

Cttee: 10 October 2018 **Item No. 1**

Application no: **17/03772/FUL**
[For Details and Plans Click Here](#)

Site Address	The Purefoy Arms Alresford Road Preston Candover RG25 2EJ
Proposal	Alterations to first floor to provide 2 no. letting rooms and erection of two storey extension and alteration of the redundant storage buildings to provide 2 no. three bed dwellings with associated parking

Registered:	8 November 2017	Expiry Date:	14 September 2018
Type of Application:	Full Planning Application	Case Officer:	Russell Stock 01256 845244
Applicant:	Red Oak Taverns Limited	Agent:	Mr Chris Moore
Ward:	Upton Grey And The Candovers	Ward Member(s):	Cllr Mark Ruffell
Parish:	PRESTON CANDOVER CP	OS Grid Reference:	460648 141622

Recommendation:	the application be APPROVED subject to the conditions listed at the end of this report.
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Reasons for Approval

1. The proposed development would be of an appropriate design and relate to surrounding development in a sympathetic manner. The proposed development is appropriate in design terms and would neither dominate or compete with the host building and as such complies with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework 2018.
2. The proposed development would provide safe ingress and egress and adequate parking provision in accordance with highway requirements, and as such would accord with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework 2018.
3. The proposed development would preserve the character and appearance of the Preston Candover Conservation Area and would not have an adverse impact upon the heritage and architectural importance of The Purefoy Arms, a grade II listed building and as such would comply with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Section 16 of the National Planning Policy Framework 2012.
4. The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing, noise or odour and disturbance impacts to neighbouring properties and as such complies with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

General comments

This application has been brought before the Development Control Committee due to the number of objections received and the Officers' recommendation for approval, in line with the Council's Scheme of Delegation.

Notwithstanding this, the application has also been called before Committee at the request of Councillor Ruffell stating:

“This application is far from straightforward. On the one hand, the applicant seeks to make something positive out of the redundant storage buildings and stabling and to provide two bedrooms for letting within the public house. On the other hand, the proposals will result in significant changes to the appearance of listed buildings and could directly harm the public house's ongoing viability in Preston Candover.

The applicant has taken care and trouble to explain the design of the application. However, there is a significant public outcry that this application is not the solution that is required for The Purefoy Arms. Had I been the applicant, my starting point would have been to see how I could make best use of the entire site to enhance the viability of its leisure provision.

It is of note, that over the last few years, the reputation of The Purefoy Arms has risen and fallen on several occasions as a location for excellent food. This has coincided with the employment of excellent staff and then their departure. The future of public houses in this area of north Hampshire has shown that success is almost directly linked to ownership. In the category of success, we have The Woolpack at Totford, The Fur and Feathers at Herriard and the Hoddington Arms in Upton Grey. All are privately owned, all pull in significant numbers of customers from wider than their immediate villages. Yet all, are pubs that locals can go into for a decent pint of beer. Their fortunes had been precarious when owned by large brewery chains, where good landlords found it difficult to make a living as the brewery refused to finance the necessary internal upgrades that customers travelling 10-15 miles would expect to see. With an upturn in customers comes the need for an increase in dining and drinking space and the ability to cater for parties of 50 people for a significant event. The days of a public house being a place that only locals drop into for a pint of beer and no one else attends has gone. Publicans no longer hold a monopoly over the supply of alcohol and in most villages it is only a small number of people who regularly (say weekly) part with £20-£50 at the bar. Therefore, I fully appreciate the need for The Purefoy Arms to modernise, so that overall its offer to the food and beverage market makes it a long term viable destination for people from further afield than Preston Candover and so that it becomes an exciting prospect for a capable chef and a licensee for a 5-10 year period at a time.

In my view, when considering the significance of the public house as a heritage asset, it is essential to see whether the creation of two new dwellings enhances the viability of the public house. Put another way, how does the removal of the relevant storage buildings from being part of the public house, improve the commercial prospects of the public house?

The application states the following in several places: 'The Purefoy Arms currently offers an aspirational food menu and the pub is of sufficient size to offer covers to sustain a 'destination food trade.' The large garden lends itself to weddings, wakes and parties. The addition of letting accommodation in this context will help to safeguard the future commercial success of the pub.' It is surprising that there was not greater detail for how the cost of limited refurbishment (which is putting bathroom facilities in two upstairs rooms) would increase the viability of the public house. How much revenue is envisaged from letting? The proposal overlooks the fact that such rooms would be inaccessible to wheelchair users, and most weddings, wakes and parties have people attending with mobility issues. Furthermore, there is no need for letting to be linked to any patronage of the public house. The proposal to change the 2 bedrooms into let rooms restricts accommodation for live-in staff who may run the public house, which in my view could harm its viability. The accommodation offered to the landlord, with guest bedrooms makes it currently an attractive location. Although, if the decision to let was solely for the landlord, and the revenue obtained was received solely by the landlord, then I can see that this proposal having some attraction to a landlord. However, I do not foresee any revenue from letting as determining whether the public house remains viable in the long term and it won't enhance it as a destination.

The application does not seek to justify how the two new dwellings created from the storage rooms would enhance the viability of the public house. It is a purely commercial venture to generate money for the brewery with no benefit to The Purefoy Arms.

Yet, a different proposal could have been made by the applicant, one that was based on enhancing The Purefoy Arms. If the proposal had sought to modernise the storage rooms to provide function rooms for weddings, wakes and parties, with accommodation that could be let above, then one might have found a warmer reception for the proposal from the village. A more modest scheme is

possible, without the need for little hedges and parking bays, with less alteration to the fabric and keeping the buildings subservient to their host dwelling. However, such a scheme would have required capital investment from the brewery based upon a long term expectation of delivery rather than a quick return from two market sales. Instead, the current application removes such buildings from being part of the public house, reduces its garden and ultimately downsizes the public house's ability to expand. Such a modest scheme is not a fantasy by me as something similar had previously been granted planning consent.

My conclusion, is that this proposal harms the long term viability of The Purefoy Arms. If the public house were to close, and my view is that this proposal makes that more likely, then that would remove a significant asset from Preston Candover.

In planning terms, this application offends against policy EM11 'the historic environment.' The Applicant is expected to demonstrate a thorough understanding of the significance of The Purefoy Arms and its setting. In my view, the Applicant has failed to demonstrate any understanding of the significance of The Purefoy Arms to Preston Candover. Its value is in its history of functioning as a public house in the centre of the village and as one of the few focal points of village life. In my view, anything that harms the already precarious viability of The Purefoy Arms, harms the significance of it as a heritage asset. The Applicant is expected to ensure that extensions and alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building. In my view, The Purefoy Arms is a free standing building with some subservient attached outbuildings. The application creates a terrace of three dwellings, with the end one happening also to be a public house. The application would result in The Purefoy Arms no longer being the host building and the two dwellings could not be subservient to it, neither in planning terms nor legally. Indeed, the alterations are so significant, that if they were implemented, a person in the future would never have thought that they emanated from redundant storage buildings, but would instead consider that they were infill. The proposal would diminish the significance of the public house as a stand alone building at the centre of the village and diminish its value as a heritage asset.

Therefore, my conclusion is that this application is contrary to policy EM11 and I would urge you to recommend refusal.

I would ask that if your recommendation is for approval, then the application is referred to the Development Control Committee. I would ask that my comments are included in full within the Committee's papers."

This report should be considered and determined alongside that for 17/03773/LBC for Listed Building Consent.

Planning Policy

The site lies outside any Settlement Policy Boundary, within the Preston Candover Conservation Area.

