

2.7 REFERENCE NO - 18/502932/FULL			
APPLICATION PROPOSAL Proposed residential development of garden land to provide 4 no. detached 4 bedroom dwellings with associated garaging, parking and shared private driveway. (Resubmission of 17/504037/FULL).			
ADDRESS 172 Scarborough Drive Private Street Minster-on-sea Sheerness Kent ME12 2LR			
RECOMMENDATION Grant planning permission subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION The scheme is considered to be acceptable in this location. It does not have any material impact on the residential amenity of neighbouring occupiers or the character of the area. The scheme meets all relevant development plan policies.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr & Mrs Shaw & Conden AGENT Kent Design Partnership	
DECISION DUE DATE 13/08/18 EOT 12.11.2018	PUBLICITY EXPIRY DATE 13/07/18		
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
17/504037/FULL	Proposed residential development of garden land to provide 4no. detached 4 and 5 bedroom dwellings with associated garaging, parking and shared driveway	Refused	19/03/2018
<i>Reasons:</i> The proposal would cause unacceptable harm to the character and appearance of the area and would constitute over intensive development giving rise to significant and harmful levels of overlooking and an overbearing impact upon neighbouring properties,			
SW/97/0883	Detached chalet bungalow	Approved	28/11/1997
<i>Reasons:</i> Development within the built up area boundary. No detrimental impact on amenity.			

1.0 DESCRIPTION OF SITE

1.01 The application site is located off Scarborough Drive in Minster Cliffs. It is sandwiched between Westcliff Drive and Kings Road and bounded on all sides by residential dwellings. The site is accessed from a gated gap in the building line along Scarborough Drive and is currently the garden to "The Cottage". This entrance point is opposite the junction with Love Lane to the south. To the north of the application site is a detached bungalow with sea beyond.

- 1.02 The whole area gently slopes down toward the north and west along the coastline. The proposal site is a rectangular shape and covers some 0.535 hectares with clearly defined boundary lines on the west and eastern sides. 'The Cottage' which is the existing residential dwelling on the plot is to be retained and incorporated into the general scheme of development.

2.0 PROPOSAL

- 2.01 Planning permission is sought for the erection of 4 two storey detached houses together with three detached garages (Plot No.3 is proposed to have an attached garage). The proposed houses would have a traditional style and design and would be arranged in a linear form with three units (i.e. Nos. 2, 3 and 4) to the east and one unit (i.e. No.1) to the west of a central access road.
- 2.02 Unit No.1 (3 bedroom) would be located on the western part of the site. It would have a footprint measuring 9.5m x 10.5m and would be surmounted by a hipped roof with an eaves height of 5m and a ridge height of 8.7m. It would be sited 28m from the nearest dwelling to the south fronting Scarborough Drive (i.e. Hunter Lodge) and 18m to 20m, respectively, from the closest dwellings to the west fronting Westcliffe Drive (i.e. kinsarvik and Bonny House). It would have a triple garage measuring 9.3m wide, 6.5m deep and 5.1m to its roof ridge. It would directly abut the western boundary of the site, 10m from the rear elevation of the closest dwelling fronting Westcliffe Drive.
- 2.03 The proposed houses on Plot No's 2, 3 and 4 are arranged in a row on the eastern side of the site.
- 2.04 The 4 bed dwelling on Plot 2 would measure 12.5 metres wide, 10.6 metres deep and 8.2 metres to the ridge of its roof. It would have a detached garage to the north, measuring 6.2 metres x 6.9 metres and 5.4 metres high to the ridge of its roof. The proposed dwelling would be sited 21 metres from the nearest house to the east fronting Kings Drive (No.56), 14 metres from the existing bungalow on the site to the north and 4m metres from the proposed dwelling on Plot 3 to the south.
- 2.05 The proposed 4 bed unit on Plot No. 3 would measure 15.3m wide, 12.8m deep and 8.6m high to ridge. This dwelling would have an attached double garage, and would lie 23m from the closest dwelling to the rear fronting Kings Road (Touchwood) and 1 metre from the proposed dwelling on Plot No.4 to the south.
- 2.06 The proposed 4 bedroom dwelling on Plot 4 would measure 12.7m wide, 11m deep and 8.3m high to ridge. It would have a detached double garage with a footprint measuring 6.2m x 6.9m and a height of 5.4m. It would be located in excess of 21m from the dwellings to the rear fronting Kings Road and 24m from the dwelling to the south (i.e. 174 Scarborough Drive).
- 2.07 Each dwelling would have a garden of at least 10m in depth, and each would have at least 2 off street parking spaces.
- 2.08 Access would be taken from Scarborough Drive, and the access road within the site would have a minimum width of 4.1m, with a 5.5m wide passing point near the access onto Scarborough Drive. The plans show a refuse collection point at the front of the site.
- 2.09 The application currently under consideration is a revised submission following a refusal of planning permission for the erection 4no. detached 4 and 5 bedroom

