP32 and paragraph 127 of the NPPF.

6. LANDSCAPING

HLP32 Policy NBE2 (Landscape) seeks to achieve development proposals that respect and wherever possible enhance the special characteristics, value, or visual amenity of the District's landscapes. It also states that, where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

Policy 12 of the ONP requires that development does not adversely affect distinctive local character of open landscape of the Parish.

A recreation ground adjoins the site to the west, the impacts arising from the proposal to the open character of this recreation space is not material. The reason being that the dwelling would be sited towards the opposite end of the site (east), and it would be integrated into and seen in conjunction with the existing residential development on Crownfields.

The development subject to this application would not result in any loss of trees or important landscape features. The proposed plans show a preliminary landscape scheme as the boundary hedging would be reinforced and there are trees proposed around the perimeter of the car parking spaces proposed. Therefore, if this application is accepted by the Council, landscaping details would be the subject of a planning condition to secure a robust landscaping scheme for the site along with a condition securing the protection of the existing boundary hedge.

Therefore, the proposal would be acceptable in this regard and in compliance with adopted policy NBE2 of the HLP32 and policy 12 of the ONP.

7. FLOODING

The site falls within Flood Zone 1 with low risk from all sources. The only element for consideration would have been surface water flooding arising from the site coverage resulting from the dwelling, rear patio, entrance pathway and parking area. Details of surface water drainage can be the subject of a planning condition if this application is supported by the Council.

As such, no conflict is found with the objectives of adopted policy NBE5 of the HLP32 or policy 12 (v) of the ONP, as this matter can be addressed via a planning condition if the development is approved.

8. PARKING AND ACCESS

Adopted policy INF3 of the HLP32 supports development that promotes the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future. Among other requirements, this policy seeks to provide safe, suitable and convenient access for all potential users of development.

The proposed development would incorporate car parking at the western end of the site which fronts onto Crownfields. There would be 5 spaces proposed of which one would be allocated for no. 8. The spaces would be of acceptable dimensions and the arrangement proposed does not raise any concern. Vehicles would be able to enter the spaces in forward gear and reverse onto the road.

The Local Highway Authority has raised no objection and has only requested a condition to ensure that the visibility splays shown on the submitted plans are provided prior to occupation. If this application is supported, a planning condition would be imposed to secure their implementation. Also, a planning condition would be imposed to retain the car parking arrangement proposed for the lifetime of the development to discourage on-street car parking by prospective residents.

The development also comprises cycle storage and, in any event, the proposed curtilage and that retained for the existing property would have enough space to accommodate cycle storage if desired. Therefore, no concerns are raised in this regard.

The proposal would therefore comply with the objectives of adopted policy INF3 of the HLP32, saved policy GEN1 of the DLP06, policy 5 of the ONP and the NPPF in respect of highway safety and parking.

9. REFUSE

No concerns are raised in this regard as there would be enough space on the application site to accommodate refuse bins and their storage. Occupiers would have to move the bins in/out for collection purposes, as per all other properties along the road.

10. CLIMATE CHANGE AND EQUALITY

On 29.04.2021 Hart District Council agreed a motion which declared a Climate Emergency in the Hart District.

HLP32 Policy NBE9 requires developments to be resilient and aims to reduce energy requirements through carbon reduction and utilisation of energy generating technologies, where appropriate.

In this regard, the submission states that the applicant would consider:

- A building envelope with U values beyond current Building Regulations to provide a highly insulated building to minimise energy use;
- An internal environment that minimises noise/ pollution ingress, maximises access to natural daylight and Low VOC paints/stains, fabrics and soft furnishings;
- Airtightness target beyond current Building Regulations;
- Low operational energy through the use of low energy use appliances, conditioning systems and thermal mass/highly insulated building and LED light fittings and lighting with motion sensors in communal areas, low water flow rate fittings/fixtures.

