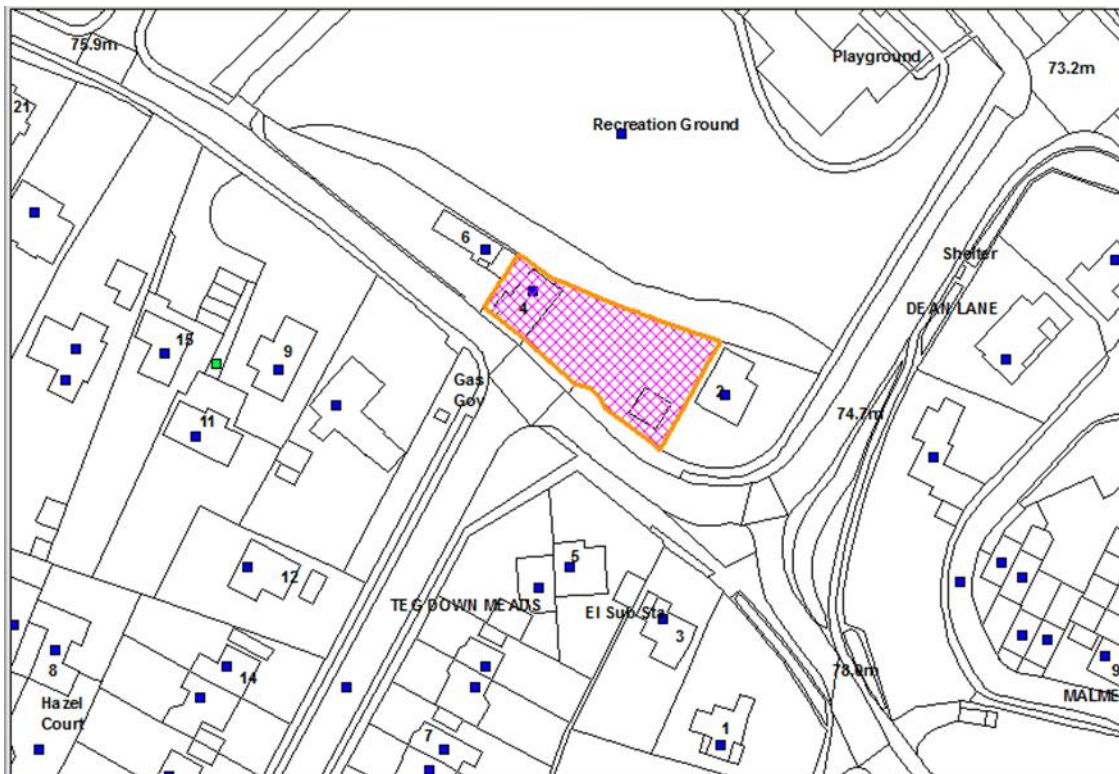


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/00391/FUL
Proposal Description: (AMENDED PLANS - 23/02/21 and 19/06/19) New dwelling in garden and single garage
Address: Bramble Cottage 4 Dean Lane Winchester SO22 5LH
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Thomas
Case Officer: Lisa Booth
Date Valid: 20 February 2019
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Applications>



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General Comments

Application is reported to Committee as the number of objections received was 28 contrary to Officer's recommendation.

This is a resubmission after planning permission was refused for the previous scheme ref: 18/01697/FUL for the following reasons:

- 1. The proposed development is contrary to Policy DM16 of the LPP2 in that it does not respond positively to the character and appearance of the local environment by virtue of its siting.*
- 2. The proposed development is contrary to Policy DM17 of the LPP2 in that it will have an unacceptable adverse impact on the amenities of the neighbouring dwelling, namely no. 2 Dean Lane, by virtue of overshadowing and overbearing impact.*

The plans originally submitted for this application (ref: 19/00391/FUL) were of the same design as that refused. Further amended plans were secured which has re-sited the proposed dwelling in the plot, moving it further away from no. 2 Dean Lane, altered the design of the dwelling and proposes 1 no: single garage for the host dwelling (4 Dean Lane), as opposed to 2 no: car ports. Parking spaces are to the front of the proposed dwelling and the shared hardstanding area in the middle of the site has been altered to allow a usable turning area for both properties on the shared drive (condition 5). Additional hedge planting has been introduced to define the boundaries inside the site and the front boundary of 4 Dean Lane.