dwellings (ref: 17/504037/FULL) by the Planning Committee on 1st March 2018 on the grounds of its harmful impact on the character and appearance of the area and detrimental impact on the amenities of neighbouring residential occupiers.

2.10 The salient differences between the current and previously refused scheme are as follows:-

- The dwelling on Plot No.1 has been reduced from 5 to 4 bedrooms. Its width has been reduced from 11.2m to 9.5m; its depth reduced from 11m to 10.5m; and its height reduced from 8.8m to 8.5m. It would be sited 4m away from the western boundary of the site rather than 1.7m. A south facing bedroom window has been repositioned.
- The roof of the dwelling on Plot No.3 has been changed from a gabled to a hipped roof and its height reduced from 9m to 8.5m;
- The roof of the dwelling on Plot No.4 has been changed from a full hip to a half-hip and its eaves height reduced from 4.7m to 4.2m and ridge height reduced from 8.7m to 8.3m.

2.11 The applications are identical in all other respects.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):

- 3.01 Chapter 4 – Promoting sustainable transport
 Chapter 6 – Delivering a wide choice of high quality homes
 Chapter 7 – Requiring good design
 Chapter 10 – Meeting the challenge of climate change, flooding and coastal change

Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

- 3.02 ST 1 Delivering sustainable development in Swale
 ST 2 Development targets for jobs and homes 2011-2031
 ST 3 The Swale settlement strategy
 ST 4 Meeting the Local Plan development targets
 CP 2 Promoting sustainable transport
 CP 3 Delivering a wide choice of high quality homes
 CP 4 Requiring good design
 DM 6 Managing transport demand and impact
 DM 7 Vehicle parking
 DM 14 General development criteria
 DM 19 Sustainable design and construction

3.03 Supplementary Planning Documents:

Kent Design Guide Review: Residential Parking (2008): With no up to date local guidance on parking standards, the recently adopted local plan makes reference to Kent County Council vehicle parking standards for new development proposals. This interim document was published in November 2008 and assesses the provision of parking in new residential development and impact on a locality.

The document looks at factors such as the location of new residential schemes, size of residential accommodation to be provided and transport implications.

4.0 LOCAL REPRESENTATIONS

4.01 A total of 5 responses have been received objecting to the proposal on some or all of the following grounds:-

- Overlooking/ loss of privacy;
- Overdevelopment;
- Too close to site boundaries;
- Development overbearing/ visually intrusive;
- Overshadowing;
- Light and noise pollution;
- Block views;
- Loss of wildlife habitat;
- Increased flood risk;
- Insufficient sewerage and drainage capacity;
- Impact of additional traffic on private unmade local roads; and,
- Contrary to Local Plan policies with regard to affordable housing

5.0 CONSULTATIONS

5.01 Minster-on-Sea Parish Council referred to the comments made on the previous application. It considers this to be a 'windfall site' providing much needed houses of that type within the built-up area. However, the Parish Council's support is conditional on an ecological survey being provided. No such survey has been received.

5.02 Southern Water do not raise objection subject to an informative advising suitable disposal of surface water. Southern Water standing advice is to be followed and the informative suggested will be included on a decision notice.

5.03 Natural England advises that the application "relates to proposals for new dwellings within the zone of Influence (6km) of the Thames Estuary and Marshes, Medway Estuary and Marshes, and The Swale Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites). It is the Council's responsibility to ensure that the proposals fully adhere to the agreed approach within the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation. Subject to the above, Natural England is happy to advise that the proposals may be screened out as not having a likelihood of significant effects on the designated sites."

