

ITEM 8

APPLICATION NO.	15/00743/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	10.04.2015
APPLICANT	Mr A Bajar
SITE	Indalo, Chilworth Road, Chilworth, SO16 7JS, CHILWORTH
PROPOSAL	Conversion of existing 4 bed dwelling to form 2 x 3 bed dwellings with associated works.
AMENDMENTS	None
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application is referred to Planning Control Committee (PCC) because the Southern Area Planning Committee (SAPC) was minded to refuse planning permission for reasons that the Officers advised could not be substantiated and would result in a risk of costs being awarded against the Council at appeal.

1.2 A copy of the Officer's report to the 21 July 2015 SAPC, from which the application was referred to the Planning Control Committee, is attached as **Appendix A**.

2.0 PLANNING CONSIDERATIONS

2.1 Consideration was given at SAPC to the principle of development and the impact of the scheme on the character of the site and surrounding location designated as an Area of Special Residential Character.

2.2 Members of SAPC resolved to refuse planning permission contrary to the Officer recommendation considering that the proposed development would be detrimental to policy SET02 which seeks to protect the appearance of substantial houses set in generous plots with an abundance of mature trees that forms the Chilworth Residential Area of Special Character.

2.3 Impact on the Chilworth Residential Area of Special Character

Members of SAPC considered that the proposed development, specifically the resultant plot size and semi-detached type of dwellings, would be contrary to policy SET 02 criterion a) and c) of the adopted Borough Local Plan in that it represents a sub-division of the plot resulting in new plot sizes significantly smaller than those in the immediate vicinity and a semi-detached type of development which is not compatible with the overall character of the area.

- 2.4 Policy SET02 seeks to protect the appearance of substantial houses set in generous plots with an abundance of mature trees that forms the Chilworth Residential Area of Special Character. Members of SAPC were advised that the proposed subdivision of the plot would not be apparent from public vantage points, but considered that the granting of the permission would cause harm to policy SET02 itself and would therefore undermine its control of the subdivision of plots and types of dwelling within the Residential Area of Special Character.
- 2.5 However the subdivision of the plot and semi-detached nature of the development would not be apparent from public vantage points. It is therefore considered that the proposed development would retain the character of the area as described in the local plan and would not result in any significant detrimental harm to the Residential Area of Special Character of policy SET02. In this case as described in the report to SAPC it is considered that the resultant plot sizes, whilst smaller than some of the neighbouring properties, would not be apparent from public views and a reason for refusal on the basis of criterion a) and c) of policy SET02 could not be substantiated.
- 2.6 **Public Open Space**
The proposed development of 1 additional dwelling would result in additional pressures on the existing public open spaces which are shown to be deficient and the required provision and contributions are proportional to the extent of the development proposed. As such the requirement for contributions is considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 (amended 2011). The required s106 legal agreement to secure contributions was not complete at the time of consideration at SAPC and a therefore the proposals were considered contrary to policy ESN22 and a second reason for refusal was applied. The required agreement was not complete at the time of reporting to PCC.
- 2.7 **Planning History**
A previous application at the site (14/02900/FULLS) for the raising of eaves and roof height to provide second storey, to allow conversion of existing dwelling to two dwellings with associated works was refused under delegated powers. The reasons for refusal were limited to the lack of ecological survey information in relation to bats and the lack of a completed s106 legal agreement. No reason for refusal was applied in relation to the principle of the subdivision or its impact on the Residential Area of Special Character.
- 2.8 Members of SAPC were advised that the previous decision was a material consideration in determining the current application but considered that the proposed development should be considered on its own merits and applied the reason for refusal with regard to policy SET02.
- 2.9 Subsequent to the SAPC decision the applicants have confirmed that an appeal has been submitted in relation to the previous application. The applicants have further stated that a bat survey has been undertaken which demonstrates that the previous scheme could be developed without detrimental impact. Notwithstanding the outcome of the appeal it remains the advice of the Case Officer that the lack of a reason for refusal on the basis of policy SET02 is a material consideration in determining the current application.

3.0 CONCLUSION

3.1 It remains the consideration of the Case Officer that the proposal, subject to the completion of the required legal agreement, is acceptable without demonstrable harm to the Residential Area of Special Character, the amenity of neighbours, protected trees or highway users.