Site Description

The site is situated on Dean Lane, approximately 1 mile to the north-west of the city centre and has an area of approximately 0.03 hectares. It is well connected to public amenities, with shops including Aldi and Waitrose situated nearby on Stockbridge Road, which is also a main bus route into Winchester.

The area is predominantly characterised by detached dwellings situated with good sized gardens.

The site backs onto a recreation ground with a band of TPO'd trees along the northern boundary within the park grounds.

There is a tall hedge along the road boundary on each side of the existing access, which is to be retained.

The site consists of a predominantly flat unused/overgrown area of garden and detached garage/parking area to the east of Bramble Cottage.

Proposal

The proposal is to demolish the existing double garage and replace it with a two storey 3 bedroom dwelling built of white render and tiled roof, measuring 8.1m by 9.1m, recessed to the hall at 8.4m with an eaves height of 4.5m and ridge height of 6.95m.

There is a now a gap of approximately 3.95m at the nearest point and 5.25m at the
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furthest point (previously 1.5m) to the boundary with no. 2 Dean Lane, between 7m and 9.8m to the boundary with the park at the rear and 19m to Bramble Cottage (previously 22m). The proposed dwelling is set back from the edge of the road by approximately 6.9m.

A single garage and parking area for cars will also be provided behind in the boundary hedge and in the centre of the site and will use the existing access off Dean Lane, creating a shared driveway and parking area for the new dwelling and Bramble Cottage.

A new hedge is proposed along the boundary to the north-east, south-east and within the site. The hedge along the pavement boundary is to be retained.

Relevant Planning History

80/01699/OLD - Erection of detached house. Refused 23rd December 1980.

82/00736/OLD - Erection of dwelling and garage. Refused 5th January 1982.

82/00737/OLD - Erection of dwelling. Refused 2nd March 1982. DISMISSED AT APPEAL 25th August 1982.

93/01577/OLD - Double garage. Permitted 5th October 1993.

18/01697/FUL - (AMENDED PLANS) New dwelling – Refused 17 December 2018

Consultations

WCC Service Lead for Environment – Drainage

No objection subject to condition 02

Within Flood Zone 1, however site at high risk of surface water flooding.

Foul drainage is to connect to the foul sewer. Surface water drainage to soakaways designed for the 1 in 100 year storm event plus an allowance for climate change.

Driveways should be permeable where possible.

Hampshire County Council (Highway Authority)

No objection subject to condition 05

Commented previously on a similar proposal for this site where no highway objections were raised. The highway implications of this proposal are not materially different from the previous, therefore no highway objections.

Amended plan received to address points above – gate removed and driveway widened. Condition 5 to ensure shared drive and retained in perpetuity.

WCC Service Lead for Built Environment - Historic Environment

No objection

Located to the east of 6 Dean Lane, a grade II listed building. Proposed dwelling located at the eastern edge of the curtilage currently serving 4 Dean Lane, which would site it as far as possible within this site from the listed building.

The proposed dwelling would be some distance from 6 Dean Lane and located to the east of 4 Dean Lane which would provide a visual and physical buffer between the two structures. The proposed dwelling would not compete with the listed building in terms of

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height or scale given the distance, orientation and oblique angle between the two properties, and would not harm the ability to appreciate the significance of 6 Dean Lane. As such it is considered that the proposed dwelling would not harm the setting of 6 Dean Lane.

WCC Service Lead Environment - Landscape Trees

No objection, subject to condition 6

WCC Service Lead Environment - Ecology

No objection subject to conditions 13/14/15

Garage considered to have low potential for roosting bats/no bats were recorded emerging from this building during the dusk survey.
Pond has a poor HIS and not considered suitable for breeding Great Crested Newt.
Site suitable for nesting birds, foraging bats, hedgehog and is of low suitability for reptiles.
Any artificial lighting must be directed away from the habitats used by foraging/commuting bats, particularly the trees along the northern boundary of the site.

Natural England

No objection

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Representations:

City of Winchester Trust:

Although the revised proposal re-sites the house further from No 4 Dean Lane and dispenses with the false chimney stack, it was still felt that the house proposed was unduly formal for this context. (*Comments on previous design submitted 20/02/19*), *not amended design (19/06/19)*)

Originally as submitted 20/02/19 - 29 letters from 20 different addresses received objecting; and 9 letters of support from 8 different addresses.

