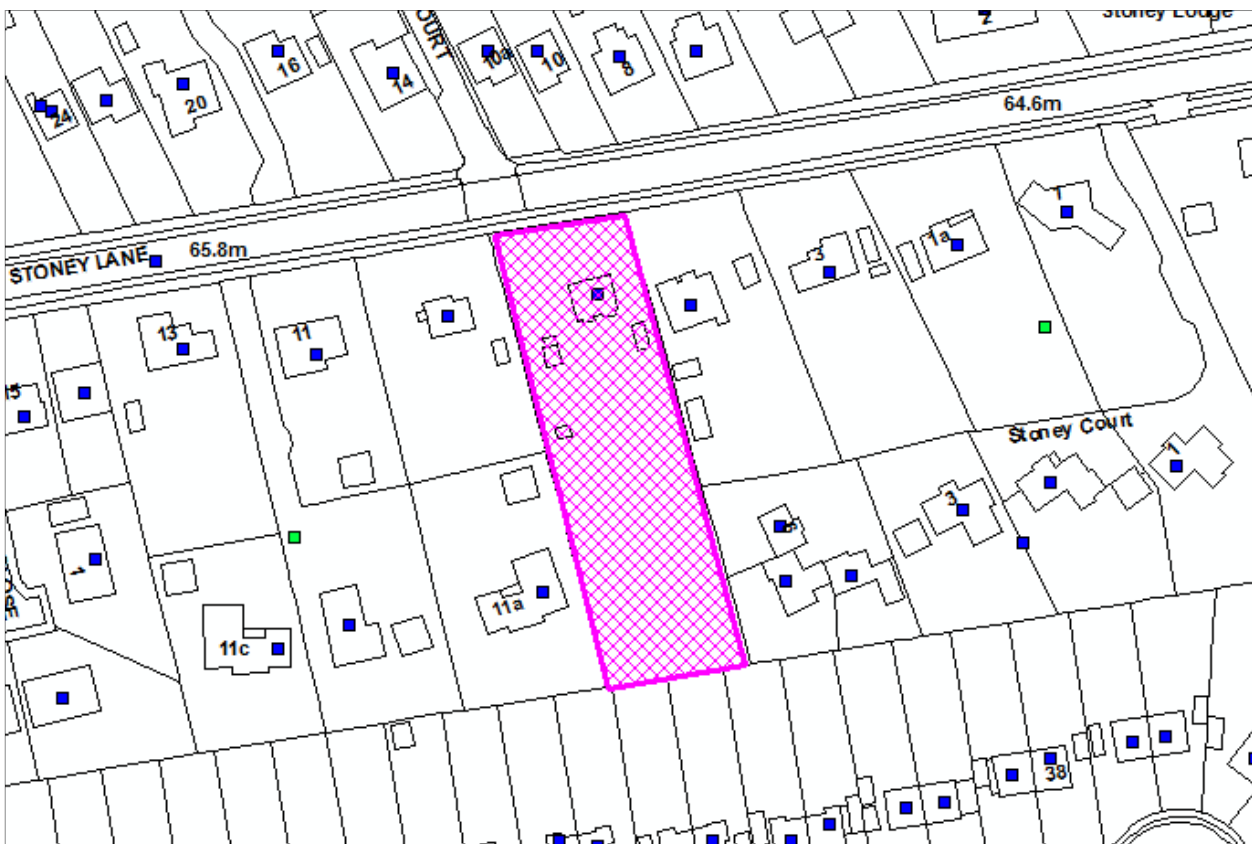


Case No: 18/00565/FUL
Proposal Description: Removal of existing house and erection of 4 No new dwellings with parking and associated landscaping.
Address: 7 Stoney Lane Winchester SO22 6DN
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Sam Doswell
Case Officer: Liz Marsden
Date Valid: 1 March 2018
Site Factors:

Article 4 Direction
Civil Aviation
CIL Zones for Winchester City Council
Southern Water Operational Area

Recommendation: Permission



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General Comments

The application is reported to Committee due to the number of comments received contrary to the officer recommendation.

The application follows the refusal of planning permission for 5 new dwellings that was refused by Committee in December 2017 (17/02250/FUL relates). The application has sought to address the reasons for refusal by reducing the number of units from 5 to 4 and through other changes to the scheme that are assessed in detail in this report.

