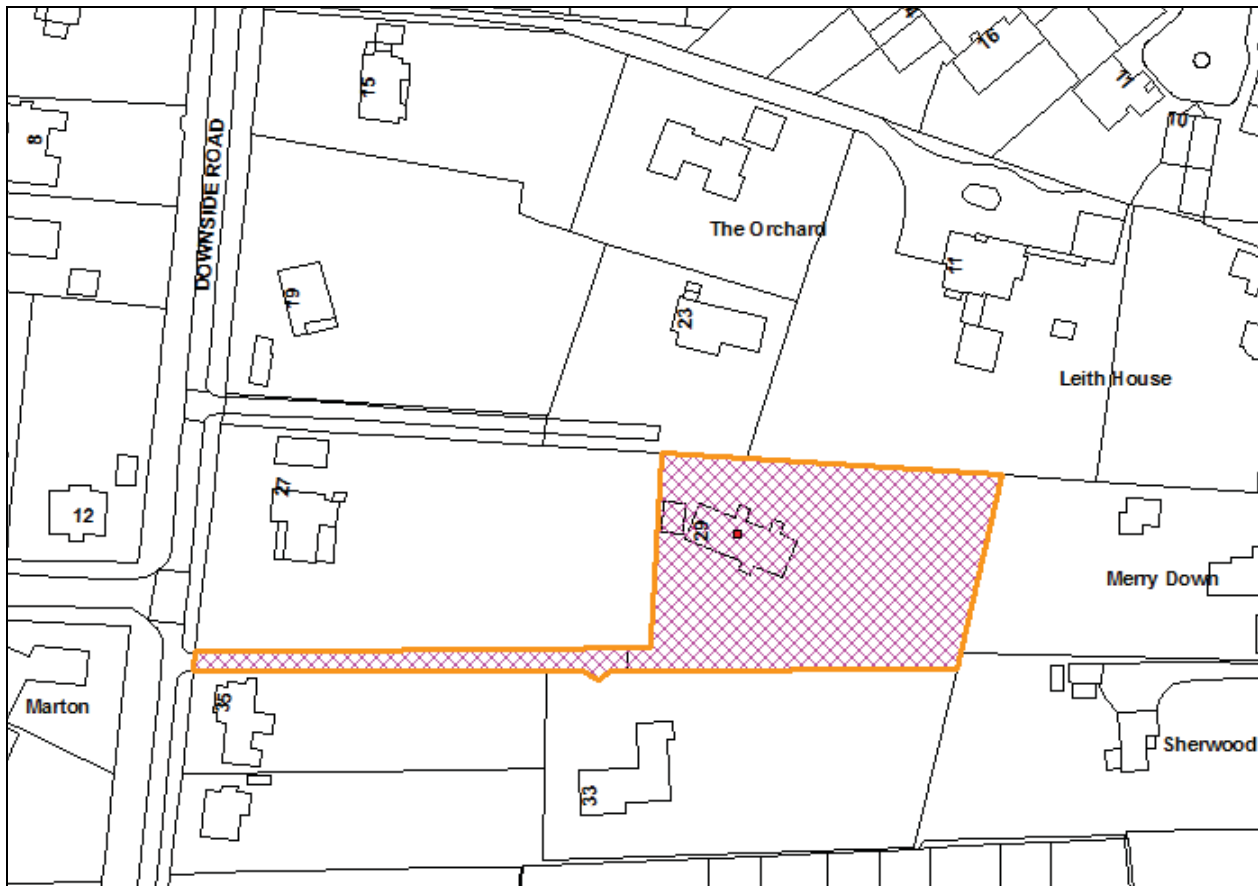


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Case No: 19/00922/FUL
Proposal Description: Application Reference Number: 18/02454/FUL Date of Decision: 10/01/2019
Condition Number(s): Condition 2 (Approved Plans)
Amend approved plans condition to reflect proposed changes to some elevations and repositioning of dwellings within the plot.
Address: Hazelwood, 29 Downside Road, Winchester, SO22 5LT.
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Richard Wickins
Case Officer: Catherine Watson
Date Valid: 20 May 2019
Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of objections received, contrary to the Officer's recommendation.