Additional re-advertisement of application for minor amendments to parking layout and swept paths plan:

6 further objections from 5 different addresses:

- Access dangerous
- Traffic
- Parking
- Impact on neighbour

3 further letters of support:

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- No pressure on local infrastructure
- Winchester needs development like this
- Design perfect for location/similar to other developments
- Implements suggestions from previous applications
- Retained hedgerows and new shared drive

(Amended Plans – 19/06/2019) - 38 letters from 28 different addresses received objecting to the application for the following material planning reasons:

- Traffic hazard with junction of Teg Down Meads/Highway and pedestrian safety/blind spot/limited visibility on a bend/not enough parking and turning.
- Construction vehicles will create blind spots on bend.
- Too large for the site/overbearing/dominating in height, depth and width, materials, ratio hard/soft landscaping not in keeping with surrounding properties/over development.
- Do not agree infilling gardens to be applauded.
- Design does not respond to character of local area.
- Fourth house within about 100m of rural Dean Lane used by this architect practice – does not add variety
- Prominent site
- Development should not be seen in isolation but integrated into the broader context of the area.
- Does not follow building line of Dean Lane.
- Loss of amenity/light/noise for no. 2 Dean Lane – current position will still have an adverse impact
- Inappropriate in a rural/semi-rural setting
- Loss of trees, shrubs, affect on wildlife/biodiversity. Hedge important wildlife corridor/fear hedge will be removed.
- Previous refusals for a dwelling since 1980s. Citing density, loss of residential amenity, traffic and highways concerns. The reasons for previous dismissal still apply/does not adequately address reasons for 2018 refusal.
- Dean Lane prone to flooding – increased hard standing will add to this.
- Likely to affect setting of listed building (Dean Prior)
- If permitted request conditions regarding no windows facing no. 2 and no opening windows within 15m of no. 2.
- Still encroaches on no.2

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(Amended Plans – 19/06/2019) - 7 letters of support received for the following material planning reasons .

- Attractive house in suitable area with good local amenities/transport links
- Design thoughtful and sympathetic to different buildings around it/does not mimic neighbouring properties/own style which is in keeping with the range of properties along Dean Lane, which is impossible to characterise.
- High quality design, appropriate to the space and setting.
- Maintains integrity of the local environment.
- The environmental impact of building here significantly less than in other areas.
- Care taken to preserve beech hedge.
- Impact on wildlife minimal/flora and fauna.
- Like that they are using a local architect.
- Do not think one house in this location would have a negative impact on the attractiveness of the area or affect traffic
- Should encourage this type of development in Winchester
- Plot isn't used – would improve the site/Efficient use of unused space
- Current levels of infill need to be continued to provide for volume of housing required.
- Housing type required by young families.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
CP1, CP2, CP11, CP13, CP14. CP20

Winchester Local Plan Part 2 - Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM18, DM24

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Supplementary Planning Guidance
High Quality Places SPD
St Barnabus West Neighbourhood Design Statement (2006)

Other Planning guidance
Parking Standards SPD Manual for Streets.

Planning Considerations

Principle of development

The proposal site is located within the main settlement boundary of Winchester and therefore there is a presumption in favour of additional housing development, subject to an assessment with other policies of the Local Plan.

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it moving away from the previous Local Plan requirement for 50% of the
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dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. In this case the proposal is for a single additional dwelling and the provision of a 3 bedroom house will not therefore conflict with this policy.

It is noted that there have been previous refusals (one dismissed at appeal) on the site for an additional dwelling on the basis that the development would not be compatible with the existing surrounding development. However, these decisions date back to early 1980's and, given the change in emphasis of Government guidance, it is not considered that they are material to the assessment of the current proposal. The area has also changed significantly since that time, with the addition of Parkside Gardens and infill developments off Teg Down Meads, Hill side Road and Dean Lane.

Permission was also refused by Planning Committee in December 2018 (ref: 18/01697/FUL) for the following reasons:

- 1. The proposed development is contrary to Policy DM16 of the LPP2 in that it does not respond positively to the character and appearance of the local environment by virtue of its siting.*
- 2. The proposed development is contrary to Policy DM17 of the LPP2 in that it will have an unacceptable adverse impact on the amenities of the neighbouring dwelling, namely no. 2 Dean Lane, by virtue of overshadowing and overbearing impact.*

These issues are assessed in the following paragraphs.