4.0 RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE

REFUSE for the reason:

1. The proposed development would be contrary to policy SET 02 criterion a) and c) of the adopted Borough Local Plan in that it represents a sub-division of the plot resulting in new plot sizes significantly smaller than those in the immediate vicinity and a semi-detached type of development which is not compatible with the overall character of the area. The development would be detrimental to policy SET02 which seeks to protect the appearance of substantial houses set in generous plots with an abundance of mature trees that forms the Chilworth Residential Area of Special Character.
2. The proposed development is contrary to policy ESN22 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided in order to address existing deficiencies in Public Open Space provision in the parish resulting in the development having an unmitigated additional burden on existing facilities.

5.0 RECOMMENDATION OF HEAD OF PLANNING & BUILDING SERVICE.

5.1 Delegate to the Head of Planning & Building for PERMISSION subject to conditions, notes and the completion of an S106 agreement to secure financial contributions towards public open space. Then PERMISSION subject to conditions & notes.

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Local Plan 2006 policy DES07.
3. Development shall be undertaken in accordance with the Tree Protection Plan C15/022.10 showing the location and specification of protective fencing, ground protection and other precautionary measures as informed by British Standard 5837:2012. The approved protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority.

Tree protection installed in accordance with this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES08.

- 4. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05, TRA09, TRA02.

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
 - 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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APPENDIX A

Officer Report to Southern Area Planning Committee on 21 July 2015

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AMENDMENTS	None
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to SAPC at the request of local ward members because it raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located within the built up area of Chilworth as defined by Test Valley Borough Local Plan (TVBLP) Policy SET01. It also lies within the Chilworth Residential Area of Special Character, as defined under TVBLP Policy SET02. The property is served by a long private access road (also serving 3 further residential properties) which joins Chilworth Road approximately 145m to the west. Within the immediate vicinity, many of the nearby houses are larger detached houses set in generous and mature plots. There are many mature trees on and adjoining the site and within the nearby gardens, many of which are protected by Tree Protection Orders. To the north of the site is an embanked strip of overgrown land adjoining the M27 (the motorway lies at a higher level than the site at this point).
- 2.2 The 0.22 hectare site is gently sloping, dropping down in level towards the east. The existing single storey dwelling on the site lies at the lower level, towards the east of the plot, with a drive, lawns and garaging forward of the dwelling. The western part of the site is semi-wooded and rises up to the neighbouring property, Winton Views. The rear garden to the east of the site is laid to lawn with trees to the boundaries. The existing dwelling on the site cannot be seen from any public viewpoints, but is visible from the shared private drive, at the access to the site, and from the neighbouring residential properties.

3.0 PROPOSAL

- 3.1 The application proposes the conversion of the existing 4 bed dwelling to form 2 x 3 bed dwellings with associated works to subdivide the garden area and provide parking spaces.

4.0 **HISTORY**

- 4.1 14/02900/FULLS - Raising of eaves and roof height to provide second storey, to allow conversion of existing dwelling to two dwellings with associated works. Refused 04.02.2015.
- 4.2 TVS.03601/2 - Dwelling - adjoining Lynwood, off Chilworth Road, Chilworth. Approved subject to conditions - 16/02/83.
- 4.3 TVS.3601/1 - Details of dwelling - adjoining Lynwood, off Chilworth Road, Chilworth. Withdrawn - 10/01/83.
- 4.4 TVS.3601 - Erection of one dwelling - land adjoining Lynwood, Chilworth Road, Chilworth. Refused - 10/02/82. Appeal allowed subject to conditions - 25/08/82.

5.0 **CONSULTATIONS**

5.1 **Planning Policy & Transport (Policy) – No objection;**

- The application site is within the settlement boundary (Policy SET 01) where the principle of residential development is acceptable subject to satisfying criterion a – c).
- The site falls within a defined Residential Area of Special Character Policy. In accordance with Policy SET 02, the application would need to satisfy criterion a – d).
- Criterion a) of Policy SET 02 requires that the size of any proposed subdivided plot is not significantly smaller than those in the immediate vicinity of the site. The Officer Report for 14/02900/FULLS at para 8.7 recognised that the 'size, character and scale of the proposed building would not, in itself, be out of character within the surrounding development and whilst each garden would be reduced compared to the existing, the gardens would still be commensurate with others in the immediate vicinity, particularly those to the east (Winton Views, Aloha and The Milepost).' As this application continues with that previously proposed, the requirements of criterion a) has been met.
- The Council has drawn on the proposed housing requirement within the Regulation 22 version of the Revised Local Plan for its calculation of the requirement for the 5 year period. The most up to date housing land supply position for Southern Test Valley indicates that there is provisional 4.66 years supply. This figure is correct at date of policy response.
- Should the application be considered favourably, a contribution towards public open space would be required in accordance with policy ESN22 (and the Infrastructure and Developer Contributions SPD, 2009 and NPPF) as a result of a net gain of 1 dwelling.