National Planning Policy Framework (NPPF) (July 2018)

- Section 2 (Achieving sustainable development)
- Section 4 (Decision-making)
- Section 5 (Delivering a sufficient supply of homes)
- Section 6 (Building a strong, competitive economy)
- Section 8 (Promoting healthy and safe communities)
- Section 9 (Promoting sustainable transport)
- Section 11 (Making effective use of land)
- Section 12 (Achieving well-designed places)
- Section 14 (Meeting the challenge of climate change, flooding and coastal change)
- Section 15 (Conserving and enhancing the natural environment)
- Section 16 (Conserving and enhancing the historic environment)

Basingstoke and Deane Local Plan 2011-2029

Policy SD1 (Presumption on Favour of Sustainable Development)
Policy SS1 (Scale and Distribution of New Housing)
Policy SS6 (New Housing in the Countryside)
Policy CN1 (Affordable Housing)
Policy CN3 (Housing Mix for Market Housing)
Policy CN7 (Essential Facilities and Services)
Policy CN9 (Transport)
Policy EM1 (Landscape)
Policy EM4 (Biodiversity, Geodiversity and Nature Conservation)
Policy EM7 (Managing Flood Risk)
Policy EM9 (Sustainable Water Use)
Policy EM10 (Delivering High Quality Development)
Policy EM11 (The Historic Environment)
Policy EM12 (Pollution)
Policy EP4 (Rural Economy)
Policy EP5 (Rural Tourism)

Supplementary Planning Documents and Guidance (SPD's and SPG's) and interim planning guidance

Design and Sustainability SPD (2018)
Landscape and Biodiversity SPD (2008)
Parking Standards SPD (2018)
Planning Obligations for Infrastructure (2018)

Other material documents

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended 2015)
Section 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990
Preston Candover Conservation Area Appraisal

Description of Site

The Purefoy Arms, a Grade II listed building, occupies a central location within the village of Preston Candover, the largest in the Candover Valley. The site is bordered to the north and west by agricultural land, to the south by residential dwellings and the B3046, across from which is the Church of St Mary the Virgin and to the east by the B3046 and a small village green. The site and its surroundings are well vegetated and contain a number of mature trees. An area of parking lies to the south of the Public House between the nearest residential property.

The public house fronts onto the main road, occupying the front portion of the site from the northern boundary with the existing pub car park located in the southern section of the site.

Attached to the main public house, protruding northward are a series of outbuildings of various heights, albeit all single storey. In front of these is an informal gravelled parking area. To the north lies a bus stop. The buildings on site are constructed from red brick, flint, and clay tiles, openings are timber. To the rear of the buildings, to the west, lies the pub garden.

Proposal

The application seeks permission for the change of use of two rooms at first floor within the main public house from the existing tenant flat to letting rooms. The tenant flat would still be retained as a two bedroom flat. This would involve minor internal alterations, namely through the rearrangement of the cupboard spaces.

The second part of the application seeks permission for the change of use, conversion and extension of the existing ancillary storage outbuildings to provide 2 no. three bed dwellings. The development also involves landscaping works and the creation of parking areas. The proposed extension to the outbuilding would measure 4.9m in length, 14.7m in width and 6.78m in height. The materials used would include stained black timber and zinc.

The proposals would require works to the fabric of the listed buildings and Listed Building Consent application 17/03773/LBC considers these elements from a heritage perspective.

Consultations

Cllr M Ruffell: - As set out above.

Parish Council: "The Parish Council has a number of issues regarding this application:

- The application fails to comply with Basingstoke and Dean's own interpretation of the planning rules and in particular with:
 - Compliance with listed building policy
 - Development of an existing and historically significant building within the conservation area and which is considered and listed as a community asset
 - Control of the development of residential dwellings in a conservation area
- Following a meeting in the Preston Candover village hall last week the overwhelming sentiment of the 100+ attendees was that the planning should be opposed as it stands. The Parish Council attended as observers to witness the sentiment and will of the parishioners.
- The large number of objections that have been lodged with the B&D's planning authority by portal or email amounting to over 30% of the parish population.

After a careful review of the plans and in consultation with spokespersons representing the objectors to these plans it is our opinion that insufficient care and consideration has been afforded to the viability of the pub ahead of any plan to redevelop the site for use as dwellings. The plan will not, in its current form improve the chance of the pub remaining viable but will indeed contribute to its demise.

For all of the above reasons, we the Parish Council add our objection to the application and urge the planning authority to abide by its own planning guidelines and reject the planning application as submitted."

Policy Officer: - No 'in principle' objection subject to compliance with relevant policy criteria.

Conservation Officer: - No objection subject to conditions.

Tree Officer: - Objection due to the loss of a Category B tree which makes a positive contribution to the local landscape.

Local Authority Highway Officer: Objection on the grounds that the Transport Statement is unsatisfactory, on matters such as the levels of parking provision and manoeuvrability.

Biodiversity Officer: No objection subject to conditions.

Environmental Health Officer: No objection subject to conditions.

Hampshire County Council Archaeology Officer: No objection.

The Environment Agency: No objection subject to conditions.

Public Observations

129 letters of objection have been received, their content is as summarised below:

- The proposals do not accord with all of the policies within the development plan and therefore cannot be considered as sustainable.
- The proposals would result in new dwellings outside the settlement policy boundary of Preston Candover and therefore in the countryside.
- The development would have an adverse impact upon the Listed Building and the character

of the Conservation Area. The submitted Heritage Statement is insufficient and misguided. It fails to provide an understanding of the significance of the historic building, including its history and connection with the Preston Candover Estate. The loss of historic fabric is unacceptable.

- There would be a loss of appreciation of the listed building, including from the rear bear garden where views of the flint walls of the outbuildings can be gained.
- There is no public benefit of the proposals – only loss.
- The current state of the building has been deliberately allowed to fall into disrepair by the owners in order that such an application may be more likely to be supported. There has been a failure to invest in the pub by the current owners.
- The proposals would likely see the loss of significant historic fabric, both in terms of the rear, but due to the structural condition, the front also.
- The development would have an adverse impact upon the viability of the retained Public House. There would be a reduction in capacity and the option of expansion would be lost. The Public House is the focal point of the village, and has existed for many years. This development would harm its importance. The Public House would not be able to host events as a result of the loss of space.
- Other Public Houses have been lost locally and there is concern that the development would undermine the current business, eventually leading to its loss. This would then require locals to travel further afield to enjoy the offerings of such a local establishment.
- The loss of the Public House would be detrimental to the wellbeing, social cohesion, vibrancy and vitality of Preston Candover and those living in surrounding villages.
- The development would remove the ability of the Public House to offer lower paid staff accommodation.
- The development would remove the storage space of the Public House.
- The proximity of the new dwelling to the Public House would result in noise, smell and general nuisance, further undermining the ability of the Public House to successfully operate.
- Preston Candover doesn't need new dwellings. There is already significant pressure on the existing roads.
- The proposed development would not integrate with the surrounding highway network and would result in hazardous vehicular movements on a bend.
- The proposed siting of waste and storage would be unsightly and harm the character of the Conservation Area.
- The development would harm the verdant and vegetated character of the site. The loss of trees would be detrimental to the setting of the Listed Building.
- The proposed development would result in increased light spill in a rural location.
- The site falls in a Flood Zone 3 and has previously flooded. The submitted report does not appropriately address the risks to the site.
- The proposed drainage strategy is not appropriate.
- The proposed design would harm the character of the existing buildings. The use of black timber is out of character with the surrounding Conservation Area. It fails to positively contribute to the appearance and use of the streets and public spaces. The use of metal roofing detracts from the history integrity of the buildings. It is over-scaled.
- The application is the first stage of turning the pub into a dwelling, or worse, result in the demolition of the building and its replacement with expensive housing.
- The conversion of the outbuildings to letting rooms or guest rooms would better preserve the overall character of the buildings, ensuring that a link between the site remains.
- The Purefoy Arms is not unviable as it stands. The Pub has been previously run successfully and has long been an important meeting and socialising place within the area.
- There are other sites within the village which are better suited to accommodate additional housing.
- The outbuilding are a haven for wildlife and its development would have an adverse impact upon the site biodiversity.
- The applicants have a history of developing their assets.

