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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION	Case No:	12/00216/SFUL
	W Ref No:	W04513/20
	Grid Ref:	459829 117706

This application lies within (or partly within) the South Downs National Park

**Permanent two bedroom dwelling for agricultural worker
Poppy Down Farm, Mayhill Lane, Droxford, Southampton, Hampshire**

In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority, hereby GRANTS permission for the above development(s) in accordance with the plans and particulars submitted with your application received on 30 January 2012 and subject to compliance with the following conditions:-

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

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

2 Notwithstanding the materials detailed on the application form and approved plans, no development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 All windows, doors, fascias and eaves shall be timber, either weathered naturally or in a dark colour/stain to be approved by the Local Planning Authority prior to development. The windows shall achieve a minimum recess of 100mm. The dormer windows shall have matching tile roofs, cheeks and faces. The rooflights shall be of a conservation style rooflight with a vertical separation bar. The brick shall be a soft red multi stock brick, the roof tile a sandfaced clay plain tile and bonnet hip tiles. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- car parking layout;
- hardsurfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant: (Sub Para)

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate to include adequate planting to the eastern site boundary:
- implementation programme:

Reason: To improve the appearance of the site in the interests of visual amenity.

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6 The occupation of the shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

7 Details of the position and type of drainage system including surrounding ground levels, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The agreed works shall be fully implemented before the dwelling is occupied.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

8 Prior to the commencement of development, large scale drawings of the dormer windows at 1:20 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

9 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E and F of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment, and to accord with the terms of policy CE20 regarding floor area for agricultural workers' dwellings.

11 The development shall be carried out in accordance with the approved amended plans H450-01(B) proposed floor plans, roof plan and sections, H450-02(B) proposed elevations, H450-04(B) site layout plan.

Reason: to ensure an appropriate form of development in accordance with the approved plans.

12 The existing temporary dwelling on the site, which was the subject of planning application 08/01781/FUL, shall be demolished and all resultant materials removed from the site within 3 months of the occupation of the permanent dwelling which is the subject of this application.

Reason: to ensure that only one dwelling is provided on the site to accord with the terms of policy H3, CE19 and CE20.

Informatives:

This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE19, CE20, T1, T2, T3, T4

South East Plan 2009: C2, CC1, CC6

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16 May 2012