The application is for minor material amendments to 18/02454/FUL, which was for redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking.

Site Description

The site is currently occupied by a detached bungalow set within a spacious plot which is accessed by a shared driveway off Downside Road, between numbers 27 and 31 Downside Road. It is situated within the Teg Down area and the settlement boundary of Winchester. The site is well screened from Downside Road so that there are no public views of the bungalow and only glimpses of the site down the driveway. The site is bounded by mature trees, although a closed boarded fence has been erected along the southern boundary and existing shrubbery has been removed from within the site. The site is surrounded by other residential development. The character of the area is predominately detached dwellings in sizeable plots mostly being of two storey construction. There is no uniformity in the architecture of dwellings and there is an eclectic mix of styles and ages of dwellings.

Proposal

Permission has been granted under application number 18/02454/FUL to demolish the existing detached bungalow and construct three dwellings comprising of one four bed detached dwelling (Plot 1), one three bed detached dwelling (Plot 2) and a two bedroom coach house. Plot 1 has a detached double garage, Plot 2 has a single integral garage and Plot 3 has a carport with space for two vehicles. Each plot has ample turning areas and space for additional off road parking. The design of the dwellings is traditional in style with the use of a combination of buff brick and red brick and white render, timber casement windows and slate roofs.

The existing access, which currently serves the bungalow and no. 33 Downside Road, will be retained and used for the proposed dwellings.

Each plot will have its own private rear garden separated by hedgerow planting and side access.

The density of the proposed development would be 12 dph.

The proposed changes are as follows:

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Site Layout.

Plot 1:

- Move plot 1 back into the site by 1.5m;
- Bring the front elevation of plot 1 garage forward by 0.8m;
- Minor reduction in the footprint of the property.

Plot 2:

- Push plot 2 back into site by 0.2m;
- Minor increase in footprint of the property.

Plot 3:

- Minor increase to footprint of the property;
- Increase the ridge height by 650mm.

Elevational Details.

Plot 1:

- Removal of “sun room” in kitchen/dining/family room and replacement with bi-fold doors.

Plot 2:

- Door inserted in south elevation (into garage);
- Window inserted on ground floor south elevation (into garage);
- Window moved along the first floor south elevation by 1.1m;
- Door removed from north elevation and window moved by 0.2m.

Plot 3:

- Window moved along ground floor west elevation by 3m;
- Roof light window proportions amended.

Relevant Planning History

18/02454/FUL - Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking. (RESUBMISSION). Permitted 10.01.2019.

18/00629/FUL - Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 2no. dwellings with associated landscaping, and parking. Reasons for refusal: contrary to CP2 in terms of housing mix and contrary to CP14 with regards to the effective use of land. Refused 22.06.2018.

18/00630/FUL - Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping, and parking. Reasons for refusal: contrary to CP2 in terms of housing mix and contrary to DM16 in that it fails to respond positively to the character of the area. Refused 22.06.2018.

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Consultations

Engineers: Drainage:

Drainage condition still applies – sufficient space is required for soakaways and drainage fields in accordance with building regulations.

Hampshire County Council Highways:

Downside Road is a private road and the maintenance of the road is the responsibility of the owner rather than HCC as Highway Authority. The planning application is for less than 5 dwellings and therefore, HCC Standing Advice should be followed.

Head of Landscape:

The site plan submitted with the application shows a difference in the paving layout to that in approved application 18/02454/FUL. The current submitted plan shows a return to larger paved areas, particularly to the front of Plot 1 to the east of the garage and also the size of the patios to the rear of each building. It is recommended that the exterior design for Plot 1 should be as on approved landscape plan 518-103 Rev A.