Relevant Planning History

17/03773/LBC	Alterations to first floor to provide 2 no. letting rooms and erection of two storey extension and alteration of the redundant storage buildings to provide 2 no. three bed dwellings with associated parking	Pending	
17/00645/ADV	Display of various illuminated and non-illuminated signs	GTD	27.04.2017
17/00646/LBC	Display of various illuminated and non-illuminated signs	GTD	06.09.2017
BDB/52093	Conversion of first floor to main building to provide rooms for bed and breakfast accommodation/lettable rooms	GTD	22.05.2002
BDB/52090	Conversion of existing attached buildings to provide bed and breakfast accommodation/lettable rooms	GTD	20.05.2002
BDB/52089	Conversion of existing attached buildings to provide bed and breakfast accommodation/lettable rooms	GTD	20.05.2002
BDB/48244	Minor internal alterations to kitchen	GTD	17.08.2000
BDB/47116	Minor alterations to kitchen	GTD	16.03.2000
BDB/47109	Minor alterations to kitchen	GTD	16.03.2000
BDB/43772	Erection of conservatory and additional toilets extension	REF	26.03.1999

Assessment

Principle of development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan for the area is the Basingstoke and Deane Local Plan 2011-2029. At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any subsequent determination.

National Planning Policy Framework (NPPF)

In accepting the slight conflict with the Local Plan, the NPPF constitutes guidance which the Local Planning Authority (LPA) must have regard to as a material planning consideration. Under the NPPF there is a need to consider whether the development is sustainable and to consider the social, environmental and economic impacts of the development. In considering new housing in rural areas Paragraph 78 advises that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

Where there are groups of smaller settlements, development in one village may support services in a village nearby."

Paragraph 79 goes on to say that Local Planning Authorities should avoid the development of isolated homes in the countryside unless there are special circumstances. These instances include, essential rural workers dwellings, securing the optimal viable use of a heritage asset, re-use of redundant or disused building which would enhance its immediate setting, subdivision of an existing dwelling or would have a design that is of exceptional quality.

- Sustainable Development

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. The three dimensions to achieving sustainable development are defined in the NPPF within paragraph 8 as: economic, social and environmental.

The economic role of the NPPF requires proposals to contribute to building a strong, responsive and competitive economy. The social role requires planning to support strong, vibrant and healthy communities and states that it should create a high quality built environment. The environmental role states that the natural, built and historic environment should be protected and enhanced and should mitigate and adapt to climate change.

- Economic

The proposed development would encourage development and associated economic growth through the actual physical building works. The future occupants would also undoubtedly contribute to the local economy and to the continued viability of local services in surrounding villages. However, as this would apply to an increase in two dwellings only, the economic role of the development with regards to the new dwellings is therefore considered to be somewhat limited. However, the provision of letting rooms will ensure the future viability of the public house through the provision of additional facilities within the public house.

- Social

The social aspect of sustainable development would be met through the contribution made to the housing stock and the increased vibrancy and diversity of the local community through the retention of the local facility.

- Environmental

With regard to the environmental role of this proposal, the development could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with Council supported energy efficiency and Building Regulations standards. The site lies outside of a defined Settlement Policy Boundary, however only marginally, being less than 35m from the Preston Candover SPB. The location of the site within the built up area of Preston Candover would not result in isolated dwellings, the proposed dwellings would also make effective use of underused land. These dwellings would also benefit from, and inevitably contribute, towards the existing services and facilities provided for within Preston Candover, including the Village Hall, Primary School and public transport links. The residential use of the outbuildings would also secure their long term future maintenance, this is deemed a key consideration in light of the findings of the structural survey and the historic importance of these outbuildings in association with the main Public House. There could also be a benefit for biodiversity through an appropriate enhancement scheme.

Local Plan Policy

The proposals will be considered against the relevant local plan policies in relation to the two proposed elements, namely the proposed letting rooms and the provision of two new dwellings following the conversion and extension of existing outbuildings.

- Proposed Letting rooms

Section 6 of the National Planning Policy Framework (NPPF) supports the sustainable growth of all types of business in rural areas through the conversion of existing buildings as well as sustainable rural tourism which respect the character of the countryside. Paragraph 83 also seeks to ensure that the retention and development of accessible local services and community facilities, such as public houses, are enabled.

Policy CN7 (Improving essential facilities and services) of the Local Plan states “that development proposals will be permitted where they provide or improve essential facilities and services, and sustain and enhance the vitality and viability of communities.” Public houses are specifically included as essential facilities and services listed within the policy.

It is considered that the proposed provision of letting rooms will improve the facility by expanding the range of services, improving its viability and hence support its continued operation. The provision of two letting rooms would result in the accommodation of the tenants flat being reduced from 4 bedrooms, down to 2 bedrooms. The tenants flat would retain the kitchen and living room as per the existing situation, with minor internal alterations to the kitchen cupboards. The accommodation available to the tenants is still considered sufficient and entirely practical, however it is appreciated that this would be less attractive to larger families as a result of the reduction in bedrooms. In support of the application, the applicants envision that the pub and its large garden would be suitable for events such as weddings, wakes and parties and therefore the addition of the letting rooms in this context would help to safeguard the future commercial success of the pub.

Policy EP5 (Rural Tourism) of the Local Plan states that proposals for tourism development in the countryside (including guest accommodation and visitor facilities) will be permitted where:

- a) It utilises an existing suitable building through change of use or conversion without the need for substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted; or
- b) Any extension or new building forms part of an existing facility and is of a scale appropriate to its location; and
- c) The scale of development is appropriate when considering the impacts on the local highway network.

Criterion a) of Policy EP5 is relevant to this application. The Planning Statement accompanying the application states that minimal changes are proposed internally, with no proposed external alterations to the public house. The proposal does not require substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted. In this instance the Purefoy Arms is a Grade II Listed Building, therefore it is important to ensure that the internal alterations required are appropriate to buildings the historic nature. The Conservation Officer has raised no objection to the proposed internal alterations.

Policy EP4 (Rural Economy) of the Local Plan supports the rural economy more generally, and reference is made in paragraph 7.34 of the supporting text to the benefits of locally based services in terms of contributing to the strength and diversity of the borough’s economy. Policy EP4 supports proposals for economic use in the countryside where they enable the continuing sustainability or expansion of a business or enterprise. The proposed letting rooms would help support local tourism and the viability of the historic pub.

Therefore, it is considered that the principle of the proposed provision of 2 new letting rooms for visitors accords with Policies CN7, EP4 and EP5 of the Local Plan and Section 6 of the NPPF.

- Proposed new dwellings

The site is located outside of any Settlement Policy Boundary (SPB) and is within part of the borough which is designated as countryside as per Policy SS1 (Scale and distribution of new housing) of the Local Plan. The Local Plan (paragraph 4.70) is explicit in its aims ‘to direct

development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature of the borough's countryside, prevent the coalescence of settlements and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy'.

Policy SS1 sets out a spatial strategy for the Local Authority to meet its full housing need over the Plan period. The strategy is principally based upon the development of allocated Greenfield sites and the redevelopment of land in the towns and villages. Development in the countryside is generally restricted. The most relevant Local Plan policy for the proposal is Policy SS6 (New Housing in the Countryside) which sets out the exceptional circumstances where it is appropriate to allow new housing development in the countryside. Policy SS6 states that development in the countryside will only be permitted if the site is on previously developed land; is part of a rural exception scheme; is for the re-use of an existing building; involves the replacement of an existing dwelling; is small scale to meet a locally agreed need; is required to support an existing rural business; or is allocated by a Neighbourhood Plan.

In this instance the provision of the new dwellings would involve the conversion of existing buildings and extension to these buildings. Therefore the most relevant Local Plan Policy would be SS6 (c) – reuse of a redundant disused permanent building. The outbuildings subject to this application are described within the applicants Design and Access Statement as an 'underused space on the site'. Their current use for storage is also noted as 'not being conducive to regular maintenance'. The supporting documents emphasize that these buildings are redundant to the ongoing operation of the Public House. The outbuildings are permanent buildings having been constructed somewhere between 1838 and 1871.

