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<b>APPLICATION NO.</b>	18/02547/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	16.10.2018
<b>APPLICANT</b>	Jose Bernardez
<b>SITE</b>	Golden Hill, Belbins, Romsey, SO51 0PE, <b>ROMSEY EXTRA</b>
<b>PROPOSAL</b>	Conversion of existing house and garage into ten dwellings
<b>AMENDMENTS</b>	Updated proposal wording to remove summerhouse conversion from the proposal – 20.11.2018 Drawings updated to include hedging and obscure glazing through subdivided areas – 14.12.2018
<b>CASE OFFICER</b>	Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

1.1 This application has been referred to the Southern Area Planning Committee in accordance with the Council's scheme of delegation. The application is at committee as the application represents a departure from the local plan and an objection has been received.

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 Golden Hill is a large detached dwelling located in Belbins, Romsey, set within extensive grounds. It was built as a substantial, single residence but has never been occupied since its construction in 2004.

## 3.0 PROPOSAL

3.1 Conversion of existing house and garage into ten dwellings.

## 4.0 HISTORY

4.1 11/01480/FULLS - Retrospective application for PV panels added to Summer House, New Pond Store Outbuilding and revisions to entrance gates – 02.09.2011 – Permission.

4.2 09/01044/FULLS - Erection of wind turbine - 17.02.2010 – Refuse.

4.3 08/01973/FULLS - Erection of replacement dwelling (revised scheme to that approved under 07/02717/FULLS dated 12 November 2007) incorporating extension to residential curtilage and underground garaging. – 31.03.2009 – Permission.

4.4 07/02717/FULLS- Erection of replacement dwelling with associated works (Revised scheme to that approved under planning permission 07/00171/FULLS dated 20 March 2007) incorporating extension of residential

- curtilage.- 12.11.2007 – Permission.
- 4.5 07/02665/VARS - Variation of condition no. 1 on planning permission 07/00171/FULLS materials to be used in the construction of all external surfaces - 08.11.2007 – Permission.
- 4.6 07/00171/FULLS - Erection of replacement dwelling with associated works (revised scheme to that approved under planning permission 06/01587/FULLS) to include re-orientation of approved dwelling and erection of water wheel, extension to approved residential curtilage – 20.03.2007.
- 4.7 06/01587/FULLS - Erection of replacement dwelling (revised scheme to that approved under planning permission 06/00080/FULLS) – Permission – 30.06.2006.
- 4.8 06/00080/FULLS - Erection of replacement dwelling (revised scheme to that approved under planning permission 05/00255/FULLS) – Permission – 15.02.2006.
- 4.9 05/00255/FULLS - Erection of replacement dwelling with lower ground, ground and first floors, erection of detached garage and detached summer house, formation of pond and tennis court, erection of gates and pillars to entrance drive (Revised scheme to that approved under TVS.09885/7 dated 29 April 2005) – Permission – 02.11.2005.
- 4.10 TVS.09885/7 - Erection of replacement dwelling with lower ground, ground and first floors, erection of detached garage and detached summer house, formation of lake and tennis court, erection of gates and pillars to entrance drive (Revised scheme to that submitted under TVS.09885/6) – Permission – 29.04.2005.
- 4.11 TVS.09885/5 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission TVS.09885/4) – Permission 18.08.2004.
- 4.12 TVS.09885/4 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission TVS.09885/2) (alternative scheme to TVS.09885/3) – Permission – 07.05.2004.
- 4.13 TVS.09885/3 - Erection of replacement dwelling, detached triple garage and entrance gates (amended scheme to planning permission reference TVS.09885/2) (alternative scheme to TVS.09885/4) – Permission – 29.04.2004.
- 4.14 TVS.09885/2 - Erection of replacement dwelling, detached garage with games room over and entrance gates – Permission -27.01.2004.

## 5.0 **CONSULTATIONS**

### 5.1 Policy – Comment:

Policy COM2: Settlement Hierarchy – the site lies outside of the boundaries of the settlement and is therefore within the countryside. Development outside of the settlement boundaries will be permitted if a) it is a type appropriate

according to RLP policy or b) it is essential to be located in the countryside. National Planning Policy Framework – Paragraph 79: Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: d) the development would involve the subdivision of an existing residential dwelling;

5.2 Landscape – No Objection subject to conditions.

5.3 Ecology – No concerns subject to condition and New Forest SPA payment.

5.4 Housing – Comment:

Under policy COM7, Romsey Extra is classed as an undesignated area, and the trigger point for affordable housing under COM7 is 11+ dwellings.