Site Description

The site lies to the south of Stoney Lane and is a rectangular area of 0.2ha. At present there is a detached two-storey house located towards the frontage of the site and a number of small outbuildings, including a garage, shed and glass houses. The property has been unoccupied for a number of months and the garden area has become overgrown and unkempt.

The site, as with other properties to the south of Stoney Lane, slopes down from its highest point, adjacent to the road, to the rear (southern) boundary, a total height difference of around 5.5m.

This part of Stoney Lane is characterised, on the southern side, by detached dwellings in large gardens. The rear gardens of the houses to either side of the site have been developed with houses, though these are not apparent in views from the road. To the north of the road, plot sizes are generally smaller, with a greater preponderance of single storey dwellings than on the south.

Proposal

The proposal is to demolish the existing house and other structures on site and its redevelopment with 4 two-storey houses comprising a pair of semi-detached properties on the frontage (1 x 4 bed and 1 x 3 bed) and two detached houses in the rear garden (1 x 3 bed and 1 x 4bed). The materials to be used are brick and clay tiles. The overall density of development would amount to 20 dwellings per hectare.

Access to the site is proposed via the existing access onto Stoney Lane, with a drive leading down the eastern boundary of the site to the properties to the rear (plots 3 and 4). Parking for plots 1 and 2 is in a 4 bay carport located along the frontage of the site and spaces for plots 3 and 4 are set along the rear boundaries of 1 and 2. Bin and cycle storage is provided for all properties.

There are existing dwellings to either side of the site, both along the road frontage and towards the rear, with further properties backing onto the site from Lynford Avenue to the south. The closest property is the bungalow (11a Stoney Lane) located to the west of the site, where there is a distance of 6m between the existing and new buildings. 6 Stoney Court is 14m to the east of the nearest part of the side elevation of the proposed house on plot 4. There is a distance of 8.5m between the side elevation of plot 2 and the nearest part of No. 5 Stoney Lane to the east and a gap of 11m to No. 9 to the west. The properties to the south of the site are a minimum of 43m away.

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Relevant Planning History

17/02250/FUL - Removal of existing house and erection of 5 No new dwellings with parking and associated landscaping. Refused 19.12.2017 for the following reasons:

1. The proposed development, by reason of the number and design of the residential units and their layout, results in overdevelopment of the site which would be out of keeping with the pattern and spatial characteristics of the surrounding area. As such it would fail to respond positively to the character of the area and be contrary to Policies WT1 and CP13 of Winchester District Local Plan Part 1 - Joint Core Strategy, policies DM15, DM16 and DM17 of Winchester District Local Plan Part 2 - Development Management and Site Allocations and Supplementary Planning Document - High Quality Places.
2. The proposed houses on plots 3-5 would, by reason of their proximity and the relative land levels, have an awkward relationship with the adjacent properties in Stoney Court to the east, resulting in loss of outlook and increased overlooking to the detriment of the amenities of their occupants. The proposal would therefore be contrary to policy DM17 of the Winchester District Local Plan Part 2 - Development Management and Site Allocations.

Consultations

WCC Engineers: Drainage:

No objection subject to appropriate measures for the disposal of foul and surface water, which can be the subject of a condition.

WCC Engineers: Highways:

Subject to the relocation of the bin collection point and appropriate conditions, no highways objections

Southern Water:

No objection subject to an application for connection to the public sewerage system and appropriate means of surface water disposal.

WCC Head of Landscape – Trees

Verbal comment. The trees within the site are not of sufficient quality to warrant a TPO. Providing that the measures for the protection of trees around the perimeter, as set out in the submitted arboricultural report, are adhered to there is no objection on tree grounds.

WCC Head of Landscape - Ecology

No objection subject to receipt of additional information and appropriate conditions.

Representations:

City of Winchester Trust:

Not clear whether the concerns leading to previous refusal have been addressed and proposal for 4 houses still leaves the site appearing overcrowded.