5.2 **Planning Policy & Transport (Highways) – No objection**

5.3 **Planning Policy & Transport (Trees) – No response received.**

5.4 **Ecology – No objection**

6.0 **REPRESENTATIONS** Expired 29.05.2015

6.1 **Chilworth Parish Council – Objection;**

- The subdivision of the property into a house of multiple occupations is contrary to policy SET02 and emerging policy E4.
- The design is incompatible with the Residential Area of Special Character (RASC) since it represents two multi-let studio properties.
- Higher density development that impacts on the character of the area.
- No line of sub-division shown on the plans but amenity space will be shared which is, in effect, a sub-division of the plot.
- The shortage of supply of housing should not be considered relevant since social housing and other types of affordable housing would not be appropriate for the site nor is there sufficient demand in Chilworth.
- There is no indication of how the applicant intends to protect trees which will come under pressure to fell.
- The red outline should show the access road to the site. This road is privately owned but not by the applicant.

6.2 **2 letters received from Chilworth Residents Association and Nanak Nivas, Chilworth Road – Objection;**

- The sub-division of the plot to form two dwellings is in breach of policy SET02 and represents overdevelopment of the plot.
- Inadequate outdoor amenity space for the two properties compared with surrounding properties in the RASC.
- Semi-detached properties are not compatible with the character of the area.
- The single width private access track cannot accommodate the additional traffic generated by the proposals.
- Increased pollution and traffic on the access track.
- Additional pressure on water a sewage services.
- If the properties are let there is no control over the tenants leading to crime and community safety being jeopardised.
- Pressure to fell tree subject to preservation orders.
- Harmful to the special character of Chilworth out of keeping with the large family home with numerous rooms set in large spacious plots.

7.0 **POLICY**

7.1 **National Planning Policy Framework 2012 - National Planning Policy Framework.**

7.2 **Test Valley Borough Local Plan (2006)(TVBLP) - SET01 (Housing Within Settlements); SET02 (Residential Areas of Special Character); DES02 (Settlement Character); DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); DES10 (New Landscaping); ENV 01 (Biodiversity and Geological/Conservation); ENV05 (Protected Species); AME01 (Privacy & Private Open Space); AME02 (Daylight & Sunlight); AME04 (Noise and Disturbance); TRA04 (Financial Contributions to Transport Infrastructure); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA09 (Impact on the Highway Network); ESN22 (Public Open Space Provision)**

7.3 **Draft Revised Local Plan (2014)** - On the 31 July 2014 the Council submitted the draft Revised Local Plan to the Secretary of State. The Revised Local Plan will now be subject to independent examination by a government appointed Planning Inspector. At present the document, its content and its evidence base represent a direction of travel for the Council. Following the guidance in para 216 of the NPPF the weight afforded to the content of the Revised Local Plan and the pertinent policies would need to be considered in the context of the stage in the process reached, the number and nature of the representations received, and the consistency with national guidance.

7.4 **Supplementary Planning Documents (SPD)** - Chilworth Village Design Statement, Infrastructure and Developer Contributions.

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle of development, the impact on the appearance of the dwelling and surrounding area of special residential character and the impact on the amenities of the neighbouring properties, trees, highways and public open space provision. .

8.1 **Principle of Development**

Paragraphs 17 and 111 of the NPPF state that local planning authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. However the attached glossary clarifies that residential gardens are excluded from the definition of previously developed land.

8.2 Paragraph 49 states that Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 53 has regard to development in garden areas and states that “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

8.3 Policy SET01 of the Test Valley Borough Local Plan provides for housing within settlements. The site lies within the built up area of Chilworth and therefore the principle of development and re-development for housing is accepted. Policies DES02 and DES05 indicate that development should respond positively to the character and appearance of the surrounding settlement and integrate with the form and structure of the surrounding area.