Southern Water:

No objections to the variation of condition 2 and the comments in response to application 18/02454/FUL remain unchanged and valid.

Head of Landscape: Trees:

No objections provided the arboricultural method statement and tree protection plan are adhered to. Pre-commencement conditions are required to ensure this is being implemented on site. A services plan must also be presented to the LPA in the design phase to ensure that damage to TPO'd trees is kept to a minimum.

Ecology:

An Ecological Assessment was submitted in support of both the previous and current applications. It is noted that the trees and shrubs along the eastern boundary could provide habitat for a number of protected or notable species and will therefore be retained, protected and enhanced within this development.

Representations:

City of Winchester Trust:

Objects. The proposed variations to the approved scheme are modest save for the proposal to increase the size and ridge height of Plot 3 which could set the scene for an early application to increase the size of this dwelling to 3 or more bedrooms, which could perhaps be pre-empted by a suitable condition.

15 letters from 13 properties received objecting to the application for the following reasons:

- The increase in ridge height of plot 3 is significant and could allow this property to expand to a three bedroom or greater property.
- The hard landscaping is excessive and contrary to the Landscape Officer's recommendations.
- The increase in footprint is not a minor change.

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Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy.
DS1, CP1, CP2, CP11, CP13, CP14, CP20

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

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance:
High Quality Places SPD.

Planning Considerations

Principle of development.

The proposal is within the main settlement boundary of Winchester and is therefore acceptable in principle. The application is an amendment to the approved scheme, application number 18/02454/FUL and therefore, the only consideration is the impact from the above listed amendments or change in policy.

CP2 allows for new residential development provided it meets a range of community housing needs. It should provide a range of dwellings types, tenure and sizes with the majority being two and three bedroom homes.

The current proposal is for 1 four bed and 1 three bed and a 2 bed home, and is considered to be appropriate for the character of the area. Comments have been made with regards to the increase in footprint of the dwellings of Plots 2 and 3 and associated increase in ridge height of Plot 3 by 650mm. The concern is that, particularly with Plot 3, this could allow for additional bedrooms at a later date and therefore the overall scheme would not be compliant with CP2. A condition will be included to require the use of the additional roofspace for storage purposes in Dwelling 3 and in Dwelling 2, the integral garage is to be used solely for parking and storage.

Design/layout.

DM15 allows for new development provided it respects the qualities, features and characteristics that contribute to the distinctiveness of the area. Therefore the existing landscape character should be preserved and enhanced.

DM16 permits development which accords with the development plan provided it responds positively to the character of the area in terms of scale, layout and appearance. It should also use high quality materials that are durable and appropriate in the context of the development site. Whilst the form of the proposed dwellings has remained largely the same, there have been some alterations which are discussed below.

It is proposed to demolish the existing detached bungalow and construct three dwellings comprising of one four bed detached dwelling (Plot 1), one three bed detached dwelling (Plot 2) and a two bedroom coach house. Plot 1 has a detached double garage, Plot 2 has
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a single integral garage and Plot 3 has a carport with space for two vehicles. Each plot has ample turning areas and space for additional off road parking. The design of the dwellings is traditional in style with the use of a combination of buff brick and red brick, timber casement windows and slate roofs.

They are traditionally designed and will be constructed in high quality traditional materials using a combination of buff and red brick and white render, slate roofs, and timber windows.

There is no uniformity to the design and style of the houses in the local area and therefore the proposed design is not considered to be out of keeping with the character of the area. Added to this, the site is well screened so that the proposed development will not be dominant or particularly visible in the street scene and are unlikely to have an impact on the character of the wider area.

The proposed dwellings will each have their own private rear gardens which are commensurate with the size of the dwelling and will be subdivided by new hedgerow planting.

There are a number of amendments concerning the layout and detailing of the site and dwellings. The repositioning of the dwellings in Plots 1 and 2 pushes them further into the site and in the case of Plot 1, further away from the protected trees along the northern boundary.