30 letters from 20 households have been received objecting to the application for the following reasons:

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- Proposal does not address the reasons for refusal of the previous application.
- Houses to the rear even taller than previously refused.
- The reduction in density does not result in the site appearing less overcrowded
- Trees have been removed during nesting season, including one shown on the plan as retained on the boundary with Stoney Court.
- Increase in height of boundary hedge will adversely affect light to adjacent properties
- Lack of consultation with neighbours
- No details are provided on the plans as to current or proposed ground elevations against an established datum point.
- Two-storey houses not in keeping with others located to the rear of Stoney Lane.
- Overlooking and loss of privacy to neighbours
- Loss of outlook and visual amenity to surrounding properties
- Lack of information about land levels relative to adjacent properties despite requests.
- Privacy pergola to plot 4 only a temporary solution and is likely to be removed
- There should be a wall along the side of the patio of plot 2.
- Height of boundary planting will result in loss of light to 5 Stoney Court
- Relationship between the proposed dwellings on site will result in overlooking between the new properties
- Replacement of hedge along frontage with beech hedge will result in loss of established wildlife and greater visibility of the carport during the winter months
- Inaccuracies in the supporting information
- Over-development and detrimental to character and appearance of the area
- Re-development of sites along Stoney Lane has led to significant increase in traffic and reduction in air quality which the proposal will make worse.
- Close proximity of access roads will be hazardous to road safety
- Visibility from access restricted by parked cars
- Should be traffic calming measures on the road, given the amount of new development in the area.
- Hazard to pedestrians
- Application must be considered in the context of all the other proposed developments in the vicinity to assess the cumulative impact.
- Noise pollution and disturbance from building works
- Loss of green space and impact on biodiversity
- No provision for visitor parking and inadequate turning space
- Driveway too narrow for delivery vehicles and will result in congestion on the road
- No disabled access to the properties
- The proposals do not incorporate 'green' energy measures
- Insufficient pre-application consultation by developers
- External lighting should be conditioned to be low level.
- There should be a solid durable barrier along the new access road to protect neighbours from noise, light and exhaust fumes
- The proposal will result in additional run off water and there are already problems with drainage in the area.
- Unightly car port adjacent to highway

1 letter of support on grounds of:

- The proposal follows the precedent for development to the rear of Stoney Lane

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- Responds to the need for local housing and provides a mixture of bed spaces and sizes.

Reasons aside not material to planning and therefore not addressed in this report

- Proposal profit driven which will only benefit the developer
- There are potentially restrictive covenants on the land which may be challenged

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1, CP2, CP3, CP11, CP13, CP14, CP16

National Planning Policy Guidance/Statements:
DM1, DM15, DM16, DM17, DM18

National Planning Policy Framework

Other Planning guidance
High Quality Places Supplementary Planning Document

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 (LPP1) considers housing mix and introduces a more flexible approach to it moving away from the previous Local Plan requirement for 50% of the 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, 2 out of the 4 units have 3 bedrooms and the proposal is therefore in accordance with this policy. The density of the development is 20 dwellings per hectare.

Policy CP14 of LPP1 states that the development potential of all sites should be maximised and that higher densities will be supported on sites which have good access to facilities and public transport. The primary determinant will be how well the design responds to the general character of the area. In this case there are public transport links within a short walking distance from the site (along Andover Road) and shops at the western end of Stoney Lane. It is considered that the form of the development does not detract from the general character of the area.

Following a Court of Appeal decision in 2016, the government guidance introduced a threshold beneath which affordable housing contributions or tariff-style contributions should not be sought, the threshold being, in urban areas, developments of ten units or less and which have a maximum combined floor space of no more than 1,000 square metres. The current proposal is for 4 houses with a total floor area of around 630 square metres and a financial contribution towards Affordable Housing is not therefore required in this case.

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Design/layout

The layout of the development has been designed to maximise the potential of the site which is a long rectangular plot whilst maintaining the character and amenity of the area. This is to be achieved by arranging the houses in a tandem fashion with two detached dwellings located towards the rear (south) of the plot and a pair of semi-detached houses on the frontage. Each property has a private garden area which, although significantly smaller than the gardens available to the majority of properties along Stoney Lane, are similar in size to those at Stoney Court and are considered to be adequate for a modern housing development.

Access for all of the properties is to be taken from the existing access that serves the site, which is located to the eastern end of Stoney Lane. Parking space for plots 1 and 2 is located to the front of the houses in a car port set adjacent to the hedge that forms the site frontage. A further space for plot 1 is located to the rear of the gardens, in the row of spaces which serve plots 3 and 4. The access to plots 3 and 4 extends down the eastern side of the site, with parking and turning areas centrally located within the site.

