

**Case No:** 18/01174/FUL  
**Proposal Description:** (Amended Description and Plans) 9 new dwellings with parking and associated landscaping following the removal of an existing bungalow.  
**Address:** Dildawn Tudor Way Kings Worthy Hampshire  
**Parish, or Ward if within Winchester City:** Kings Worthy  
**Applicants Name:** Mr Samuel Doswell  
**Case Officer:** Pat Aird  
**Date Valid:** 8 June 2018

**Recommendation:** Application Permitted



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## **General Comments**

Application is reported to Committee due to the number of objections that have been received 19.

Amended plans received 16 November to reduce the number of dwellings from 10 to 9 and incorporating previous amendments to replace the window on the east side of front elevation of plots 2 and 10 and replace it with roof a light , to set plots 1 and 2 400mm lower into the slope of the land and add a rear wall to car ports. A revised landscaping scheme was received on 16 November 2018.

## **Site Description**

The site is approximately 0.43 ha and located to the west of Kings Worthy, on Tudor Way just off Springvale Road. Tudor Way is a private road which leads directly west from Springvale Road and bends off to the north at the junction with the drive leading up to the bungalow, Dildawn.

The site slopes down steeply from west to east and comprises the brick built bungalow, front and rear garden of Dildawn, part of what was the rear garden of the house immediately to the south, number 134 Springvale Road and an area of open space at the junction of Tudor way and Springvale Road.

Immediately to the north is a bungalow, West Ridge, fronting Tudor Way which also has a steeply sloping garden enclosed with hedges and shrubs. To the north east is 132b Springvale Road which has a 1.8m high close boarded fence enclosing the rear garden which backs onto Tudor Way. Number 134 Springvale Road, has a garden enclosed with hedging and a 1.8m high close boarded fence. Number 136 Springvale Road has a shared boundary with the rear part of the site and further south is Foxwood Close, a development of 5 properties with an access off Springvale Road like several other developments in the vicinity.

There is a large copper beech (T2) in front of the existing bungalow, a willow (T3) on the open grassed area between Tudor Way and Springvale Road and two silver birch (T7 and T8) on the shared boundary at the front of Dildawn and Westridge which are protected by TPO1916.

## **Proposal**

The proposal is for the demolition of the existing bungalow and erection of 9 two storey houses – 4 x 3 bed and 3 x 4 bed detached and 2 x 2 bed semi-detached dwellings.

The houses on plots 1 and 2 will be detached 3 bed and will be cut into the rising ground at the front in what was the front garden of the existing bungalow. The houses on plots 4 and 5 will be a pair of 2 bed semi detached and either side on plots 3 and 6 will be 2 no. 3 bed detached house. These houses on plots 3-6 will be in a row aligned E-W and located on the southern side of the access road. The houses on plots 8, 9 and 10 will be 4 bed detached and aligned N-S at the rear of the site.

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The houses will be traditional in style and materials (red/orange brick with darker brick detailing and natural slate roofs) with block paving around the buildings and lawns at the rear.

The design of the houses on Plots 2 and 10 have been amended to reduce the potential for overlooking so what was a window on the north side of the front elevation will now be a 'tax window and the room will be lit by a roof light.

Plots 8 and 9 will have attached garages with 2 additional parking spaces on their forecourts. Plot 7 will have a detached garage with 2 additional parking spaces. Plots 3-6 will have car ports on the other side of the access road with a car parking space in front of each. There will be a visitor parking space next to the parking for plot 6. There will be a row of 2 car ports and 2 parking spaces in front of the house on plot 1 with a tree and hedge screening views from Springvale Road. The parking spaces will be surfaces with grey block paving.

Secure cycle parking will be within the garages or garden sheds.

Existing trees will be retained on the north and south boundaries with new privet, crab apple and lime trees planted throughout the site and yew and hornbeam hedging on the boundaries.

### **Relevant Planning History**

05/01662/OUT (with time limit extended under 11/01383/OUT) Permitted 29.03 2012 - 25 affordable dwellings accessed off Hookpit Farm Lane

14/01861/OUT Refused 26.3.2015 Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on 'Dildawn'; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description)

15/00969/OUT Permitted 06.02.2018. Residential development with 25 dwellings located on top field and 7 self build dwellings located on Dildawn (SHLAA site 329) including upgrading of existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping

### **Consultations**

#### Archaeology

No objection subject to conditions 15 and 16

#### HCC Lead Local Flood Authority

No objection subject to condition 2 requiring further details of surface water drainage

#### Engineers: Drainage:

No objection subject to conditions 2 and 3.