The overall footprint of the Plot 1 dwelling will be reduced from 286.2sqm to 276.8sqm (a reduction of approx. 9.6sqm). The front elevation of the Plot 1 garage will be brought forward by 0.8m. There will be no change to the elevation along the northern boundary and there is sufficient space to the front of Plot 1 to ensure that the garage does not appear visually dominant in relation to the Plot 1 dwelling or the neighbouring dwelling in Plot 3. Design details to be amended in Plot 1 include the removal of the rear single storey sun room element and its replacement with bifolding doors onto an area of raised patio. There are also some minor changes to the fenestration on the north and south elevations.

The overall impact on these proposed alterations, whilst material, are not considered to be significantly harmful to either the character of the entire development, or to have any significant additional impact upon the character of the surrounding neighbour and are therefore considered to be acceptable.

The Plot 2 dwelling is to be moved back into the site by 0.2m and the footprint is to be increased by approx. 4.8sqm from 218.8sqm to 223.6sqm. The integral garage is to remain but a door and a window will be inserted into the east (side) elevation, along with other minor changes to fenestration on the north and south elevations. Concerns have been raised by local residents about the changes to the garage allowing for it to be converted into a bedroom in the future. The submitted plans show the area as being used as a garage and a condition will be added to ensure that it is used solely for vehicular parking and ancillary storage.

The Plot 3 dwelling has an increase in footprint of 11.7sqm, from 101.6 to 112.3sqm. This is to facilitate an increase in bedroom/bathroom space and the first floor by extending into the eaves with an increased ridge height of 0.65m. Given the roof profile, the additional

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space is predominantly to be used for storage and it is not considered that this space would be sufficient as to allow an additional bedroom, for example. Other alterations include an increase in the proportions of the front dormer, reconfiguration of rooflights and a change from timber cladding to a Michelmersh Hampshire Stock Light Multi brick. These alterations, whilst material, are not considered to cause significant harm to the character of Plot 3 as previously approved.

Each plot now shows an area of patio or terrace to the rear which was not part of the approved scheme. These areas will be landscaped to soften their appearance.

Amended plans have been submitted showing an increase in soft landscaping around each plot which is considered to address the comments raised by the WCC Landscape Officer regarding excessive amounts of hard landscaping.

Impact on character of area.

The proposed development would be sited down an existing driveway and set behind mature landscaping. There is a drop in levels from Downside Road to the site resulting in the built form not being prominent or particularly visible in the street scene. The existing landscaping to the boundaries will be retained with additional planting to the southern boundary and additional tree planting to the east boundary to bolster the existing screening to the neighbouring properties.

It is considered that the existing verdant nature of the site will be retained and enhanced and the proposed development is not considered to have a detrimental impact on the character of the area.

Although the design of the two larger dwellings is neo-Georgian which is different to the surrounding properties and the two bed coach house has a semi-rural appearance, there is no real uniformity to the character and design of the dwellings and they are not visible within the context of the surrounding area.

It is not considered that the proposed amendments would significantly alter the impact of the character of the area from the approved scheme.

Impact on neighbouring property.

The site is surrounded by neighbouring properties and the rear gardens of these properties will abut the proposed site. The existing driveway currently serves the existing bungalow and no. 33 Downside Road so this will be the most affected in terms of access and vehicular movements. In terms of the built form the plot nearest to the boundary is set back from the built form of no. 33 so it is considered that there will be no direct overlooking into this property. The only first floor window proposed in the elevation facing no. 33 will serve bathroom facilities so will be obscurely glazed and will therefore not lead to any overlooking.