Additionally, the applicant will additionally investigate the potential for a low energy efficient boiler and roof mounted PV and solar thermal panels, as the viability of the development and affordability characteristics of the dwelling come into play.

Given the proposal is a small-scale development, it would depend on grants to be built and the applicant is considering sustainability elements as part of the proposal, the approach to minimise impacts to climate change is acceptable in this instance.

In terms of Equality, The Equality Act 2010 legally protects people from discrimination in society. It replaced previous anti-discrimination laws (Sex Discrimination Act 1975; Race Relations Act 1976 and Disability Discrimination Act 1995) with one single Act. The public sector Equality Duty came into force on 05.04.2011 In Section 149 of the Equality Act. It means that public bodies have to consider all individuals when carrying out their day-to-day work in shaping policy and delivering services.

Due regard is given to the aims of the general Equality Duty when considering applications and reaching planning decisions in particular the aims of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between those who share a protected characteristic and those who do not share it. This application would not raise any issue in this regard.

11. OTHER MATTERS

Concerns have been raised about the fact the submission states there are intentions to make the proposal affordable housing as opposed to the applicant agreeing to the affordability of the dwelling via a planning condition or a legal agreement.

The applicant is an affordable housing provider (VIVID Housing Association) and has stated in Section 16 of the application form and on page 16 of the Design and Access Statement that the development proposed would be affordable housing. It is relevant to note that the applicant is one of the affordable housing providers registered in the District and there is a 100% Nomination Agreement with Hart District Council in place, which means that all the housing stock of the applicant would comprise affordable housing.

It should also be duly noted that the proposed development is below the threshold of 10 dwellings where provision of affordable housing is required by the adopted policies of the HLP32. As such the applicant is not obliged to provide affordable housing.

The applicant has confirmed in writing that they would nevertheless deliver the proposed dwelling as an affordable product but that entering into a legal agreement or imposing conditions on the matter would prejudice the funding to deliver the dwelling. The explanation of this issue is below and is not only coming from the applicant but also from the Housing Section of the Council.

'If the planning application restricted the use of the property to affordable housing it would mean that we could not use Homes England grant to subsidise the development and we would not be able to charge rent at a social housing level which is around 60% of the market rent level. We would have to charge an affordable housing rent at 80% of the market rent.'

'Therefore, we cannot accept the property being restricted in planning by a s106, UU or planning condition to affordable housing.'

'Essentially Homes England grant subsidises the difference in social and affordable housing grant levels.'

The Housing Section of the Council has also confirmed the above stating:

'Please accept this email as confirmation that following conversations with Vivid and receipt of the letter dated 23rd June 2021, Hart's Housing Team are satisfied regarding Vivid's intentions to provide the new home at land adj to 8 Crownfields as affordable housing, and that the home will be allocated through the Council's usual processes via the agreed Nomination Agreement in place.'

'We also confirm that the reasons outlined by Vivid for them not wanting the tenure of this home to be stated as 'affordable' within a S106 legal agreement to be genuine.'

'Furthermore, we are in support of the home being offered at a Social Rent level in order to optimise affordability for future tenants, something which may be jeopardised if Homes England funding is restricted due to the home being recorded as an affordable home within a S106 agreement.'

Given the circumstances, therefore this would not weigh against the proposal, and it would still be considered policy compliant.

CONCLUSION

The Development Plan Policies and the NPPF require that sustainable development be approved without delay. The application proposal complies with the requirements of the principal housing policies of the Development Plan and the site is considered to be well located within the settlement and in respect of the facilities on offer in the settlement.

The provision of additional housing is a significant benefit, particularly as the proposal would be affordable housing and this development would help meet that need through the delivery of a windfall site.

The design of the proposed development is acceptable and there would be no unacceptable impacts on neighbouring amenity or to the character and appearance of the street scene. Levels of parking provision would be acceptable in terms of the Council's maximum standards and the nature of the location, there would be no adverse impact on highway safety.

Given the above, the proposed development complies with the relevant policies of the adopted HLP32, the ONP and with the NPPF and is therefore acceptable subject to conditions.