Residential development within the settlement boundary is acceptable in principle, subject to compliance with other relevant local and national policy. Relevant local policies are DS1 of LPP1 and DM1 of LPP2.

Design/layout

The site is an unused, unkempt area of land to the east of Bramble Cottage.

The existing double garage will be demolished and replaced with a two storey white rendered and tile roof dwelling. The revised design is simple and traditional in form with lower eaves and will be sited next to a more modern type of dwelling, typical of the area, and the older traditional design of Bramble Cottage. It is considered to be a good contrast between to two designs.

Whilst the resultant plot size will be slightly smaller than generally found in the immediate vicinity of the site, this will not be apparent in views from the surrounding area and is not dissimilar to other plot sizes in some of the newer development in the area. There will be sufficient amenity area for both the new dwelling and Bramble Cottage.

The previous planning application submitted under 18/01697/FUL was found to be of a design uncharacteristic of the area and too formal for its setting.

The revised design is now more characteristic of the dwellings in Teg Down Meads, whilst reflecting the material palette of Bramble Cottage and 2 Dean Lane, using white render and tiled roof.

The hardstanding area seen at the central shared access has been altered with parking
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areas hidden by the retained hedges along the front boundary and a single garage for 4 Dean Lane in the centre.

It is therefore considered that the design and layout, including materials and detailing, of the proposed development is of a high quality and proportionate to the dimensions of the plot. This is in line with policy CP13 of LPP1, DM16 and DM17 of LPP2, as well as the High Quality Places SPD.

Impact on character of area and neighbouring property

The dwelling will sit forward of the neighbour at no.2, but behind the building line of Bramble Cottage. There is no specific building line along the majority of Dean Lane and the position of the proposed dwelling will be staggered between the two neighbouring dwellings, but will front Dean Lane more than no. 2, which has a deeper parking/hardstanding area to the front.

There will be limited impact on amenity to the neighbouring property, with views of the proposed dwelling restricted to activities within the parking area. The neighbours garden area is situated to the east of the dwelling and a narrow area to the rear, so will not be directly impacted by the built form of the dwelling.

The shared parking area and single garage in the middle of the site will appear predominantly similar to the hard standing that exists at present. Some additional parking area will be provided, but will be positioned behind the existing hedge that is to be retained.

There will be a view of the side of the dwelling from the front windows and parking area of no. 2, but it is not considered that this will be overbearing or lead to detrimental overshadowing, due to the separation and gap between the properties.

There are no windows proposed in the south-east elevation and 1 no: ground floor window on the north-west elevation. There is sufficient distance between the proposed dwelling and Bramble Cottage for the ground floor windows to have no detrimental overlooking issues and it will be partially obscured by the new garage. A condition (12) has been applied to ensure no first floor windows will be inserted in the north-west and south-east elevations.

Ground floor windows to no.2 will still face onto a residential garden. Although currently unkempt, there is no reason why it cannot be used as a formal garden. Therefore, it is not considered that the garden area of the proposed house will have any more impact on the amenities of no.2 than its existing use as a garden for no. 4.

There is a dense band of protected trees along the boundary with the recreation ground and the new dwelling will be mostly obscured from view. Therefore, there will be limited visual impact on the users of this area. Therefore, the proposal accords with policy DM17 of LPP2.

Landscape/Trees

The trees to the rear of the site are the subject of a group TPO and no works on these trees are to take place to allow for the development.

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An Arboricultural Impact Assessment and Method Statement was submitted and conditions have been attached to ensure the protection of the trees.

There is another tree within the corner of the plot to the front boundary, but is within no.2's curtilage, which affords some screening from the road. A small sycamore behind this will be removed, but is hidden by the retained tree.

A new hedge is to be planted to the rear boundary.

Although the beech hedge to the front boundary is to be retained, part of it will need to be removed to allow for the additional parking area. It is not considered that this will impact on the visual amenity afforded by the hedge. This landscape proposals are considered to be appropriate to the semi-urban character of the site, in line with policy DM15 and DM16 of LPP2.

Highways/Parking

Despite numerous comments regarding highway safety and inadequate parking, the HCC Highway Engineer is satisfied that adequate parking is provided and that adequate visibility exists at the existing access and therefore no highway objections are raised.