#### Engineers: Highways:

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No objection subject to conditions to prevent mud on highway and parking of operative and other vehicles during construction and completion/retention of parking prior to /post occupation (condition 4, 8 and 9)

#### Head of Landscape:

No objection subject to further details of species and secure maintenance in the long term (conditions 11 and 12)

#### New Homes Delivery Team

No comments received following re-consultation as a consequence of changes to the NPPF

#### Economic development

Employment and Skills Plan requested.

#### Ecology

Initial objection withdrawn following submission of updated ecological report; additional receptor site may be required for slow worms – reptile translocation report required prior to commencement and recommendations in the Ecology Report to be implemented (condition 6).

#### **Representations:**

Kings Worthy Parish Council: no objection

19 letters received objecting to the application for the following reasons:

- Density too great compared with eg Foxwood Close
- Sufficient housing supply already
- Should be no more than 7
- Out of character (most houses in the area are bungalows)
- Out of character in terms of layout – too urban
- Cramped design
- Height due to rising ground increases visual impact and impact on amenity
- Overbearing – plots 1 and 2 should be cut into slope
- Car ports and their position and position of visitor parking will increase noise and pollution for nearby houses – could be addressed with rear walls
- Overlooking of private areas of adjacent properties (due to erroneous understanding of relationship with adjacent properties -unlike Foxwood Close) – suggest 2 m close boarded fence and extension of existing yew hedge
- Bin storage areas close to adjacent property
- Surface water discharge onto road leading to flooding
- Loss of trees (visual amenity and loss of residential amenity)
- Landscaping plan difficult to interpret to see what will be on boundaries
- Road too narrow

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- Insufficient parking leading to parking on verges or Springfield Road
- Highway safety issues with junction – suggest double yellow lines, footpaths, stop/give way junction, adoption of Tudor Way –
- Dust, noise working hours, parking, access, service connection, length of construction time, tree protection during construction
- Lack of school places
- Layout compromises potential for development of adjacent plots
- Layout allows future potential for traffic from Burnett Lane to exit via Tudor Way
- Errors in understanding of relationships in DAS results in impact on residential amenity of both existing and proposed properties
- Amended plans do not address the issues raised

#### Non planning issues

- Tudor Way is a private road therefore maintenance issues
- Supporters do not live in the area

5 letters of support received.

- Good use of untidy unkempt land
- Retains copper beech and willow
- Design in keeping
- Shame no affordable

### **Relevant Planning Policy:**

#### Winchester District Local Plan Part 1

MTRA2, CP1, CP2, CP3, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20

#### Winchester District Local Plan Part 2

DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM19, DM20, DM26

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

#### Supplementary Planning Guidance

High Quality Places

#### Other Planning guidance

Parking Standards 2002

### **Planning Considerations**

#### Principle of development

The site is within the settlement boundary of Kings Worthy where a need for new homes has been identified . Policies MTRA2 and CP1 of the Winchester District Local Plan Part 1 and Policy DM1 of the Winchester District Local Plan Part 2 support residential development subject to compliance with other policies in the development plan. Moreover permission has been granted in principle for 7 dwellings on this site (2 less 2 bed semis and 1 less 3 bed detached dwelling)

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The density will increase to 21 dwellings per ha. The nearest development of a similar character, Foxwood Close, has been developed at a density of 18 dwellings per hectare but was on a narrower plot. The previous outline permission would have resulted in a density of 16 dwellings per hectare. The proposal will therefore be a more effective use of an undeveloped site and as such will comply with Policy CP 14 of the Winchester District Local Plan by maximising the development potential of the land, provided the design responds to the general character of the area and this is considered further below.

The proposal is for a mix of 2, 3 and 4 bed dwellings with the majority 2 and 3 bed and therefore it meets the requirements of Policy CP2 of the Winchester District Local Plan Part 1 which seeks a range of dwelling types, tenures and sizes with the majority of homes 2 and 3 bed houses.

As the proposal has been reduced from 10 to 9 dwellings no affordable housing is required.

### Impact on the Character of the Area and Design

Policy DM16 of the Winchester District Local Plan Part 2 requires all development proposals to respond positively to the character, appearance and variety of the local environment. The layout reflects the way similar long back garden plots have been developed in the vicinity which is characteristically linear but due to the double width plot there has been scope to position 3 dwellings at the western end of the site in a north-south orientation. The two houses at the east end of the plot will front on to Tudor Way which is a private road and there will be a large area of open space between these properties and Springvale Road. The central houses in the plot will front onto the new access road and be parallel to the houses in Foxwood Close which are also built on rising ground. There is no dominant architectural style or use of materials in the vicinity. The properties in the area are a mixture of 2 storey dwellings, bungalows and chalet bungalows. The proposed houses are of a traditional design and will be built of brick with slate roofs which will look in keeping with the area. The verdant nature of this locality will be retained with the existing trees and hedges and new planting. Although the land rises quite steeply towards the back of the site, due to the set back from the road the new development will not appear intrusive in the street scene when viewed from Springvale Road. As such the proposal complies with Policy DM16.