6.0 BACKGROUND PAPERS AND PLANS

6.01 Submission documents include a Design and Access Statement composed by Kent Design Partnership and dated May 2018.

7.0 APPRAISAL

7.01 The main considerations in the determination of this application are:-

- The principle of the proposed development;
- Design and visual impact on the locality;
- The impact on the amenities of neighbouring occupiers;
- Highways and parking;
- Ecology; and,
- Flood risk.

Principle of Development

7.02 The site is located in the built up area, where new residential development is acceptable as a matter of principle.

Impact on Visual Amenity

7.03 Policy CP4 of the Local Plan seeks to ensure that all development will be of a high quality design that is appropriate to its surroundings and Policy DM14 states that all development proposals should be well sited and of a scale, design and appearance that is sympathetic and appropriate to its location.

7.04 The built context of this garden site is varied and comprises a mixture of two storey detached houses and bungalows of broadly traditional design set within irregularly spaced plots fronting Scarborough Drive to the south, Westcliffe Drive to the west and Kings Road to the east.

7.05 The earlier refused application (17/504037/FULL) comprised a row of three detached two storey houses on the eastern part of the site and one two storey detached house on the western part, separated by a central access road. Whilst there were no objections in principle to the development of the site for residential purposes, Members considered that the proposal constituted an over intensive form of development detrimental to the character of the area.

7.06 The revised application currently under consideration has sought to address this concern by amending the size and siting of the unit on Plot No.1 and reducing the height of the houses on Plot No's 3 and 4.

7.07 The dwelling on Plot No.1 is now set back 4m from the western boundary of the site rather than 1.7m and its roof treatment amended reducing the height of its front facing gable projection by approximately 0.7m. On Plot No.3 the height of the proposed house has been reduced by 0.3m and the bulk and massing of the roof has been reduced by the use of a hipped, rather than gabled roof; whilst on Plot No.4 the eaves height of the dwelling has been reduced by 0.3m and its ridge by 0.4m.

7.08 Although these modifications have not resulted in a material reduction in the density of the development, the amended size and siting of the house on Plot No.1, in particular, would significantly reduce the visual impact of the development when viewed from the houses on Westcliff Drive. On balance, it is considered that in its current form the proposal represents an appropriate form of development for this backland site with well spaced dwellings set within relatively spacious garden plots aligned on either side of a central access road with planting and landscaping to enhance the setting of the

buildings. It is recommended that the appropriate landscaping treatment be secured by condition.

- 7.09 In terms of their external appearance, a broadly traditional design approach has been adopted, with buildings of differing heights and a varied roof scape of gables, hips and half-hips and small gable bonneted eaves level dormers and red/brown brick and tile hung elevations with decorative brick plinths, string courses and soldier courses above the windows. It is considered that the development would have a satisfactory appearance, complementing the neighbouring built form and in keeping with the character of the area. Notwithstanding this, it is recommended that in the event of planning permission being granted, a condition be imposed requiring the submission and approval of materials.
- 7.10 In terms of its design and appearance it is considered that the proposal accords with the aims and objectives of Policies CP4 and DM14 of the Local Plan.

Impact on residential amenity

- 7.11 Policy DM14 of the Local Plan seeks to ensure that new development does not adversely affect the amenities of adjoining and nearby occupiers. The previous application (17/504037/FULL) was refused on the grounds that it would result in harmful levels of overlooking and an overbearing impact upon the neighbouring properties.
- 7.12 In the current application, Unit No.1 has been sited 2.3m further away from the western boundary of the site and a first floor rear facing (south) bedroom window which was originally located 2.6m from the boundary has now been positioned 7.8m away. It is considered that the increased distance to the boundary and the modified window arrangement would satisfactorily address the concerns raised with the previous application in terms of dominance and oblique overlooking to the rear gardens of the neighbouring properties on Westcliffe Drive. The reduction in height and changes to the roof treatment on the dwellings on Plot No's 3 and 4 would also serve to ameliorate their visual impact on the occupiers of the residential properties on Kings Road.
- 7.13 The rear elevations of Units 2, 3 and 4 are in excess of 25m from those of the existing houses fronting Kings Road and the flank elevation of Unit No.1 is 20m away from the rear elevation of the nearest houses fronting Westcliffe Drive. In view of this spatial relationship, together with the revisions referred to above, it is considered that the proposed development would have no detrimental impacts on the light, outlook or privacy of the neighbouring residential occupiers and as such, accord with the aims and objectives of Policy DM14 of the Local Plan.
- 7.14 In the interests of the privacy of the occupiers of the neighbouring properties, it is recommended that a condition be imposed to remove permitted rights in relation to the installation of dormer windows and rooflights in the rear facing roof slopes of Units 2, 3 and 4.