The semi-detached properties on the frontage (plots 1 and 2) have been designed to resemble a single house when viewed from the road, to reflect the detached houses to either side of the site. The entrance to the plot 2 is to the side, in a section of the house that is set back from the frontage. The dwellings are not uniform in height with variety provided by projecting gables, but the maximum eaves height is 5.5m with an overall ridge height of 7.9m. Concern has been raised about size of the roof and the potential for additional rooms to be created within the roof void and whilst there are rooflights shown on the plans it is apparent that these are to serve bathrooms or to provide additional light to existing bedrooms through vaulted ceilings rather than to create more accommodation in the roof.

The houses on plots 3 and 4 are to be detached, though similar in their overall design detailing to those at the frontage of the site, with their facades and roof form being given some interest by projecting gables and half dormers as the rooms extend into the roof. Plot 4 is to 'L' shaped, with the wider part being set to the north. The maximum eaves height is 5.5m (5.25m nearest to the eastern boundary), which is comparable to the previous proposal. The highest part of the roof is 7.1m above ground level, which is to be reduced in height at the front (north elevation) to provide a level floor. This is marginally higher (0.2m) than the previous scheme.

The houses are to be finished in red brick with clay tiled roofs, similar to other properties in the vicinity of the site.

Impact on character of area

The south side of the part of Stoney Lane, where the site is located, is characterised by detached houses in wide plots providing good sized gaps between the dwellings that contribute to the spacious appearance of the area. The application has sought to reflect this by designing the two houses on the frontage to resemble a single property that, although substantially wider than the existing house, is not disproportionate to the site as a whole and is similar in width to properties in the immediate vicinity. The existing dense hedge along the frontage is to be replaced with a new beech hedge, the provision of which will serve to obscure the pergola style car port than the double garages that have been built in the front gardens of Nos. 9 and 11, to the west of the site. The comment has been

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made that a beech hedge will not provide adequate screening in the winter months, due to being deciduous, though in fact it retains most of its leaves, even when dead, until new growth commences, ensuring a dense screen all year round. It is therefore considered that the houses on plots 1 & 2 can be accommodated without undue harm to the character and appearance of the surrounding area.

The provision of dwellings to the rear of the frontage houses is also characteristic of the area. It is noted that No. 7 is the only property along this part of Stoney Lane which has not yet been developed to the rear. To the east of the site there are dwellings that have been built along a cul-de-sac (Stoney Court), which ends immediately adjacent to the site, with a group of three chalet style houses set in an 'L' shape, the rear gardens of Nos. 5 and 6 backing onto the southern part of the site. To the west there are three larger single storey properties which are accessed by a driveway between 11 and 13 Stoney Lane.

None of the existing properties to the rear are apparent when viewed from the road, due in part to their lower roof heights, but primarily because of the difference in land levels between the northern and southern part of the site. This topography will ensure that the current proposal will also have very limited impact on views from Stoney Lane. From Lynford Avenue to the south of the site, the houses on plots 3 and 4 will be visible from the houses that back onto the site and, to a limited extent, from the road in gaps between those houses, as is the case with Stoney Court properties. It is not however considered that they will be unduly obtrusive in the streetscene so as to justify a reason for refusal on this basis.

Impact on neighbouring property

The houses on plots 1 and 2 have been sited to maintain as far as possible the visual gaps between the properties and the nearest point of the building is set 8m from No. 5 to the east. At present there is a single storey garage nearest to the western boundary of No. 5, though permission has been recently granted to extend above it (16/02941/HOU) to provide an additional bedroom and bathroom. If the extension is built, there will be two small windows at first floor level looking towards the site, but both of the rooms they serve have additional, larger windows and, given the distance between the buildings it is not considered that the proposal would result in material harm through loss of light to these rooms. There is proposed to be a window in the side elevation of plot 2, which would look eastwards to No. 5. However, this is to serve a bathroom and will have an obscure glazed window which will not result in loss of privacy through overlooking.

There is concern that, as the building is to be constructed on the level at the front of the site, the rear veranda area will be raised above the natural ground level to an extent (approx. 1m) that would enable direct overlooking of the patio area of No.5 Stoney Lane. The distance between the nearest part of the patio and the edge of the veranda is around 10m and there is existing screen planting along the boundary that will serve to obscure direct views. It is not considered that the level of overlooking would be so harmful as to justify a refusal on this basis. However, the applicants have provided amended plans showing full height screens along the edge of the veranda, which will effectively remove any views to the side from the upper level. A condition has been included requiring the retention of these screens.