Each property will have private amenity space in compliance with Policy DM6 of the Winchester District Local Plan Part 2.

The properties have been designed to exceed energy conservation levels required by the Building regulations and Condition 5 will require reduced energy and water consumption to meet the requirements of Policy CP11 as far as possible.

### Impact on Residential Amenity

The separation distances exceed the recommended guidelines but further amendments have been made to reduce the impact on the amenity of neighbouring properties. The windows at first floor level on the north side of the front elevation of the houses on plots 9 and plot 2 which have the most potential for overlooking adjacent properties have been removed and the bedroom they served will have roof lights. Condition 14 will prevent additional windows being inserted at a later date.

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The houses on plots 1 and 2 will be cut deeper into the existing slope in order to reduce their height by 400mm so they are less intrusive and overbearing.

The design of the car ports has been amended so they will have a rear wall to reduce noise and pollution of adjacent properties.

A Construction Environmental Management Plan will be required by condition 4 to minimise the impact on local residents from dust, noise and odours and disruption from construction traffic.

Therefore, the amenity of existing and future residents will be addressed in accordance with the requirements of Local Plan Part 2 Policies DM17, 18, 19 and 20.

### Landscape/Trees

Most of the existing trees and hedges are to be retained and condition 7 will ensure that the trees and hedges to be retained will be protected during development. The proposed planting will soften the taller elements of the scheme. The existing green frontage to Springvale Road will be kept, and the proposed parking will be set back a reasonable distance to preserve the verdant frontage. A hedge has been added to soften the visual impact of the parking and the variety of species has been increased to incorporate more native trees and shrubs. A detailed landscape scheme will be secured by conditions 11 and 12 which will also require details of proposed finished levels. The proposal therefore complies with Policies DM15 and DM24 of the Winchester District Local Plan Part 2.

### Ecology

Whilst the site is 1.3 km from the River Itchen SAC and SSSI it is separated from it by residential housing and A roads and due to the relatively small scale of the development it will not have a significant impact on the notified characteristics provided the drainage strategy is appropriately conditioned to prevent pollution. As it is a back garden the site itself has little ecological value. To the west is rough grassland with a known population of reptiles and dormice. A survey has been undertaken and found a small population of slow worms for which mitigation is proposed. There is currently no habitat suitable for dormice but a hedgerow can be included in the landscape scheme which will be required by condition. No bats have been recorded but new diverse hedgerow planting at the boundaries will provide further habitat along with bat roosts together with nesting boxes for birds. These mitigation measures will be secured by condition 6. As such the proposal complies with Policies CP15 and 16 of the Winchester District Local Plan Part 1.

### Drainage

Hampshire County Council have confirmed that they are satisfied with the surface water drainage. Implementation will be secured by Condition 2 and further details of foul drainage will be required by Condition 3 and therefore the requirement of Policy DM17 iii of the Winchester District Local Plan Part 2.

### Highways/Parking

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As a result of previous planning decisions, including an appeal, this junction, has been considered to have sufficient capacity for this number of dwellings. Details will be required by condition 8. The parking is in accordance with adopted standards and will be secured by condition 9. The proposal therefore complies with Policy CP10 of the Winchester Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

#### Archaeology

A Roman aqueduct which once supplied water to Roman Winchester is likely to run north south across the eastern half of the site. It was not picked up by a recent radar survey but this may be because the site is overgrown. Conditions 15 and 16 will ensure that the archaeological potential is investigated and recorded to mitigate any impact on the historic environment. To comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM26 of the Winchester District Local Plan Part 2.

#### Non-Planning Issues

Tudor Way is a private road therefore its maintenance is not a matter for the local authority.

#### **Recommendation**

That planning application be GRANTED

#### **subject to the following conditions:**

#### **Conditions**

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 No development shall take place until a detailed surface water drainage strategy has been submitted to and approved by the Local Planning Authority in writing. The surface water drainage strategy shall contain the following elements:

- Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction.

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

Reason: To ensure satisfactory provision of surface water drainage to comply with Policies CP16 and CP17 of the Winchester District Local Plan Part 1 and Policy DM17 of the Winchester District Local Plan Part 2.