Given the existing dwelling will remain, the net gain units to be delivered will be 10, and therefore the affordable housing trigger is not met.

5.5 Highways – No Objection.

- Access remains unchanged.
- Confirmation on refuse collection arrangements required.

5.6 Trees – No Objection subject to condition.

6.0 **REPRESENTATIONS** Expired 03.12.2018

6.1 Romsey Extra Parish Council – No Objection.

- Concern over the ability to create layout on the existing building.

6.2 Willow Bank, Belbins – Support.

- Although outside the settlement boundary, the conversion would allow the property to be occupied which would be preferable to the current vacant state which represents an ongoing security risk.
- Its current scale is not in keeping with most of the housing in Belbins, and subdividing it, while not changing the scale, would at least allow a sensible use.
- There would be more traffic and despite the 30mph limit, the speeds are still excessive. Perhaps as part of the redevelopment the owner could erect white fencing on either side of the road at 90 degrees to the road and up to the kerbs. This has a natural effect of slowing traffic as it appears to narrow the road. A similar structure at the top of Yolksford Hill would also be useful.

### 6.3 Romsey and District Society – Objection:

- The site is immediately adjacent to, and includes part of Belbins Copse SINC. This is classified as ancient woodland. To the west of the woodland is the old barge canal which is part of the river test SSSI. The site is also within Mottisfont Bats SPA.
- We are concerned that although the footprint of the buildings will be unchanged there will be increased surface water runoff from the hard standing especially as it slopes down towards the canal.
- The increase in households from one to eleven will result in an increase in recreational use of the grounds and surrounding area.
  
- Access from the grounds to the ancient woodland and canal will likely be possible and disturbance inevitable.
- We would expect to see an ecological survey assessing these proposed changes and their impact.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

SD1 – Presumption in favour of sustainable development

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 - Protect, Conserve and Enhance the Landscape of the Borough

E5 – Biodiversity

LHW4 - Amenity

T1 – Managing Movement

T2 – Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- Impact on the surrounding area
- Layout and design
- Trees
- Amenity
- Affordable Housing
- Highway Safety and Parking provision
- Water Management
- Surface Water

### 8.2 **Principle of development**

Test Valley Revised Borough Local Plan 2016

Policy COM2: Settlement Hierarchy – the site lies outside of the boundaries of the settlement and is therefore within the countryside. Development outside of the settlement boundaries will be permitted if a) it is a type appropriate

according to RLP policy or b) it is essential to be located in the countryside.

- 8.3 It is not considered that either part a) or b) of COM2 result in the development complying with this policy. However other material considerations need to be taken into account which could justify a departure from the saved policies of the development plan.
- 8.4 Policy LE16: Re-use of buildings in the countryside - provides relevant criteria in regard to the acceptability for a residential use but the building is already residential in its permitted use. This policy not therefore relevant.
- 8.5 The National Planning Policy Framework and Sustainable Development  
The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. The NPPF identifies the three dimensions of sustainable development which should be taken into account, i.e. social, economic and environmental roles (paragraph 8). Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. As noted above, the principle of additional housing in this countryside location is considered to be contrary to the guidance set out in Policy COM2. The site was not allocated for development within the Revised Local Plan as an allocation site. The proposal is therefore not considered to be in accordance with the development plan.
- 8.6 National Planning Policy Framework – Paragraph 79  
Paragraph 79 of the new NPPF dating from July 2018: States that *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: d) the development would involve the subdivision of an existing residential dwelling;* This proposal comprises of the conversion of an existing dwelling through subdivision to create ten apartments. As such whilst the Local plan is silent on the acceptability of the subdivision of an existing dwelling in this location it is considered that this paragraph provides an allowance for development of this nature in this countryside location.
- 8.7 Abbotsford, Braishfield Road, Romsey (Appeal ref: 3170081)  
Paragraph 6.15 - 6.21 of the submitted Planning Statement outlines the appeal decision for the erection of 46 dwellings on Braishfield Road in Romsey. The Inspector determined that there was some weight to the environmental benefits of the scheme including biodiversity enhancement, new tree and hedge planting, and new pedestrian and cycle routes which would improve accessibility and would encourage non car modes of transport. With regards the social gains the proposal at Abbotsford would provide additional housing including 40% affordable which would ensure the size and tenure of the proposed dwellings would meet the local need. The Inspector attached substantial weight to these social benefits in favour of the appeal. Economic benefits were considered to come in the form of employment and additional spending power resulting from the construction phase and from future occupiers of the development. The inspector applied significant weight to this benefit. Whilst the Inspector found that the appeal conflicted with the development plan as a whole the benefits of the application were considered

weighty and the appeal was allowed.