The new terrace to Plot 2 wraps around the dwelling with a narrow strip along the southern elevation with a distance of approx. 1.25m at it's nearest between the edge and the boundary with no 33. The rear terrace is situated approx. 5.25m from the boundary with 33. The side terrace is accessed from the front of the dwelling and the side door into the garage. It is anticipated that this area will be used to access the rear garden and the main activity will be to the rear. A plan showing levels and sections of the terrace in relation to the boundary will be required to ensure that it is of an appropriate height. It is noted that

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there is already screening in the form of 1.8m high closed boarded fencing, as well as a number of established trees and shrubs within the garden of no 33. It is therefore not considered that the amenities of no 33 will be significantly impacted by the proposed amendments.

The properties to the rear, Sherwood and Merry Down are considered not to be adversely impacted by the proposed development in terms of overbearing and overlooking, as these are at a sufficient distance from the proposed dwellings. Whilst the Plot 1 dwelling is being pushed back into the site by 1.5m and Plot 2 by 0.2m, it is not considered that there would be any significant additional harm to the amenities of these neighbouring properties as the mature screening along the boundary is to be retained and supplemented with native species hedging.

Equally the adjacent properties 27, 23 and 11 Downside Road are a sufficient distance away from the proposed dwellings to ensure that the proposed amendments will not cause any overlooking or overbearing.

Added to this there is existing mature landscaping on all boundaries with additional planting proposed to the southern boundary which will ensure that there is sufficient screening to the adjacent properties.

Overall it is considered that the proposed development would not have an adverse impact on the amenities of the neighbouring properties in accordance with DM17.

Landscape/Trees.

A mature Douglas fir on the northern boundary with 23 Downside Road (and within the curtilage of no 23) is subject to a tree preservation order. The tree's roots are likely to be situated within the footprint of the detached garage belonging to Plot 1 and therefore require protection. Revised plans and arboricultural impact assessments have been submitted showing the new root protection area in relation to the repositioned dwellings which is considered to be acceptable.

The paved parking areas were considered large in comparison with the overall size of the site and therefore revised plans have been submitted showing additional areas of soft landscaping with details of species and planting density, particularly around the newly introduced terraced areas. Details of materials proposed for the terraces will be required to ensure that they are appropriate for the setting.

Highways/Parking.

No reference with regards to highway safety, parking or traffic was given in the reason for refusal for either of the previous applications. There has been no change to the layout of the access and driveway and therefore the material considerations remain the same.

The existing access and driveway will be retained and utilised for the new development. This currently provides access for the existing bungalow and no. 33 Downside Road. A Construction Management Plan is required to be submitted prior to commencement of development to ensure construction traffic accesses the site in a safe manner and storage of materials is onsite.

Concerns have been raised by local residents that the additional traffic would impact highway safety, particularly that of local children using the track to access no 27.

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Downside Road is a private road and therefore does not form part of the public highway. Whilst the driveway is narrow it is straight with very good forward visibility. It is not considered to be a safety risk due to the limited number of additional traffic movements. The information submitted for the approved scheme demonstrates that the development will only generate 1 additional traffic movement in the am peak period and 2 in the pm peak period, with a total of 13 additional traffic movements on average spread over a 24-hour period. This is considered acceptable.

The proposal makes adequate provision for the parking and turning of vehicles in accordance with the adopted standards. There is adequate visibility from the access road junction with Downside Road which is in accordance with the Manual for Streets. Parking will be provided by detached garages providing sufficient car parking spaces for each plot as well as space for turning vehicles so that they can leave the site in a forward gear. The proposal therefore accords with DM18.

Ecology.

The application has been submitted with an Ecological Assessment which lists a number of recommendations to be adhered to, to ensure that the ecology is protected and enhanced on site. A condition is recommended to ensure that the ecology on site is protected and enhanced.

Conclusion.

In conclusion it is considered that the proposed amendments to the development are acceptable having no adverse impact on the character of the area or neighbouring properties in accordance with policy. The application is therefore recommended for approval subject to the conditions as listed below.

Recommendation

Application Permitted, subject to the following condition(s):

Time limit.