RECOMMENDATION – Grant, subject to conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

058-PL-050 Rev. D (Proposed Site Plan), 058-PL-100 Rev. C (Proposed Floor Plans), 058PL-200 Rev. C (Proposed Elevations), 058-PL-201 Rev. C (Proposed Elevations); and

Design and Access Statement (dated February 2021) produced by Black Architecture Ltd.

REASON: To ensure that the development is carried out in accordance with the approved details and In the interest of proper planning.

3. The development hereby approved shall not be commenced until details of a site construction method statement and management plan shall be submitted to and approved in writing by the Local Planning Authority and shall include but not limited to the following:

- i) Construction worker and visitor parking;
- ii) anticipated number, frequency and size of construction vehicles;
- iii) dust and Noise/Vibration mitigation measures;
- iv) dust suppression measures;
- v) Site security;
- vi) vehicle manoeuvring and turning;
- vii) locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- viii) procedures for on-site contractors to deal with complaints from local residents;
- ix) measures to mitigate impacts on neighbouring highways; and

- x) details of wheel water spraying facilities;
- xi) Protection of pedestrian routes during construction

Such details shall be fully implemented and retained for the duration of the works.

REASON: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies NBE11 and INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF 2019.

4. No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to an approved in writing by the local planning authority.

The scheme shall be fully implemented in accordance with the approved details before first occupation of the development.

REASON: In the interest of managing surface water flooding and to satisfy policy NBE5 of the Adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF 2019.

5. No development shall raise above slab level, until details of all external materials for the building hereby approved are submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented.

REASON: To ensure a high-quality external appearance of the buildings and to satisfy policy NBE9 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

6. A soft/hard landscape strategy and boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority. The buildings hereby approved shall not be occupied until such strategy is fully implemented as approved.

Soft landscape details shall include planting plans, written specifications require details of species, sizes, quantities of plants and implementation schedule of landscape proposals.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

7. Notwithstanding any information submitted with this application, details of the design/appearance of refuse/cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The details approved shall be fully implemented.

REASON: In the interests of adequate refuse storage and servicing, in accordance with policy NBE9 of the adopted Hart Local Plan and Sites 2016-203, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

8. The car parking area shall be fully completed and made available prior to the first occupation of the dwelling hereby approved. These vehicular facilities shall be retained for these purposes thereafter and access shall be maintained at all times to allow them to be used as such.

REASON: To ensure that the development is provided with adequate access, parking and turning areas in the interest of highway safety and to satisfy policy INF3 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and the NPPF 2019.

9. Notwithstanding the information submitted with this application, the first-floor window located in the north facing side elevation of the dwelling hereby approved shall contain frosted glass (Pilkington Glass Level 3 or above, or equivalent) and be non-opening below a height of 1.7m which is measured upwards from the internal floor level it serves. The window shall be retained as such thereafter.

REASON: To protect residential amenity of neighbouring occupiers and to satisfy policy NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006.

10. No development, construction work or delivery of materials shall take place at the site except between 08:00 hours to 18:00 hours on weekdays or 08:00 to 13:00 hours Saturdays. No development, demolition/construction work or deliveries of materials shall take place on Sundays or Public Holidays.

REASON: To protect the residential amenity of adjoining/nearby residential occupiers and to satisfy policy NBE11 of the adopted Hart Local Plan and Sites 2016-203, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

11. The existing perimeter hedge along the boundaries of the site shall be retained and protected, except as altered by the approved plans, in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations' (or any subsequent revision) and shall be maintained at all times, until the completion of all building operations on the site.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

12. A Visibility splay of 2m x 43m shall be provided for the car parking area hereby approved and retained for the lifetime of the development.

REASON: To ensure a safe access to /egress from the car parking spaces, in the interest of highway safety and to satisfy policy INF3 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and the NPPF 2019.

INFORMATIVES

1.The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.