8.8 Land west of Cupernham Lane, Romsey (Appeal ref: 3179932)

Paragraph 6.22 – 6.25 of the submitted planning statement outlines the appeal decision for development to the west of Cupernham Lane for 21 dwellings. With this scheme the Inspector determined that there would be some economic benefit through employment during construction, contributions to the New Forest mitigation and from increased local spending. The appeal Inspector recognised that some affordable housing would be provided albeit

potentially less than first proposed to ensure some social benefit. The development would also contribute to the councils housing land supply making efficient use of the land. The environmental benefit of the proposed tree planting had some weight but actually this appeal site itself is becoming isolated from the countryside so there is little other benefit in this respect mentioned. The appeal site is also located adjacent the settlement boundary where there is suitable access for services and facilities by sustainable means. The inspector concluded that the benefits of the development and especially the inclusion of affordable housing in a development which makes efficient use of the site are important material considerations that here outweighed the identified harms and conflict with the development plan.

8.9 Land west of Cupernham Lane, Romsey (Appeal ref: 3192351)

Appendix D of the submitted planning application provides the appeal decision also for development to the west of Cupernham Lane but in a different location. This inspector confirms the position of previous inspectors to direct development to the most sustainable locations and in doing so reconcile the need for development with the need to protect the countryside. However, in this instance the inspector concluded that the benefits of the scheme including the additional homes, economic benefits associated with the implementation of the development and the additional land secured to add to the nature reserve which although are limited given the scale of the development were still sufficient weight to outweigh the conflict with the development plan identified.

8.10 Golden Hill and sustainable development

The application site is not located within Romsey town but Romsey is accessible on foot via the footpath at the front of the property which extends towards Romsey town on Cupernham Lane. The development at Golden Hill is not large enough to be required to provide affordable housing contribution and does not provide any new infrastructure provision or public open space. It does create 9 additional homes within an existing structure within spacious grounds in close proximity to the developments which are outlined above also in countryside locations. The homes created would offer a different option to the housing stock currently on the market in the area with apartments being created offering social and economic benefit in a currently vacant building. Environmental benefits can be secured through condition for bat boxes to be provided in the area and through the payment of £11,700 towards the New Forest Special Protection Area scheme.

8.11 Conclusion on principle of development

Considerable weight is given to the current guidance from paragraph 79 of the NPPF given it post dates the adopted local plan and is a new provision compared to the 2012 NPPF and the existing building in its vacant state. This together with the social, economic and environmental benefits set out above result in the scheme having sufficient weight to override the conflict with policy COM2.

8.12 **Impact on the surrounding area**

Golden Hill is a large private house located on Belbins, its sits within an extensive plot behind controlled gates. The grounds are extensive with many mature trees, grassed areas, ponds. The closest public right of way is 70m from the site and 190m from the house. Due to the thick woodland vegetation there are no public views from the right of way. A glimpsed view of the property can be seen from the gated entrance on Belbins.

8.13 The conversion would do little to change the character of the existing property. The main change to the frontage will be the additional car parking (25 spaces including garaging); due to the sites enclosed nature and the formal gated entrance these changes would not be within public view. Therefore it is considered that the development can be provided in accordance with policy E1 which seeks to ensure development integrates, respects and complements the character of the area as there would be no perceptible change from the public realm.

8.14 **Layout**

The sub division of the building is all contained within the existing dwellinghouse and garage building. The main changes in the site are in the form of the provision of car parking and the division of outside space around the main dwellinghouse to the east and south to serve the appropriate individual apartment. An indicative landscaping plan is shown on the site plan, whilst this gives a good indication of what is proposed further details will be required. A full hard and soft landscaping plan will be required this should include species, sizes, no's location and densities/percentage mixes for hedgerows. In conjunction with this a landscape management plan should be submitted to ensure the successful establishment of all new planting and detail how the overall site will be managed and maintained in the future. These details can be submitted and dealt with through condition.

8.15 It is considered that subject to appropriate conditions for landscape information that the development can be provided to a high quality taking into account the proposed use of the building where multiple occupiers would be living.