Policy SS6 (c) also sets out criteria to which the re-use of a redundant or disused permanent building should accord with. These include:

- iv) the development does not require substantial rebuilding, extension or alteration; and
- v) the development does not result in the requirement for another building to fulfil the function of the building being converted; and
- vi) the development leads to an enhancement of the immediate setting.

In regards to criterion iv), in this instance the extensions proposed to these outbuildings would be, as a result of their scale (including their depth, width and height), be considered as substantial. I must therefore be acknowledged that the development does not comply with this element of the policy.

With regard to criterion v) comments received during the course of the application from the planning agent and a recent site visit, confirm that the Purefoy Arms has secured a new tenant (the agent confirms on a 10 year lease). The outbuildings proposed to be converted did not form part of this lease (albeit they are being used as some temporary 'ad hoc' storage whilst the planning application is being determined). The planning agent states that "the new tenant was fully aware of the development proposal, including removal of refrigerator unit and redevelopment of the outbuildings. Plus, the proposed letting rooms form a vital part of the future of the pub". It is also understood that the new tenant has brought their own kitchen equipment which is more space efficient than the previous kitchen fit-out. It has also been stated that there are no current plans for further extensions or storage requirements at The Purefoy Arms. Therefore it is considered that further buildings would not be required to fulfil the function of the building being converted, namely more storage space. The development therefore would comply with this element of the policy.

The development is considered to result in a minor enhancement to the sites immediate setting. The proposed design would preserve the original character and appearance of the outbuildings and would secure the long term use of the buildings. However it is acknowledged that the loss of the mature Ash tree to the rear of the site would be harmful to the verdant character of the site. The loss of the tree is further discussed within the report below, however it is considered, through an appropriate landscaping scheme, the development would result in an enhancement to the sites immediate setting, thus complying with criterion vi) of Policy SS6 (c).

The development would therefore not fully comply with the provisions of Policy SS6 (c) given that

the proposed development would include substantial extension. The impact of the extension will be considered later in this report.

With respect to Policy CN7 (Essential Facilities and Services), the proposals are not considered to harm the viability of the Public House, neither would they result in its loss. The Environmental Health Officer has concluded that through the imposition of appropriate noise mitigation and odour conditions, the occupants of the new dwellings would not be adversely impacted upon by the continued operation of the Public House. The proposals would also retain a significant sized garden for the patrons of the Public House to enjoy. The dining area within the Public House would not be altered and it has been clarified that the business is not reliant upon the storage provision which these buildings have previously provided for. The proposal is therefore not considered to conflict with the aims of Policy CN7 with no demonstrable reason identified which would undermine the operation of the business.

Affordable Housing

Local Plan Policy CN1 requires the provision of 40% affordable housing as part of new residential development with a tenure split of 70% rented and 30% intermediate products. The policy also states that for development proposals of less than 5 net residential units a financial contribution of equivalent value towards the provision of affordable housing would normally be required.

Whilst the requirements of the Local Plan are acknowledged, the Council is additionally mindful of the Planning Practice Guidance (PPG) which was updated in May 2016 to confirm that contributions for affordable housing and other 'tariff style' financial contributions should not be sought from small-scale residential developments of 10 units or less (5 units within designated (e.g. AONB) rural areas) and which have a maximum combined gross (internal) floor space of no more than 1,000m². The use of the term 'and' (as opposed to 'or') within the PPG threshold implies that both unit number and floorspace tests have to be met in order to justify seeking an affordable housing contribution. In this instance, the 10 unit trigger, nor 1,000m² floorspace is not met and as such it is not necessary in accordance with Policy CN1 or the ministerial guidance for affordable housing provision to be sought in relation to this development.

Impact on the character of the area/ design

Policy EM1 states that development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned and must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.

Policy EM10 states that proposals will be required to respect the local environment, contribute to the streetscene and be visually attractive. EM10 also seeks high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development to create successful, inviting places where people want to live, work and enjoy themselves.

The application site is located within the Candover Valley Landscape Character Area (Basingstoke and Deane Landscape Assessment (2001)). It is described as having a 'typically quiet, unspoilt rural character with a sense of remoteness and limited intrusion from people and traffic' and 'small settlements developed along floor and lower slopes of the valley'. Settlements tend to be limited to a linear pattern along the B3046 serving Candover Valley, where there are the villages of Brown Candover, Preston Candover and Chilton Candover. These villages have a strong sense of identity and character, containing many period dwellings and buildings. The site lies within the settlement of Preston Candover, a village located along the floor of the valley and thus well relates to the above description.

The site contains the Purefoy Arms Public House, a series of attached outbuildings, hard surfacing providing car parking, and garden space to the rear used in connection with the Public House. The buildings front the B3046, the main road which runs through the Candover Valley. The site is bordered to the north, east and southeast by vegetation, including a number of mature trees.

The Preston Candover Conservation Area Appraisal notes: "At the village centre is a green space at the road junction. Here, the Purefoy Arms public house (Grade II) is a dominant building and together with Church Farm (Grade II) opposite, heads a further group of buildings that join this space to that in front of The Old Vicarage along the main road. The Purefoy Arms, dating from the early 19th century, is of brick and tile. It also includes a group of lower brick and tile outbuildings that define this central space.... The most important space lies at the centre of the village, in front of the church, where the road divides. The war memorial, water pump feature and large tree create a distinctive space, that is also defined by The Purefoy Arms public house, Church Farm, the church, and Lych-gate. The space is anticipated from some distance in all directions. The view from the north is particularly special as the church frames it."

Part of the proposed development would see internal alterations to the main Public House to provide 2 letting rooms. This element would not result in any external changes to the buildings and therefore would not impact upon the physical character and appearance of the area.

The proposed conversion and extension to the outbuildings would require external changes, these would be visible from the public highway. The outbuildings are subservient and ancillary to the main Public House. The outbuildings represent a series of four contiguous sections of buildings with differing rooflines. These outbuildings are single storey, with building B having a hayloft. The buildings have clay tile roofs and are constructed of red brick/flint with painted timber doors and openings. The buildings have a cartshed/stable like appearance and it is suggested that historically they were used for such purposes in association with the Public House. More recently, it would appear that the buildings have been used for storage purposes, again associated with the Public House. The applicants have stated that these buildings no longer serve a function for the operation of the Public House and are now disused.

It is considered important that in order to retain the general character and hierarchy of structures on the site, any development should preserve the diminutive nature and roofline of the outbuildings with respect to the main Public House. The proposed conversion and alterations would retain the existing roofline, barring changes to the furthestmost outbuilding which would be increased to the height of the adjoining outbuilding. A shadow gap would however be introduced and it is not considered in this instance that the increased height would harm the character of the outbuildings. This furthestmost buildings would also be rebuilt and would be clad in timber and utilise a metal standing seam roof. The use of materials in this instance would differentiate the building from the others and would appear as a contemporary later addition to the outbuildings. This replacement is considered appropriate given the poor quality of this most recent addition to the outbuildings. The subordinate and ancillary appearance of the outbuildings would therefore be retained in this regard.

The proposed design seeks to retain as many of the existing features on the street facing elevation as possible in order that the history and character of the buildings are not lost through the conversion. It is considered that through the utilisation of the existing openings, notably the sack hoist opening and cart doors, the proposal, when viewed from the street, would preserve the character and appearance of the outbuildings in this regard. The introduction of footlights into the front elevation would introduce uncharacteristic features into the outbuildings roof slope, however their harm can be mitigated via appropriate conditions ensuring that these are the most suitable for their setting.

To the rear, where views from the public realm are less prevalent, the proposals seek a 4.9m 1 ½ storey extension to the outbuildings. The height of this addition would largely match that of the existing outbuildings, being slightly reduced in order that from the street, the additions are not overtly noticeable. The use of a contemporary design approach would provide a clear visual distinction between the historic old and the new and would continue the approach taken for the furthestmost outbuilding as discussed above. The design was amended slightly during the application process in order to address the concerns raised by the Conservation Officer. Those elements that were amended included the use of diagonal boarding and framed dormer windows as these were considered to be alien to the character of the building. The timber cladding is now horizontal and the dormer windows have been amended to reduce their framing, albeit still retaining a boxy appearance. A flat roof would span a large section of the extended outbuildings,

however, given its siting behind the pitched roofs of the existing and proposed buildings, it would not be overtly visible. The use of a flat roof enables two floors of accommodation to be provided within the modest height of the outbuildings.