Standard of Accommodation Provided for the Future Occupiers

- 7.15 The proposed dwellings are of a satisfactory size and internal layout and would provide a good standard of accommodation for the future occupiers. With garden depths ranging from 10m to 18m the size and quality of the amenity space provision would be satisfactory.

Highways

- 7.16 Whilst I note the objections raised in this regard, the parking provision proposed meets the requirements of the County Highway Authority and the access road is also acceptable in terms of highway safety and convenience. Potential damage to the unmade road as a result of this scheme is not a material planning consideration but a private legal matter between the relevant parties. Finally in this regard, the traffic generated by four additional dwellings would not give rise to an excessive number of vehicle movements which in themselves would harm highway safety or convenience.

Ecology

- 7.17 The proposed development site falls within the 6km zone of influence of the Thames Estuary and Marshes and Members will note the response of Natural England. I have included below a Habitats Regulations Assessment. The applicant has not provided an ecological report and the comments of the Parish Council are noted. However, in relation to the previous application, the KCC Ecologist indicated that this domestic garden does not appear to contain habitats or features that are suitable for protected species but nonetheless, advises that a condition securing the implementation of ecological enhancements should be imposed.

Flood Risk

- 7.18 I note the concerns raised on the basis of flood risk. The site does not lie in an area at risk of flooding. Notwithstanding this, it is recommended that a condition be imposed which requires the submission and approval of drainage details.

8.0 CONCLUSION

- 8.01 It is considered that the proposed development has satisfactorily addressed the previous reason for refusal. The proposed development is acceptable in principle and would not adversely affect the character or visual amenities of the area or harm highway safety and convenience. Therefore it is recommended that planning permission is granted subject to conditions.

9.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS to include

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development shall be carried out in accordance with the following approved plans numbered - 13-20-101, 13-20-102, 13-20-05E, 13-20-51C, 13-20-SK13A, 13-20-SK16C, 13-20-SK17B, 13-20-SK18B, 13-20-SK19C, 13-20-SK20A, 13-20-SK21B, 13-20-SK22B, 13-20-SK23A, 13-20-SK24A, 13-20-SK30, 13-20-SK31A, 13-20-SK32, 13-20-SK33, 13-20-SK34, 13-20-SK36, 13-20-SK37, 13-20-SK38 & 13-20-SK39A and Kent Design partnership Design and Access Statement dated May 2018.

Reason: In the interests of proper planning

- (3) No development beyond the construction of foundations shall take place, until details of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (4) No development shall take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. This shall include details relating to:
- (i) A programme for the suppression of dust during any demolition works and construction of the development
 - (ii) The areas to be used for the storage of plant and materials on site;
 - (iii) The location and size of temporary parking and details of operatives and construction vehicle loading, off-loading and turning and personal, operatives and visitor parking;
 - (iv) Measures to guard against the deposit of mud and similar substances on the public highway

The development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not prejudice conditions of residential amenity and highway safety and convenience through adverse levels of noise and disturbance during construction.

- (5) No development beyond the construction of foundations shall take place, until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, any means of enclosure, hard surfacing materials, graphic/visual details for the method of marking out of parking spaces, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (6) No development shall take place until details of the means of foul and surface water drainage submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: To prevent flooding and ensure appropriate utility provision at the site.

- (7) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no dwelling shall be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (As amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability

- (8) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (9) No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling.

Reason: In the interest of promoting energy efficiency and sustainable development

- (10) No demolition/construction activities shall take place, other than between 0700 to 1900 hours (Monday to Friday) and 0700 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Reason: In the interests of residential amenity.

- (11) The area shown on the submitted layout as vehicle parking and turning space shall be provided, surfaced and drained to the satisfaction of the Local Planning Authority before the use is commenced or the premises occupied, and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking and turning of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- (12) The access details shown on the approved plans shall be completed prior to the occupation of any buildings hereby approved, and the access shall thereafter be maintained.