8.16 **Impact on neighbouring properties**

Belbins Valley, Three Trees and Brindle House

The proposed development offers no changes to the elevational detail and in any event the plot provides such significant space between the neighbours to the north and south that it is not considered that there would be any significant impacts created in terms of neighbouring amenity at the existing neighbouring

properties.

#### 8.17 Proposed flats

At first floor the proposed sub division of the development does not create any opportunities for overlooking between windows at this level. However, there is a balcony at flats 1 and 2 which are approx. 3m and 4m in depth and approx. 7.5m apart. These balconies overlook the ground floor and lower ground floor outside areas at flats 5, 4, 8 and 7. 1.8m high obscure privacy glass is proposed projecting out between 1.5m and 2m from the wall of the building to provide some screening between these neighbours at first floor. At ground floor flat 4 also includes some obscured privacy glass projecting approx. 5.5m out from the wall to ensure no direct overlooking occurs between flat 3 and 4 at this level. At lower ground floor privacy glass is proposed together with hedging to ensure no direct views window to window.

8.18 Although in this instance some subdivided areas have been provided around the building there is not an expectation that these areas would create fully private amenity space from any longer distance views which aren't window to window. Due to the nature of the accommodation proposed it is not considered that private open space would normally be provided. Indeed the garden amenity space available to all residents offered beyond the building is vast. As such it is considered that the application adequately provides for screening from direct overlooking between windows and provides significant amenity space to the rear of the site. The development does provide for the privacy and amenity of future occupiers to an acceptable level in accordance with policy LHW4 of the Revised Borough Local Plan 2016.

8.19 There are some rooms proposed which do not benefit from an external light source but these rooms are bathrooms, en-suites, utility rooms and dressing rooms and are considered to be secondary rooms. All bedrooms and kitchen, dining and living areas are served by an opening to an external light source. In this respect it is considered that the development is acceptable and in accordance with policy LHW4 of the Revised Borough Local Plan 2016.

#### 8.20 **Trees**

There is a TPO across a large area of site particularly relating to trees on the boundaries. The only area of development which is particularly close to these trees is the proposed car parking to the north. The Tree Officer has no objection to the addition of parking in this location subject to a condition for information on how the trees are going to be protected during development. Subject to this condition it is considered that the development can be provided in accordance with policy E2 which seeks to retain existing landscape features.

#### 8.21 **Affordable Housing**

Under policy COM7, Romsey Extra is classed as an undesignated area, and the trigger point for affordable housing under COM7 is 11+ dwellings. The net gain of units to be delivered would be 9, and therefore the affordable housing trigger is not met.

#### 8.22 **Highway safety and parking provision**

The access into the site remains unchanged and is considered acceptable by



the Highways Officer despite the increase in use by multiple occupiers. The access offers good visibility and set back gates.

8.23 The parking provision on site of 25 spaces is considered to be in accordance with the parking standard set out within the Revised Development Plan 2016 for the 10 dwellings proposed additional spaces are also available for visitors. The Highways Officer has raised the issue of refuse collection. The applicant is providing updated drawings to ensure a refuse vehicle can enter and leave the site in a forward gear. Update to follow.

8.24 A comment was received that *perhaps as part of the redevelopment the owner could erect white fencing on either side of the road at 90 degrees to the road and up to the kerbs. This has a natural effect of slowing traffic as it appears to narrow the road.* The Highways Officer has confirmed that the existing access is appropriate for the development proposed and as such there is no requirement for the provision of any off site highway works as a result of this development.

#### 8.25 **Ecology**

##### On-site biodiversity

The site has been subject to extensive construction activity over recent years, with the grounds being well-maintained. It is unlikely that the relatively minor works to convert the building to apartments would result in any additional impacts to biodiversity. This new proposal does provide opportunities to enhance biodiversity. The National Planning Policy Framework (NPPF) encourages measures that would result in biodiversity gains; the 'environmental' dimension of sustainable development – the central tenet of the NPPF – is afforded equal emphasis to the 'economic' and 'social' dimensions.

8.26 Additionally, Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 sets out that local authorities: 'must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) clarifies that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Policy E5 of the Test Valley Revised Local Plan DPD also encourages opportunities to incorporate biodiversity in and around developments.