The cold store located in front of the kitchen, visible within the streetscape makes a negative contribution to the sites setting through its cluttered appearance and lack of architectural style. The proposals seek to remove this element and in the interests of visual amenity this is welcomed.

The submitted landscape strategy plan is not considered to be acceptable as it would introduce uncharacteristic features into the sites rural setting, notably through the use of ornamental hedgerows and a formal parking layout within the sites frontage. It is however considered that an appropriate landscaping scheme could be secured via condition. Such a scheme will need to better reflect the sites rural setting and utilise native species within hedgerows/replacement trees. Details of the long term maintenance and management of the landscaping will also be required. The plan should also detail the key amenity areas for the Public House, for example, smoking areas and outdoor seating. The location of these should be given due consideration.

Impact on heritage

The National Planning Policy Framework (NPPF) states that there should be a presumption in favour of sustainable development (paragraph 11) and that when considering the impact of a proposed development on the significance of the heritage asset, great weight should be given to the conservation of the asset (paragraph 193). Local Plan Policy EM11 states that development must preserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The principal of bringing the relevant outbuildings in question, into economic re-use is considered a positive step, likely to improve their chances of survival, refurbishment and ongoing maintenance into the future. Through the residential conversion of the outbuildings their long term security is better assured. Consideration has been given to the condition of the outbuildings as set out within the submitted structural survey. This report indicates that the buildings are in a dilapidated condition, with evidence of damp and decay to timbers, holes in the roof and cracks in structural timber beams. The informal storage use of the building is not conducive to its regular maintenance and given the condition of the existing buildings, it would appear that maintenance/significant repair works are required to safeguard the outbuildings. Similarly, from a conservation perspective, in principle, altering the main building to provide two letting rooms is welcomed if such a change increases the likelihood of the retention and upkeep of the listed building as a whole.

Any harm to designated heritage assets (which is less than substantial harm) has to be weighed against the benefits of the scheme which include these heritage benefits.

The special interest of the Listed Building relates to its historic function as a Public House. The outbuildings appearance and use is also intrinsically linked with the Public House, being where patrons would keep their horses/carts etc. The proposals, as discussed above would utilise the frontage's existing openings where possible and maintain the hierarchy of built form. From the streetscene the proposed design would ensure that the history of the buildings and their relationship with the Public House is retained.

The key aspects to achieving a successful scheme in this instance are considered to include ensuring that the various elements of the outbuildings are clearly articulated, that there is an appropriate hierarchy of built form, that the design responds to the special interest of the property as a whole, and that the character and appearance of the Conservation Area is preserved or

enhanced.

If the scheme allows the building to function as a pub, then that will result in heritage benefits. Conversely there would be a loss of significance were the pub to be converted to another use. Whilst the current application does not relate to the change of use of the pub, it is important to ensure that any works are conducive to enabling the building to thrive as a pub, and that they do not reduce the likelihood of the building being used for such a purpose.

In this instance the applicant has stated that “I certainly consider The Purefoy Arms to be a viable pub” and indicates that they “are looking at ways to improve its future trading potential”. The applicant also states that: “The current application includes two elements: (1) letting rooms to further improve the viability of the pub; and (2) the conversion of the outbuildings into two homes, which makes efficient use of the site and allows for further re-investment in the pub. The outbuildings are very dilapidated and have not been used by the pub for many years. We felt that it made sense to undertake a sensitive conversion into residential accommodation rather than let them decay any further.”

A recent appeal case in the borough has demonstrated that the contribution that a Public House can make to the vitality of a Conservation Area is an important factor in determining its character and appearance. In this instance, the Public House would not be lost, and there would inevitably be an increased viability of the business through the income and diversity offered by the proposed letting rooms.

The site is located within the historic core of Preston Candover, in an area of High Archaeological Potential (AHAP). However, the small scale of the proposal, combined with the fact that the footprint of the proposed extension would be located in an area previously disturbed by modern development, means that it is unlikely that ground works associated with construction would expose any interpretable archaeological features. The Archaeologist therefore does not raise any archaeological issues in this instance.

The proposals require internal and external works to the listed outbuilding in order to complete the conversion. These matters are discussed in more detail under the accompanying listed building consent (application 17/03773/LBC). The proposals submitted are however considered to retain and respect the special qualities of the listed building and would preserve the special qualities of the wider Conservation Area in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990, Section 16 of the NPPF and Policy EM11 of the Local Plan.

Impact on neighbouring amenities

Policy EM10 requires developments to provide high levels of amenity for proposed occupants and neighbouring occupiers regarding privacy, amenity space and natural light.

The proposed development would introduce two residential dwellings to within close proximity of the Public House and its rear garden. This relationship is not ideal and it is inevitable that through the day to day operation of the pub, there would be some degree of disturbance for the future occupiers. Use of the garden during summer months would likely be the most noticeable and potentially disturbing. It is however noted that the Environmental Health Officer has raised no objection to the application and this relationship, albeit they do note that there would potentially be noise impacts. To this end, conditions have been recommended which secure details of noise mitigation measures. These are considered to be reasonable and necessary in this instance to limit the impacts upon the future occupiers of the site.

The Purefoy Arms is a quintessential family friendly village pub, its website emphasises the tranquillity of its setting as a reason to visit. Indeed the website also welcomes patrons to come and ‘relax in the peaceful garden’ and enjoy the pubs ‘relaxed atmosphere’. It also states that the pub is “A haven for foodies, families, walkers and dog lovers, you can dine in the restaurant, enjoy a drink in the cosy bar”. It is therefore not envisioned that the pub, like some town centre pubs may experience, would frequently result in loud, unruly patrons creating excessive levels of disturbance. Although the supporting documents submitted with this application suggest the letting rooms could

be used in connection with functions, such as weddings, wakes and parties, such events would be limited by the space available within the pub and garden. It is not envisioned that such events would be of a scale and frequency which would adversely impact upon the proposed dwellings.

The proposals are also sensitive to odour impacts due to cooking odours from the existing kitchen extraction system. The plans show the existing extraction opening on the roof as being in close proximity to first floor windows of the proposed dwellings. As such this potential impact should be appraised to ensure that cooking odours do not adversely affect residential amenity at the proposed dwellings. Conditions securing a scheme for protecting the proposed dwellings from odour from the adjacent public house are therefore considered necessary and reasonable in this case.

Views into the rear first floor windows of the new dwellings would be afforded from within the Public House's garden. These views however would be indirect or from a distance which would not result in adverse harm. Landscaping, in the form of boundary hedging would also, over time reduce the potential for such views to be achieved.

Buyers of the proposed dwellings would have an expectation of what living next door to a Public House would be like, and therefore be aware that there may be some degree of disturbance. As set out above, however, this is not considered to be significant and through the appropriate details secured via condition, would be acceptable in accordance with Policies EM10 and EM12 of the Local Plan.

Highways and Parking

Policy CN9 sets out that development integrate into existing movement networks, provide safe, suitable and convenient access for all users; provide appropriate parking and servicing provision; and should not result in inappropriate traffic generation or compromise highway safety. Policy EM10 requires developments to provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards.

Due to the sites location upon the inside bend of the B3046, the sites frontage adjoining the adjacent carriageway without intervening footway or verge and the presence of mature vegetation upon each side of the site which typically obstructs inter-visibility towards approaching highway users, a Transport Statement (TS) was requested and has been submitted to support the proposals.