8.4 **The design of the proposal and its impact on the character of the surrounding area**

Policy SET02 has regard to Residential Areas of Special Character and states that in order to protect their character, the subdivision or redevelopment of plots within these areas will not be permitted unless the following criteria are met;

- a) The size of any subdivided plot is not significantly smaller than those in the immediate vicinity of the site;
- b) The proposal does not involve the loss of, or prejudice the retention of existing healthy trees on the site;

- c) The developments size, scale, layout, type, siting and detailed design are compatible with the overall character of the area; and
 - d) It would not be poorly screened or intrusive in views from areas of adjoining countryside.
- 8.5 Further description of the Chilworth Residential Area of Special Character is provided in Appendix 8 of the TVBLP. Paragraph SC6.2 describes the area as being “characterised by substantial houses set in generous plots with an abundance of mature trees and shrubs which provide an attractive setting for the low density housing.”
- 8.6 Paragraph SC6.3 describes the houses as being “individually designed but are mainly of traditional form generally two storeys high, some with detached garaging, and are constructed of a variety of good quality materials.... There are examples of later infill properties, which although not necessarily the same style as older properties, still manage to maintain the character and setting of the area due to similar sized curtilages and mature trees and shrubs.”
- 8.7 The proposed development has been revised from the previous scheme and no longer proposes any addition or extension to the volume of the existing property. As a result the scale of the built form would remain unchanged from the existing situation and the resultant building’s character and design cannot be held to be out of character with the existing property. Works are limited to the internal conversion of the living space and modest additional fenestration at the ground floor level, division of the rear garden space and the formation of additional parking spaces.
- 8.8 The proposed building would remain entirely obscured from public vantage points from Chilworth Road situated approximately 195m west of the building. Partial private views would continue to be available from the access to the site, but the long front gardens are retained, no division by means of enclosure is proposed to the front of the property, and no additional outbuildings are proposed. The size, character and scale of the proposed building would not, in itself, be out of character with the surrounding development, and while each garden would be reduced compared to the existing, the gardens would still be commensurate with others in the immediate vicinity, particularly those to the east (including Winton Views, Aloha, and The Milepost).
- 8.9 The representations received have raised concern with regard to the impact of the proposed subdivision on the density of development in the area and the creation of significantly smaller plots. Whilst it is accepted that the proposed plot sizes will be smaller than some of those in the immediate vicinity of the site the resultant changes will not be apparent from public vantage points and would have no detrimental impact on the Residential Area of Special Character.
- 8.10 It is considered that the proposed development would retain the character of the area as described above and would not therefore result in any significant harm to the Residential Area of Special Character. In this case it is considered that the resultant plot sizes, whilst smaller than some, would not be apparent from public views and a reason for refusal on the basis of criterion a) of policy SET02 could not be substantiated.

8.11 Amenities of neighbouring properties

Policies AME01, AME02 and AME04 consider the effect of development upon neighbouring residential amenities, addressing aspects of privacy and private open space, daylight/sunlight and noise respectively.

8.12 The existing building is set well into the site, and lies at a lower level, towards the eastern boundary, within heavily vegetated boundaries. The building lies at least 35m from the closest neighbouring dwellings (Lynwood lies 35m to the south west, and Brook House lies 64m to the east, at a lower level). Given the lack of any first floor accommodation proposed in the current scheme, the degree of tree coverage within the site and in the adjoining gardens, the proposed conversion would not have any adverse impact on the amenities of neighbouring properties by virtue of overlooking, overshadowing or overbearing impact.

8.13 No increase in the existing hardstanding for parking on the southern boundary is proposed or required to meet the relevant standard and this area is already in use for parking associated with the existing dwelling. Whilst the proposed subdivision would result in some increased traffic movements, as a result of the above considerations and the presence of substantial tree cover, the proposed development is considered to result in no significant additional noise impact and to comply with policy AME04 and the guidance contained in the NPPF.

8.14 Tree and woodland impacts

The proposed development lies within the proximity of trees covered by Tree Preservation Orders. The Arboricultural Officer raised no objection to the previous application which proposed some extension to the property. The current application proposes no extension to the existing footprint and the application is supported by a detailed tree protection scheme. Representations have expressed concerns regarding the future potential threats to fell the trees within the application site.

8.15 A condition is applied to ensure that the tree protection measures are in place throughout the construction period. As a result the works will not result in harm to the existing trees. Given that no tree losses are proposed and given extent of open space available to both of the proposed dwellings within the development, it is considered that the proposed development will not be harmful to the trees within and around the site, and that it complies with the provisions of TVBLP Policies DES08, DES10 and SET02.

8.16 Highways

The Highways Officer has raised no objection to the proposed development. The proposal provides adequate on-site parking for two 4 bedroom dwellings within the site, in accordance with the adopted parking standards set out in Annex2 of the TVBLP. No additional accesses are proposed.