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

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

Approved Plans.

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

Drawing No: L1 Location Plan received 20.05.2019

Drawing No: D100 C Site Plan received 03.07.2019

Drawing No: D101 B Dwelling 1 Proposed Floor Plans received 25.04.2019

Drawing No: D110 B Dwelling 1 Proposed Elevations received 25.04.2019

Drawing No: D111 A Dwelling 1 Proposed Elevations received 25.04.2019

Drawing No: D112 A Proposed Car Port received 25.04.2019

Drawing No: D201 B Dwelling 2 Proposed Floor Plans received 25.04.2019

Drawing No: D210 B Dwelling 2 Proposed Elevations received 25.04.2019

Drawing No: D211 A Dwelling 2 Proposed Elevations received 25.04.2019

Drawing No: D301 A Dwelling 3 Proposed Floor Plans received 25.04.2019

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Drawing No: D310 A Dwelling 3 Proposed Elevations received 25.04.2019

Drawing No: TSP-KC/DOWNSIDE/003 Rev C Tree Protection Plan received 20.05.2019

Drawing No: 518-0105 Planting Plan received 12.06.2019

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

03 The integral garage space in Plot 2 hereby permitted shall only be used for parking and ancillary storage purposes and for no other use at any time. The additional roofspace to be created in Plot 3 is to be used for ancillary storage purposes and for no other use at any time.

Reason: To accord with the terms of the application and to ensure that the development remains compliant with Policy CP2 of Local Plan Part 1.

Pre-commencement conditions.

Highways.

04 A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The Construction Management Plan shall include the following details:

- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Provisions to be made for the parking and turning of operative and construction vehicles during the period of development.
- Dust suppression, mitigation and avoidance measures.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- A plan showing the location of storage of materials within the site.
- Code of Construction Practice for all works and operations on the site.

The Construction Management Plan shall be adhered to throughout the duration of the construction period.

Reason: In the interests of highways safety and to protect the amenity of surrounding occupants during the construction period.

Drainage.

05 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 development commences.

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

Energy and water (pre-commencement).

06 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 all homes, meet the equivalent to 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.

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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.

Levels.

07 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, including the proposed terraces, 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.

Trees.

08 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement – Technical Arboriculture ref. AIA/AMS-KC/SH/DOWNSIDE/003 Revision C dated May 2019, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure the protection and retention of trees on site.

09 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 Ref: AIA/AMS-KC/SH/DOWNSIDE/003 Revision C dated May 2019 Telephone - Principal Tree Officer. 01962 848403.

Reason: To ensure the protection and retention of trees on site.

10 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

Reason: To ensure the protection and retention of trees on site.

11 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation, of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure the protection and retention of trees on site.

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12 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be affected by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure the protection and retention of trees on the site.

13 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report ref: AIA/AMS-KC/SH/DOWNSIDE/003 Revision C dated May 2019.

Reason: To ensure the protection and retention of trees on site.

14 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement Ref: AIA/AMSKC/SH/DOWNSIDE/003 Revision C dated May 2019 shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection and retention of trees on site

Landscape.

15 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.

Materials.

16 No development above DPC shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

Energy and water (pre-occupation)

17 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 all homes meet equivalent to the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for, Sustainable Homes) shall be submitted to and approved in writing by the Local Planning, Authority. The development shall be occupied in accordance with these findings.

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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.

Ecology.

18 The recommendations within section 5 of the Ecological Assessment (Peach Ecology, May 2019) shall be adhered to throughout the construction period and the enhancement provisions and planting will be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

19 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.

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

Informatives:

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

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

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

02 This permission is granted for the following reasons:

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

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

Winchester Local Plan Part 1 - Joint Core Strategy: DS1, CP1, CP2, CP11, CP13

Winchester Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18

High Quality Places SPD.

03 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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04 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 1993.05 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

06 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.