The TS sought to respond to the comments made by the Highway Officer (dated 6th June). The TS reviewed the location of the site, the nature of the surrounding highway network and highway safety, the sites' accessibility and opportunities for sustainable travel, the national and local transport planning guidance, the development proposal, a review of the forecast trip attraction of the application site and a parking accumulation assessment.

The main existing vehicular access from the south-eastern boundary off the B3046 will be retained for the Public House car park, as is the existing situation. It should be noted that the internal customer service area remains unaltered as does the rear pub garden and there would be no increase in size/capacity of the rear pub garden, therefore it would not be justified to relook at the parking provision in this regard. Equally the tenant flat already exists on site, and as a result of this application would be reducing in size and therefore the parking requirement for this element would actually reduce.

With regards to parking provision it is therefore only reasonable to consider the impacts of the 'new' uses on site, namely the two letting rooms and the two new houses. The position of the houses would result in a reduction of parking available to customers which would instead be available for the new dwellings only.

The letting rooms would require 2 vehicle spaces (one space per room), and the two dwellings would generate a requirement for 5 spaces. With regards to the two new dwellings, 4 spaces are shown to the front of the buildings, together with bin storage. The proposed parking layout would allow vehicles to access and egress the site in a forward gear, which is not always the case with

the current configuration of parking in this area. However to ensure the development meets the parking standards and notwithstanding the submitted plans, it is considered that this area could be redesigned to accommodate 5 spaces and therefore a condition will be applied to require this.

The existing access for this section of the site will be retained to serve the proposed residential use of the site. A swept path analysis has been undertaken of the proposed new residential development and demonstrates that safe and suitable access can be achieved.

It is acknowledged that as a result of the new dwellings, current customer parking would be lost. At present 16 parking spaces are available on site for the pub use alone. In accordance with the parking standards, the letting rooms would only require 1 additional space above that currently required for the pub, given that the tenant flat would be reduced from 4 to 2 bedrooms. The submitted plans indicate that 16 spaces can be provided on site, excluding the parking proposed for the new dwellings. It is considered that this level of provision meets that previously provided for the pub use and it is only the additional letting rooms (1 spaces in total) which would need to be accommodated in addition. It should be noted that the letting rooms would be for overnight guests of which there is currently none, and therefore the pub car park would be vacated following the closure of the pub in the evenings, leaving the pub car park available for use by the letting room customers. It is acknowledged however that these customers are likely to be using the pub facilities earlier in the evening and as such there would in theory be a shortfall of 1 spaces at this time.

The submitted TS states "It has been identified previously that during periods of fair weather for the pub, on-street parking may occur in the vicinity of the site, which is likely to occur with the proposed residential units in place. However, this would be a continuation of existing parking arrangements associated with the pub and on-site observations identified that there is sufficient available, safe and legal kerbside space to accommodate four additional vehicles... Furthermore, as per Chapter 2, examination of PIC data confirms there have been no collisions on the local highway network as result of the operation of the pub, meaning there is no existing safety issue, and due to the immaterial increase in on-street parking during periods of fair weather, this is expected to continue."

With regards to refuse and servicing arrangements, the existing service and delivery arrangement shall be retained to serve the pub via the main entrance. With regards to the proposed letting rooms, the existing arrangements of the refuse and recycling vehicles, which currently serve the Public House, shall be retained. In relation to the proposed residential dwellings, it is envisaged that refuse would be collected from the kerb side within the vicinity of the proposed site access as per the existing arrangements with other dwellings within the local area. A condition requiring further details of this arrangement should be attached to a permission to ensure that this aspect is formally agreed.

In light of the information submitted within the TS and the lack of identified harm which a small number of on-street parking patrons would cause, it is considered that, subject to an amended parking layout in relation to the new dwellings (which accords with the guidance within the Parking SPD), the development would not have an adverse impact upon the highway network. The development therefore would not be unacceptable in light of Policies CN9 and EM10 of the Local Plan.

Ecology

Policy EM4 establishes that proposals will only be permitted where significant harm to biodiversity can be avoided or adequately mitigated unless there is a demonstrated overriding public need.

In support of their application the applicant has submitted a Phase 1 and Bat Survey Report. This indicates that the site has an overall negligible to low intrinsic ecological value due to the limited quality, value and extent of the habitats present. The habitats are also considered to only have limited potential to support notable or protected species. The visual assessment of the Bat Survey recorded no evidence of bats within any of the outbuildings. The results of the further Bat Survey indicate that the outbuildings are not in current use by roosting bats. The report also notes that

“although there is no current evidence of roosting bats within these outbuildings, care should be taken during the works, particularly to the roof tiles and eaves”.

The report recommends that development should aim to retain the mature trees and compensate for any loss of these with new native tree planting elsewhere. To deliver a net gain in biodiversity, it is also recommended to incorporate additional native tree, shrub and/or flower planting within the development.

The Biodiversity Officer has raised no objection to the proposed development subject to conditions securing the wildlife protection and mitigation measures set out with the submitted Ecological report. A condition is also requested which secures details of habitat enhancement measures in order to achieve a net gain in biodiversity for the site. These conditions are considered necessary and appropriate in accordance with Section 15 of the NPPF and Policy EM4 of the Local Plan.

Trees

Policy EM1 of the Local Plan requires that development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to b) the visual amenity and scenic quality and e) trees, ancient woodland and hedgerows.

The site stands in the Preston Candover Conservation Area and is bordered by mature trees which are prominent within the local landscape. An Arboricultural Report has been submitted in support of the application. This identifies the arboricultural interest of the site and assesses the impact on these trees as a result of the development and provides advice of what tree works are necessary to accommodate the proposed development. It also sets out advice on any tree removals, retention and provides guidance and recommendations on tree protection measures necessary to protect trees identified for retention.

The report identifies two trees which will need to be removed to accommodate the proposals, T1 (Ash) and T4 (Pear). The Ash tree is graded B1 where trees of moderate quality and value with an estimated life expectancy of at least 20 years – its value is identified as mainly arboricultural, whilst the Pear is dead and is recommended for removal, regardless of the proposed development.

A number of other trees categorised up to B1 would be affected by the proposed development. These are mainly along the northern boundary of the site, located within third party land. The report sets out a tree protection plan and method statement which would ensure the long term wellbeing of the retained trees.

The proposed loss of the large Ash tree (T1) is regrettable and would harm the arboricultural value of the site, as well as harming the wider landscape. Preston Candover is typical of a rural village, having dispersed development allowing for significant landscaping and vegetation. This contributes to the verdant character of the site, which is located at the heart of the village, where mature trees can be seen. This Ash tree can be seen towering over the outbuildings and provides an attractive green backdrop to the built form of the site. This tree is however having an adverse impact upon the stability of the listed building as set out within the supporting Structural Survey. This identifies that the root system of the Ash tree has likely affected adjacent foundation causing wall movement and wall cracking. The proximity of the tree to the listed buildings is also resulting in roof damage and rafter and purlin damage and decay due to gathering rainwater and the damp conditions that the trees branches and leaves result in. The Structural Survey concludes that the risks to the buildings structure due to falling braches and invasion of roots beneath the sub-structure causing movement are very real. The report advices that the tree be removed in order to alleviate the risks.

There would likely be some pressures put upon Ash tree T6 as a result of the proposed development and its siting within the rear garden of one of the new dwellings. This tree falls within the Preston Candover Conservation Area and therefore any works to the tree would need the prior consent of the Local Authority. The siting of the tree to the northwest would not result in direct loss of sunlight and as such wouldn't render the dwellings significantly undesirable in regards to internal light. It is considered appropriate that Permitted Development Rights be removed for outbuildings, extensions, roof alterations and hard surfacing given the additional pressures which these may

place on the existing and valued arboricultural interest of the site.

The development would result in the loss of a tree which has a positive contribution to the site and wider verdant and rural character of local landscape. However in light of the findings of the structural survey, the historic nature and desired protection of the listed buildings, the ability to condition replacement planting and protection to the other trees affected by the development, it is considered this trees loss would not result in a reason for refusal.