Reason In the interest of highway safety

- (13) Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird boxes along with the provision of generous native planting where possible. The approved details shall be implemented and thereafter retained.

Reason: To enhance biodiversity.

- (14) Notwithstanding the provisions of Class B and C, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any

order revoking and re-enacting that Order with or without modification), no dormer windows or rooflights shall be inserted in the rear facing roof slopes of the dwelling houses hereby permitted.

Reason: In the interests of residential amenity

- (15) Before the development hereby permitted is first occupied, the proposed window in the first floor west facing side elevation of the house on Plot No.1 shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and this window shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

INFORMATIVES

- (1) This Appropriate Assessment (AA) has been undertaken without information provided by the applicant.

The application site is located within 6km of The Medway Estuary and Marshes Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.

The proposal therefore has potential to affect said site's features of interest, and an Appropriate Assessment is required to establish the likely impacts of the development.

In considering the European site interest, Natural England advises the Council that it should have regard to any potential impacts that the proposal may have. Regulations 63 and 64 of the Habitat Regulations require a Habitat Regulations Assessment. For similar proposals NE also advise that the proposal is not necessary for the management of the European sites and that subject to a financial contribution to strategic mitigation and site remediation satisfactory to the EA, the proposal is unlikely to have significant effects on these sites.

The recent (April 2018) judgement (People Over Wind v Coillte Teoranta, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, "it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site." The development therefore cannot be screened out of the need to provide an Appropriate Assessment solely on the basis of the mitigation measures agreed between Natural England and the North Kent Environmental Planning Group.

However, the proposed development is of a very small scale and, in itself and in combination with other development, would not have an adverse effect on the integrity of the SPA, subject to the conditions set out within the report.

Notwithstanding the above, NE has stipulated that, when considering any residential development within 6km of the SPA, the Council should secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the North Kent Environmental Planning Group (NKEPG), and that such strategic mitigation must be in place before the dwellings are occupied.

Due to the scale of development there is no scope to provide on site mitigation such as an on site dog walking area or signage to prevent the primary causes of bird disturbance which are recreational disturbance including walking, dog walking (particularly off the lead), and predation of birds by cats.

Based on the correspondence with Natural England (via the NKEPG), I conclude that off site mitigation is required. However, the Council has taken the stance that financial contributions will not be sought on developments of this scale because of the practicalities of securing payment. In particular, the legal agreement would cost substantially more to prepare than the contribution itself. This is an illogical approach to adopt; would overburden small scale developers; and would be a poor use of Council resources. This would normally mean that the development should not be allowed to proceed. However, the North Kent Councils have yet to put in place the full measures necessary to achieve mitigation across the area and there are questions relating to the cumulated impacts on schemes of 10 or less that will need to be addressed in on-going discussions with NE. Developer contributions towards strategic mitigation of impacts on the features of interest of the SPA - I understand there are informal thresholds being set by other North Kent Councils of 10 dwellings or more above which developer contributions would be sought. Swale Council is of the opinion that Natural England's suggested approach of seeking developer contributions on single dwellings upwards will not be taken forward and that a threshold of 10 or more will be adopted in due course. In the interim, I need to consider the best way forward that complies with legislation, the views of Natural England, and what is acceptable to officers as a common route forward. Swale Council has adopted a formal policy of seeking developer contributions for larger schemes (those of more than 9 dwellings), and that tariff amount takes account of and compensates for the cumulative impacts of the smaller residential schemes such as this application, on the features of interest of the SPA in order to secure the long term strategic mitigation required. Swale Council is of the opinion that the agreed tariff mitigates for the individual and cumulative impacts of this scheme.

Whilst the individual implications of this proposal on the features of interest of the SPA will be extremely minimal in my opinion, cumulative impacts of multiple smaller residential approvals will be dealt with appropriately by the method outlined above.

I acknowledge that the mitigation will not be in place prior to occupation of the dwelling proposed but in the longer term the mitigation will be secured at an appropriate level, and in perpetuity.

- (2) Southern Water requests that the applicant contacts it to discuss the requirement for a formal application to; abandon a public sewer; provide foul and surface water drainage; and provide a water supply on 0330 303 0119. Should a sewer be found

during construction the developer should contact Southern Water to discuss its requirements.

- (3) A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable at officer level as submitted and no further assistance was required.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