Additional alterations have been made to the shared access to allow for adequate turning and a condition has been added (5) to ensure it remains a shared drive and that the hedge is trimmed back in perpetuity (10). A swept path analysis drawing was also submitted to ensure cars can manoeuvre within the site to the satisfaction of HCC Highways.

Parking will need to be within the site, as there is no on street parking in close proximity to the proposed dwelling, due to double yellow lines being in place in front of the property. It is therefore considered that the proposed parking is acceptable and accords with policy DM18 of LPP2, as well as the Parking Standards SPD.

Nitrates

The proposed development is within Winchester District where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites via water treatment plants. In accordance with advice from Natural England and as detailed in Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy a net increase in housing development within Winchester District is likely to result in impacts to the integrity of those sites through a consequent increase in Nitrates. A nitrate calculation has been conducted in relation to this. It has been demonstrated that the proposal would generate a surplus of nitrates and therefore mitigation is required. As such a Grampian condition in line with the Winchester City Council Position Statement on Nitrate Neutral Development has been agreed to secure appropriate mitigation prior to occupation.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that

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needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

Conclusion

The proposal accords with the Development Plan and the following policies CP1, CP2, CP11, CP13, CP14, CP16, CP20, CP21, DM1, DM15, DM1, DM15, DM16, DM17, DM18, DM24 and the High Quality Places SDP and Parking Standards SPD Manual for Streets.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

02 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the development.

02 Reason: To ensure satisfactory provision of foul and surface water drainage.

03 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

04 Reason: In the interests of highway safety.

05 The shared parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

05 Reason: To ensure the permanent availability of parking for the property.

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06 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement written by Kevin Cloud of Technical Arboriculture, report ref: AIA/AMS-KC/BRAMBLE/001 dated October 2018 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the AMS Telephone 01962 848015.

06 Reason: To retain and protect the trees which form an important part of the amenity of the area.

07 Prior to construction above slab level, samples of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

10 The hedgerow along the pavement boundary identified on drawing no: TSP-KC/BRAMBLE/001 shall be retained and maintained at a minimum height of 2 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

The retained hedge shall also remain cut back to the highway boundary in perpetuity.

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10 Reason: In the interests of the visual amenity of the area and highway safety.

11 New hedgerows and trees shall be planted and established along the northern and eastern boundaries and to demark garden areas as shown on the approved plan drawing no: AP100 Rev.B - Proposed Site Plan - 22/02/21. The hedgerow plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

11 Reason: In the interests of the visual amenity of the area.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north-west and south-east elevation(s) of development hereby permitted.

12 Reason: To protect the amenity and privacy of the adjoining residential properties.

13 The recommendations within section 5 of the Preliminary Ecological Appraisal and Bat Survey (GA Ecology, July 2019) shall be adhered to throughout the construction and operational phases.

13 Reason: To safeguard protected species and maintain biodiversity.

14 A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the location and details of log piles, compost heaps, roost features for bats (integrated bricks or boxes), gaps in any fencing for hedgehog and native species rich planting. The enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

14 Reason: To maintain and enhance biodiversity.

15 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

15 Reason: To protect the appearance of the area, the environment and protected species from light pollution.

16 The development hereby permitted shall NOT BE OCCUPIED until:

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- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and,
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

17 The development hereby approved shall be constructed in accordance with the following plans:

- o AP100 Rev.B - Proposed Site Plan - 22/02/21
- o NJC-001 - Swept Paths - 01/01/21
- o 2308/06 Rev.A - Garage for existing house - dated 17/05/19
- o 2308/05 Rev.B - N/E and N/W Elevations - dated 19/06/19
- o 2308/04 Rev.B - S/E and S/W Elevations - dated 19/06/19
- o 2308/03 Rev.C - Ground Floor - dated 23/02/21

17 Reason: In the interests of proper planning and for the avoidance of doubt.

Informatives:

01. In accordance with the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant and the Agent was updated of any issues.

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

Local Plan Part 1 - Joint Core Strategy: CP1, CP2, CP11, CP13, CP14. CP20
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24
High Quality Places SPD
Parking Standards SPD Manual for Streets.

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03. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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

05. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice, please refer to the Construction Code of Practise <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-ofconsiderate-practice>

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

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

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