Flood Risk and Drainage

The NPPF requires that new development should be either directed away from areas at highest risk or alternatively demonstrated to be flood resilient and resistant. This applies a sequential approach, taking advice from the Environment Agency and Lead Local Flood Authorities to ensure that risks of flooding are adequately managed, whilst also accounting for future climate change.

The Environment Agency Flood Risk Maps position the site as falling within Flood Zone 3 giving the site a high risk of flooding (1 in 100 or greater annual probability) and in accordance with Policy EM7 therefore requires a Flood Risk Assessment to accompany the application. In this instance, it is not considered reasonable to require the submission of a Sequential Test or Exception Test given that the proposals are a conversion to existing buildings.

The Environment Agency considers that the main reason for the site area being included within Flood Zone 3 is due to historical groundwater flooding. Similarly, the submitted Flood Risk Assessment considers the site to be most at risk from Groundwater flooding. Indeed the Flood Risk Assessment (FRA) considers the site to be at high risk of groundwater flooding. The Strategic Flood Risk Assessment (SFRA) indicates there have been reported incidents of ground water flooding which affected 12 properties within Preston Candover, these affected ground floors and cellars, between November 2000 and May 2001. Information provided by the Environment Agency shows that the Purefoy Arms was affected by the groundwater flooding during Winter 2000/2001 and 2002/2003. Neighbour representations also suggest that a degree of flooding occurred in 2014.

The main mechanisms of groundwater flooding at the site are related to Bedrock or Clearwater flooding relating to prolonged recharge and a rise in the water table.

The Environment Agency states that it will not be seeking any mitigation in the form of fluvial flood compensation in this case due to the risk of flooding being from groundwater sources. However the Environment Agency advises that flood resistant and resilient construction methods alongside raising floor levels should ensure the buildings remain safe. No objection to the development has been raised by the Environment Agency subject to conditions.

The standard practice of raising floor levels in this case would not be appropriate given that the site is a listed building. As such, a water entry strategy is recommended within the FRA, this may include: ground floors designed to permit water passage at high flood depths, hard flooring, flood resilient metal staircases and heating systems, electrical sockets and utility meters should be raised above the predicted flood level where possible, sump and pump. The FRA also recommends other means of flood mitigation and resilience measures.

A Sustainable urban Drainage Strategy (SuDS) and design should be incorporated into the scheme in order to mitigate any flood risk both to and from the Site.

Therefore in order to ensure the development is acceptable in regards to flooding impacts, it is considered appropriate that further detail, as highlighted within the FRA and Environment Agency comments be secured via condition (condition 21). Subject to the acceptability of these details, the development would be acceptable in accordance with Section 15 of the NPPF and Policy EM7 of the Local Plan.

Community Infrastructure Requirements

The Council's Planning Obligations for Infrastructure SPD, and the Community Infrastructure Levy

(CIL) Regulations 2010 (as amended 2015) are relevant with regard to planning obligations in the context of a development. The CIL regulations in particular now make it unlawful if the obligation sought does not meet the following three tests:

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

In respect of this particular application, it was identified through the Council's 'scoping' process in relation to tariff style charges, that contributions were not required in order to offset the impact of the development given that less than 10 units are proposed in light of the ministerial guidance as set out within the Affordable Housing section of this report.

Basingstoke and Deane Borough Council has now implemented its Community Infrastructure Levy (CIL) on the 25th June 2018. The required forms have been submitted for CIL contributions to be calculated if applicable. From these forms, it would appear that the development would be CIL liable.

Sustainable Water Use

Policy EM9 sets out that development for new homes will need to meet a water efficiency standard of 110 litres or less per person per day, unless clear demonstration is given that this would not be feasible. It is considered appropriate that this requirement be dealt with by way of condition and as such has been included.

Other Matters

No information has been submitted with regards to the proposed foul drainage of the development. It would appear, from representations received, that no mains drainage exists and the existing Public House and surrounding dwellings rely on septic tanks. It is however considered that this matter could be secured via condition. Should the development require additional septic tanks, new pipes etc., their siting will need to respect the historic and arboricultural value of the site.

Conclusions

The development does not conflict with Policy CN7 in that the proposals would not be detrimental to or result in the loss of the essential facilities in the Public House.

The principle of development is not considered to fully accord with the requirements and criteria of Policy SS6 as set out in full above. The proposals are not contrary to the guidance provided for within the NPPF in that the new dwellings would be located in a sustainable location and would contribute to the vitality of the rural community, helping support local services. There would be harm to the verdant rural character of the site as a result of the loss of the Ash tree, however given the damage being caused to the listed building by this tree (its branches and roots), its loss is more acceptable. Additionally, replacement tree planting and a landscaping scheme can be secured via condition and would help to mitigate the loss of this tree. Biodiversity gains can be secured via condition and the flood risk of the site would also be appropriately dealt with via condition.

No objection has been raised by the Conservation Officer and it is considered that through the secured long term use and maintenance of the outbuilding, there would be a heritage benefit to the site. This is however based on the understanding that the proposed works would not undermine the use of the Public House or result in its loss, if such were to happen, the proposals would not preserve or enhance the character of the Conservation Area or Listed Building.

The development would not fully provide a policy compliant level of parking (in relation to the use of the Public House), however it has been demonstrated that the proposals would not significantly differ from the existing situation and that a small level of on-street parking, which already occurs, would not be significantly harmful upon the highway network.

Therefore and on balance, although not fully compliant with the provisions of Policy SS6, material

considerations, namely the weighty positive heritage implications, coupled with the sustainability credentials of the development with reference to Paragraphs 8, 11 and 78 of the NPPF, the proposals, are considered acceptable.

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

559PF ST_010 P1 Location Plan
559PF ST_011 P1 Block Plan
559PF ST_012 P1 Proposed Ground Floor Site Plan
559PF PR_100 P2 Proposed Ground Floor Plan
559PF PR_110 P2 Proposed First Floor Plan
559PF PR_111 P1 Proposed First Floor Pub Plan
559PF PR_120 P2 Proposed Roof Plan
559PF PR_200 P2 Proposed Street Elevation
559PF PR_201 P1 Proposed Site Rear Elevation
559PF PR_210 P2 Proposed Front and Rear Elevations
559PF PR_211 P2 Proposed Side Elevations
559PF PR_300 P2 Proposed Section AA
559PF PR_301 P2 Proposed Section BB
559PF PR_302 P2 Proposed Section CC
559PF PR_303 P2 Proposed Section DD

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

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

- 3 No works hereby permitted shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

- the size, texture, colour and source of bricks including specials;
- the nature, source and bedding of flint work;
- the bonding and coursing of brickwork;
- mortar mixes and joint profile;
- the size, texture, colour, source, specification of tiles, Zinc any other roofing material;
- the material, colour, finish, size, profile and gauge of timber boarding;
- the nature of insulation and membranes employed;
- the detailing of valleys, hips, ridges, gables, parapets, eaves and verges.