Representations have referred to the issues surrounding the future use of the private access road to and across the site. While the proposal is likely to result in a modest increase in traffic to and from the site and parking within it, the future use of any private access to and through the site would be a civil matter for the land owners rather than a planning consideration. The application is considered to have no significant adverse impact on the safety of vehicles or pedestrians and therefore complies with policies TRA02, TRA05 and TRA06 of the TVBLP.

8.17 Ecology

The previous proposal involved the removal of a large expanse of the existing roof, within a heavily wooded area, close to potential bat habitat. Hampshire County Councils Senior Ecologist previously advised that the existing roof and building may support bats and bat roost and that survey information was required.

8.18 However the current proposal no longer requires any alteration to the existing roof space. The Ecology Officer has reviewed the current proposals and has confirmed that the revised design does not require any works that would affect potential bat roosting habitat. Therefore there is no longer a need for the previously required survey work. The proposed development would not have an adverse impact on protected species and complies with policy ENV05 of the TVBLP.

8.19 S106 Contributions

Regulation 122 of The Community Infrastructure Levy Regulations 2010 (amended 2011) states that planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

8.20 Public Open Space

Policy ESN 22 'Public Recreational Open Space' requires all development involving a net increase in dwellings to make provision for open space (also see the Infrastructure and Developer Contributions SPD). This provision includes sports ground/formal recreation, parkland, informal recreation and children's play space.

8.21 Given that the proposed development would result in a net increase of dwellings at the site the applicant is required to enter into a S.106 legal agreement to secure financial contributions to address off site deficiency in public open space provision in accordance with policy ESN22. The contributions would be used to improve, enhance and provide those schemes identified by the Council or Parish Council, which include projects to support the Council's Green Spaces Strategy in line with circular guidance and the Council's adopted Infrastructure and Developer Contributions SPD (2009).

- 8.22 There is, as identified by the Council's Public Open Space Audit, an existing deficit within the Parish for two forms of public open space (Children's Play and Sports Ground Space). Based on the wording of the policy, the starting point would be the provision of usable public open space as set out below:

POS Type	£ per		Contribution
	Person	No Persons	
Sports Ground	£836.29	x 2.5	= £2,109.55
Parkland	£308.83	x 0	= £0.00
Informal Recreation	£601.45	x 0	= £0.00
Children's Play Space	£469.78	x 2.5	= £1,185.03
TOTAL			£3,294.58

- 8.23 The required contributions are towards the improvement and enhancement of existing facilities at Fowler's Walk (Formal Recreation) and the contribution towards the provision of additional children's play equipment at Chilworth Village Green or Fowler's Walk (Children's Play Space) in line with policy ESN22, the NPPF and the Council's adopted Infrastructure and Developer Contributions SPD (2009). This project has been checked against existing S106 agreements entered into since 6 April 2010 and are not affected by the pooling restrictions and can be sought at this time in line with Regulation 123 of the CIL regulations (2010 as amended).
- 8.24 In line with policy ENV01 and section 11 of the NPPF, consideration should be given to potential implications on international nature conservation designations. The site lies within 5.6km of the Solent and Southampton Water SPA, where Natural England has identified that residential development will contribute to an in combination significant effect on this designation. Therefore in line with the Cabinet approval dated 15 May 2014, a contribution of £174 per dwelling (RPI as published in February 2015) should be sought towards the interim mitigation package.
- 8.25 The proposed development of 1 additional dwelling would result in additional pressures on the existing public open spaces which are shown to be deficient and the required provision and contributions are proportional to the extent of the development proposed. As such the requirement for contributions is considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 (amended 2011). Subject to the completion of an s106 legal agreement to secure contributions the proposals are considered to comply with policy ESN22.
- 9.0 **CONCLUSION**
- 9.1 The proposal, subject to the completion of the required legal agreement, is acceptable without demonstrable harm to the Residential Area of Special Character, the amenity of neighbours, protected trees or highway users.

10.0 RECOMMENDATION

10.1 Delegate to the Head of Planning & Building for PERMISSION subject to conditions, notes and the completion of an S106 agreement to secure financial contributions towards public open space. Then PERMISSION subject to conditions & notes:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Local Plan 2006 policy DES07.

- 3. Development shall be undertaken in accordance with the Tree Protection Plan C15/022.10 showing the location and specification of protective fencing, ground protection and other precautionary measures as informed by British Standard 5837:2012. The approved protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in accordance with this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES08.

- 4. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05, TRA09, TRA02.

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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