03 Prior to the commencement of the development hereby permitted details of the proposed means of foul drainage shall be submitted to and approved by the Local Planning Authority in writing. The development shall be constructed in accordance with the approved details.

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Reason: To ensure satisfactory provision of foul drainage to comply with Policy DM17 of the Winchester District Local Plan Part 2.

04 No development or any works of site preparation including demolition, shall take place on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include the following details:

- Development contacts, roles and responsibilities and- Public communication strategy, including a complaints procedure;
- Dust suppression, mitigation and avoidance measures;
- Implementation and monitoring of site management measures procedures including removal of construction related litter;
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
- Use of fences and barriers to protect adjacent land, footpaths and highways;
- Details of parking and traffic management measures;
- Avoidance of light spill and glare from any floodlighting and security lighting installed
- Pest Control
- Implementation and monitoring of site management measures procedures including removal of construction related litter;
- mitigation measures set out in section 5 of the Ecology Report prepared by Peach
- Methodology for storage of hazardous materials and dealing with leaks and spills;
- Method of cleaning construction vehicles to prevent mud on the highway

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses to comply with Policies CP16, CP17 and CP20 Winchester District Local Plan Part 1 and Policies DM17, DM18 and DM19 of the Winchester District Local Plan Part 2.

05 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

06 No works including demolition shall commence on site until the mitigation measures set out in section 5.2 I-IXI in the Biodiversity Report prepared by Peachecology dated 12 July 2018 have been implemented in full and a translocation report has been submitted and approved by th Local Planning Authority in writing.. No works including demolition shall take place on site unless the reptile fence referred to in 5.2.II-V is in place.

Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

07 No works including demolition shall take place on site except in accordance with the recommendations set out in section 6 of the Pre-Development Arboricultural Survey by

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Arbor-Call dated March 2018 and paragraph 5.2 of the Biodiversity Report prepared by Peachecology dated 12 July 2018.

Reason: To ensure that the trees to be retained are not damaged during construction in the interests of biodiversity and to maintain local distinctiveness and green infrastructure to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policy DM 15 of the Winchester District Local Plan Part 2.

08 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2

09 The parking areas including the car ports and garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

Reason: To ensure the permanent availability of parking for the property to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

10 No development shall take place above slab level until a schedule of materials for the external surfaces of the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure appearance of the development is satisfactory to comply with Policies DM15, DM16 and DM17 of the Winchester District Local Plan Part 2.

11 No development shall take place above slab level until further details of the species, number, size and position of all the planting proposed on Drawing 7508 D01 E in accordance with the recommendations set out in paragraphs 5.2 X and XI, 5.6, 5.12, 5.13 and 5.14 of the Biodiversity Report prepared by Peachecology dated 12 July 2018 has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure the verdant appearance of the site is maintained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

12 The landscape scheme shown on Drawing TTDOS:DIL 501D and planting details approved under condition 11 shall be fully implemented before the buildings are occupied and thereafter maintained in accordance with the approved details.

Reason: To ensure the verdant appearance of the site is retained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

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13 No external lighting shall be provided on the site other than in accordance with details submitted to and approved by the Local Planning Authority in writing. Any such lighting scheme should achieve a lux level below 1.

Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

14. Notwithstanding the provision 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 development permitted by Schedule 1 Part 1 Classes A, B, C, D and E (alteration and enlargement of the dwelling house including the roof and addition of windows) and Schedule 1 Part 2 Class A (means of enclosure) shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and the occupiers of the adjacent property to comply with Policy DM17 of the Winchester District Local Plan Part 2.

15. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations to comply with Policy CP20 of the Winchester District Joint Core Strategy and Policy DM26 Winchester District Local Plan Part 2.

16. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available to comply with Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

17 The development shall be carried out in accordance with the following plans:

7508L01A  
7508 E01A  
7508 D01F

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7508 D02D  
7508 D03C  
7508 D04D  
7508 D05D  
7508 D06D  
7508 D07D  
7508 D08E  
7508 D09F  
7508 D10A  
7508 D11  
7508 D12A  
TTDOS:DIL501D

Reason: In the interests of well planned development and to comply with Policies CP10, Cp13 and CP20 of the Winchester District Local Plan Part I and Policies DM15., DM16, DM17 and DM18 of the Winchester District Local Plan Part 2.

**Informatives:**

01 In accordance with paragraphs 186 and 187 of the NPPF 2018 Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues arising after the initial site visit.

02. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

03. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Part MTRA2, CP1, CP2, CP3, CP10, CP11, CP13, CP14, CP15, CP16, CP17

Winchester District Local Plan Part 2: DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM19, DM20, DM26

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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05. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

08. The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft) - Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

09. 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](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

10. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

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