Notwithstanding approval of such information, all works of making good to the listed building shall be undertaken using materials and finishes, workmanship and detailing to match that of the existing building.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted in this regard, with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policies EM11 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No related work shall commence on site until full working details of all new and modified dormers, rooflights, windows and internal and external doors to be incorporated in the

scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing members, glazing, glazing units, glazing bars and methods of opening. They shall also include details of modifications to existing openings and shall clearly show the nature and relationship of new and retained/modified elements of construction. Details shall be at a minimum scale of 1:20 and 1:5. The works shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted in this regard, with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 Notwithstanding information shown on drawings, no related works hereby approved in respect of each building to be constructed, altered, extended and/or repaired shall commence on site until details of the position and type of installation of all new services visible external to the building have been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include information on wiring, cabling, rainwater goods, water supply and drainage pipework, flues, extract vent terminals and meter boxes. All works relating to services shall be undertaken strictly in accordance with the approved details.
REASON: Details are required prior to commencement of related works because insufficient detail was submitted in this regard, with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 6 No related works including demolition works shall commence on site until a fully detailed schedule of works relating to the proposed works to the roof, including zinc and tiles has been submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in strict accordance with the approved measures.
REASON: Details are required prior to commencement of related work because insufficient detail was submitted with the application, to ensure preservation of the special architectural / historic interest of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 7 Prior to installation details of the materials to be used for hard and paved surfacing, including the front parking area and rear patio shall be submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied and thereafter maintained.
REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of visual amenity and in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 8 Prior to installation, a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walls/fences shall be erected before the works to the dwellings hereby approved are completed and shall subsequently be maintained. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, details of which shall be agreed in writing by the Local Planning Authority before replacement occurs.
REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the amenities of the area and in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 9 Notwithstanding the submitted details, prior to the relevant start of the external works, there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.
REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 10 The development hereby approved shall be undertaken in adherence with the recommendations, procedures and methods contained within the Lushland Ltd development tree survey and arboricultural report, AR0290/10-17 dated 30/10/17.
REASON: In order to ensure that the retained trees are protected during development and that their long term health is not adversely affected in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
- 11 The development hereby approved shall be undertaken in adherence with the recommendations and procedures contained within Sections 4.10 to 4.16 and Section 4.19 of EDP's Extended Phase 1 and Bat Survey Report dated Oct 2017.
REASON: In order to help protect and enhance the biodiversity of the area in the long-term, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.
- 12 No development shall take place until details of the habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.
REASON: In order to help protect and enhance the biodiversity of the area in the long-term, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.
- 13 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings shall be inserted/made in the dwellings hereby approved without the prior permission of the Local Planning Authority on an application made for the purpose.
REASON: To protect the character of the building in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 14 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A to E of Part 1 or Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.
REASON: To prevent the overdevelopment of the site in the interests of the amenity of the area and to ensure that any development is appropriate for the sites historic and rural setting in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 15 No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all

motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall include for:

- i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'
- ii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);
- iii. loading and unloading of plant and materials away from the maintainable public highway;
- iv. storage of plant and materials used in constructing the development away from the maintainable public highway;
- v. wheel washing facilities or an explanation why they are not necessary;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling and disposing of waste resulting from construction work; and
- viii. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.

REASON: To ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Notwithstanding the details shown on the approved plans, the installation/creation of roads and parking areas for the new dwellings, shall not commence, until a motor vehicle parking layout plan for 5 motor vehicles, including unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrances of the properties, has been submitted to and approved in writing by the Local Planning Authority, such drawings are to demonstrate by vehicle swept paths the ability of vehicles to access and egress the vehicle parking spaces, including enter, turn and leave the site in a forward gear, and details of the surface materials for the vehicle manoeuvring and parking areas. The approved motor vehicle parking layout shall be constructed and fully implemented as shown on the approved plans before occupation or the approved use commences, whichever is the sooner, and the areas of land so provided shall be thereafter maintained and shall not be used for any purposes other than the, manoeuvring, loading and unloading and parking of vehicles, and access for pedestrians.

REASON: In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and to accord with the Basingstoke and Deane Parking Supplementary Planning Document (2018).

- 17 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 2 long and 1 short stay places per dwelling have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. The approved secure cycle storage shall be constructed and fully implemented before occupation or the dwellings, and thereafter maintained in accordance with the approved details.

REASON: To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 18 Notwithstanding the details shown on the approved plans, the dwellings hereby permitted shall not be occupied, until refuse and recycling storage (prior to disposal) plus a collection point not more than 15 metres carrying distance from a highway which is a carriageway,

have been provided within the curtilage of the site for 1 number 240ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter maintained.
REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the guidance set out within appendix 3 of the Design and Sustainability SPD 2018.

- 19 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.
REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the amenities and character of the area and flood risk in accordance with Policies EM1, EM7, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 20 No works shall commence on site until details of the proposed foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.
REASON: Details are required prior to development as inadequate information has been provided with the application and in order to ensure that the proposed development is satisfactorily drained in accordance with Policies EM1, EM7, EM10, EM11 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 21 Prior to commencement of the development hereby approved, a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Flood Risk Assessment (FRA) by Flood Smart Pro (reference 66128R1_rev2, dated September 2017) and shall include:
- a topographic survey confirming levels within the Candover Stream and culvert at the Site (particularly the soffit and invert levels of any culverted watercourse sections) to assess its capacity;
 - a water entry strategy;
 - groundwater mitigation measures;
 - flood resistance and resilience methods to be incorporated into the design;
 - structural loading calculations for any existing flint walls that will be exposed to a potential long term groundwater flooding event to demonstrate structural stability;
 - measures to be taken to protect against flooding during extreme events, including non-return valves on drains and sewer outlets, secure manhole covers, anti-siphon fitted to toilets;
 - details of a flood plan which is in accordance with the guidance provided by the Environment Agency;
 - a full surface water drainage plan, including sections, layout and technical details of the proposed attenuation tank, permeable paving and Sustainable Urban Drainage System (SUDS) as required by Flood Smart Pro Consultants Flood Risk Assessment 66128R1_rev2;
 - a drainage management plan, including details of the maintenance of the SUDS in accordance with CIRIA SUDS MANUAL guidance;
 - details of measures to be taken to ensure that runoff is appropriately treated prior to it existing the site;
 - means of waste disposal;

The development and mitigation measures shall be carried out prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the

scheme and maintained in accordance with the approved details.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that appropriate flood mitigation measures are provided to minimise flood risk both within the site and surrounding area in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

- 22 The development hereby approved shall not be occupied until a Construction Statement detailing how the new homes shall meet a water efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details.
REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.
- 23 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 24 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800, Monday to Friday, before the hours of 0800 nor after 1300, Saturdays nor on Sundays or recognised public holidays.
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 25 No development shall take place on site until a scheme for protecting the proposed dwellings from noise from the adjacent Public House use has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are occupied and shall be thereafter maintained.
REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 26 No dwelling shall be occupied until all the works which form part of the scheme for protecting the proposed dwellings from noise as approved by the Local Planning Authority under condition 25 above have been completed. The approved scheme shall be thereafter maintained.
REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 27 No development shall take place on site until a scheme for protecting the proposed dwellings from odour from the adjacent Public House use has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are occupied and shall be thereafter maintained.
REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 28 No dwelling shall be occupied until all the works which form part of the scheme for

protecting the proposed dwellings from odour as approved by the Local Planning Authority under condition 27 above have been completed. The approved scheme shall be thereafter maintained.

REASON: To ensure acceptable levels of odour within the dwellings and the curtilages of the dwellings in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 29 Notwithstanding the approved plans, prior to occupation of the dwellings hereby approved, a scheme detailing the works to be carried out to improve the appearance of the projecting single storey element (toilets) shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details within 3 months of the first occupation of the dwellings.

REASON: In order that there may be a benefit to the character and appearance of the Conservation Area and Listed Building in accordance with section 16 of the National Planning Policy Framework (July 2018) and Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 30 Prior to occupation of the dwellings hereby approved, the existing storage unit located to the front of the kitchen and adjacent to the W/C block, shall have been removed from site and shall remain in such condition in perpetuity.

REASON: To improve the visual amenity of the area in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

- 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
- 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
seeking further information following receipt of the application;
seeking amendments to the proposed development following receipt of the application;
considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

the applicant was updated of any issues after the initial site visit;

was provided with pre-application advice;

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. If this development will result in new postal addresses or changes in addresses, please contact the Council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can also be found on the Council's website.
4. The developer is advised that if works are carried out without strict compliance with the above conditions, approved plans and details an offence will have been committed under the Planning (Listed Buildings and Conservation Areas) Act 1990 rendering the building owner, their agent and the person carrying out such works liable to prosecution. In cases of doubt you should contact the Local Planning Authority for further advice prior to the commencement of works.
5. The applicant's attention is also drawn to the protection of breeding birds under the Wildlife and Countryside Act 1981. This makes it an offence to kill or harm birds or damage or destroy their eggs. To avoid contravening these provisions it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to August inclusive).