8.27 The County Ecologist has requested that a condition be added to the planning permission requiring the applicant to incorporate features into the development that would contribute to biodiversity. Given the nature of the development the possible enhancements would be the installation of two 1FF Schwegler bat boxes onto suitable existing trees at the rear and /or south of the garden (such units are available at reasonable cost from a number of suppliers), the installation of bird boxes and the extensive use of native species in any landscaping / planting schemes and leaving areas of unmown grassland (mown once or twice a year) creating buffer areas for wildlife (along the rear of the garden and north and south boundaries) Species planting could include woodland edge species or shade tolerant grassland species mix. Other potential enhancements may be acceptable. Subject to an appropriate

condition ensuring this detail is provided and the payment of the New Forest SPA it is considered that the development can be provided in accordance with policy E5 of the Revised Borough Local Plan 2016.

8.28 Comments have been received concerned that access from the grounds into adjacent ancient woodland, SINC and SSSI grounds is inevitable. There is no indication within the application that any access into other areas of land is available to occupiers of the property. As such there is no evidence to suggest any impacts on neighbouring sites of ecological interest.

8.29 New Forest SPA

The development will result in a net increase in residential dwellings within 13.6km of the New Forest SPA. These distances define the zones identified by recent research where new residents would be considered likely to visit these sites. These SPAs support a range of bird species that are vulnerable to impacts arising from increases in recreational use of the sites that result from new housing development.

8.30 While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England (the government's statutory nature conservation advisors) that any net increase (even single dwellings) would have a likely significant effect on the SPAs when considered in combination with other plans and projects. To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest.

8.31 The scale of these contributions is set at £1300 per new dwelling for the New Forest mitigation. Subject to the completion of the required legal agreement the proposal is considered to comply with Policy E5 of the Revised Local Plan and the Council's 'New Forest SPA Mitigation – Interim Framework'. These contributions are awaited and the recommendation reflects this.

8.32 **Water Management**

The Revised Local Plan includes a requirement under Policy E7 for all new residential dwellings to achieve a water consumption standard of no more than 100 litres per person per day. This reflects the requirements of part G2 of the 2015 Building Regulations. It is recommended that a condition be added in order to address this. Subject to such a condition the proposal would comply with Policy E7 of the Revised Local Plan.

8.33 **Surface Water**

Concern has been raised regarding surface water run off towards the canal. The parking is located approx. 270m away from the canal and the land in-between is largely laid to grass with wide expanses levelled. It is not considered that the creation of the hard standing for parking would create any significant additional surface water run off towards the canal.

**9.0 CONCLUSION**

9.1 Considerable weight is given to the current guidance from paragraph 79 of the NPPF and the existing building in its vacant state. This together with the social, economic and environmental benefits set out above result in the scheme having sufficient weight to override the conflict with policy COM2 of the Test Valley Borough Revised Local Plan. The development is considered to be acceptable.

**10.0 RECOMMENDATION A**

**DELEGATE to the Head of Planning and Building for the completion of agreement, by the 7 January 2019, to secure the following contribution:**

- i) financial contribution towards the New Forest SPA mitigation measures;**

**and then PERMISSION, subject to:**

- 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**

**18-GHILL-02 B Site Plan proposed  
18-GHILL-02 B Proposed Lower Ground Floor Plan  
03 B Proposed Ground Floor Plan  
04 B Proposed First Floor Plan  
05 B Proposed Elevations  
02 J Site Plan as Existing  
01 A Proposed Basement Floor Plan  
03-GHILL -009 – Garage existing  
18-GHILL-009 – Garage proposed  
04-GHILL-003 H – Existing Ground floor plan  
04-GHILL-03 H – Existing Lower Ground Floor Plan  
04-GHILL-B C – Existing Basement Floor Plan  
04-GHILL-004 K – Existing First Floor Plan  
04-ghill-005 – Elevations**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. Prior to first occupation, details of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

**Reason: to enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and policy E5 of the Test Valley Revised Local Plan DPD.**

- 4. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water**

efficiency set out in part G2 of Building Regulations 2015.

Reason: In the interests of improving water usage efficiency in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

5. 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 Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).

6. Prior to first occupation of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

7. Prior to first occupation of the development hereby permitted a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

8. The 1.8m high obscure glazing privacy panels annotated on drawings 04 B, 02 B, 03 B hereby permitted shall be fitted and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local

**Plan (2016) Policy LWH4.**

**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.**

**11.0 RECOMMENDATION B**

**In the event the requisite legal agreement has not been completed by the 7 January 2019, then REFUSE for the reason:**

- 1. The site is included within the catchment area of the New Forest SPA. In accordance with 'The Conservation of Habitats and Species Regulations 2017' insufficient information has been provided in relation to the impact on the New Forest Special Protection Area and no contribution in line with the 'New Forest SPA Mitigation - Interim Framework' has been secured.**
-