To the west there is a gap of 11m between the side elevation of plot 1 and No.9, the boundary of which is screened by a mature hedge. The closer proximity of the proposed

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building to this boundary (by around 7m) and its overall depth will result in some impact on the outlook from No.9, as the building will be more visible in views from that property. However, the southernmost part of the building will be predominantly screened by a mature tree on the boundary, which is to be retained, and which already results in some shading in the early morning. The distance between the buildings is such that, when viewed from any window in the rear of No. 9, the proposal does not intrude into the 45 degree angle that is generally considered to provide an acceptable range of outlook and a reason for refusal could not be sustained on this basis. There is an existing window at first floor level in the eastern elevation of No.9 which looks out towards the site, but this will primarily look across its less private frontage and again, given the distance involved it is not considered that the proposal will result in undue loss of light to, or outlook from, this window. There are no windows proposed at first floor level in the side elevation of plot one and therefore the proposal will not result in loss of privacy due to overlooking.

The houses on plots 1 and 2 are at a sufficient distance from the properties in Stoney Court (38m) and 11a (28) to ensure that they will not adversely affect the amenities of the occupants of those dwellings. Some concern has been raised that plots 1 and 2 will have an adverse impact on the new houses to the rear (plots 3 and 4), due to the difference in height and over looking. However, the distance between these properties is 28m, which is considered to be sufficient to ensure that there would be no undue loss of amenity.

The proposed houses on plots 3 and 4 have a different relationship with the adjacent dwellings, in particular 5 and 6 Stoney Court, due to the orientation of those dwellings with their rear gardens backing on to the side boundary of plot 4.

The nearest property is No.11a, located 6m to the west of plot 3. This is a single storey dwelling and, although there are windows in its eastern elevation, these are partially obscured by existing planting along the boundary and serve bathrooms. It is not considered that the proposal will result in undue loss of direct light or outlook to the windows so as to have a materially adverse impact on the amenities of the occupants of this property.

To the east of the site, Nos. 5 and 6 Stoney Court, are orientated so that their rear gardens back on to the site. Plot 4, the easternmost house, has been designed to ensure that the part of the dwelling closest to the boundary (4m away) is set to the north of No.6, with the distance between the rear elevation of No 6 and the side elevation of the house on plot 4 that would be in direct line of sight, being 16m. The proposal will not therefore result in overshadowing or loss of light to either the interior of the house or its garden.

The new buildings will inevitably be visible from the rear windows and garden of No.6, but will not be unduly prominent in its direct outlook so as to justify a refusal on this basis. Similarly No. 5 to the south will also have views of the upper part of the new houses, the nearest part of plot 4 (the south eastern corner of the terrace) being located some 14m from the single storey extension that has been constructed to the rear. The rear of the house on plot 3 is 22m away. However the views of the new buildings from No. 5 would be oblique and could not be said to be unduly intrusive so as to have a material affect upon outlook.

There is concern about the potential for loss of privacy through overlooking, particularly from the house on plot 4 into the house and garden of 5 Stoney Court. The number of windows at first floor level in the rear elevation has been reduced to a single window,

centrally located in the longer section of the house, at a direct distance of 11m from the boundary with No.6. In normal views from the window, at an angle of around 35 degrees, it would be 13m to the boundary and over 19m to the nearest corner of No.5. With regard to potential views into the house, it is considered that views into the rear (west facing) windows would be very restricted due to the perpendicular orientation between the properties. The eastern side of the rear terrace of plot 4 is to be enclosed, not by a temporary screen as suggested in some comments, but by a wall, which will effectively remove the ability to look out directly at the rear elevations of the neighbours.

There has been considerable concern expressed about the land levels, which it is believed are going to be built up, resulting in the new dwellings being set artificially higher. This is not the case. The land at the front of the properties is being reduced by around a metre and the ground floor level taken from that point. The maximum increase above existing ground level at any point is in the vicinity of the terraced areas to the rear of the properties and amounts to around 50cm at the southernmost part of the terrace, decreasing to 26cm by the time the door into the house is reached. It is considered that this increase in height, given the distance from the neighbouring properties is within acceptable tolerances and will not result in an undue loss of privacy through overlooking.

Any limited views would be reduced further by the existing and proposed planting (including a 3m pleached hedge) along the boundary between the sites. Whilst there is some concern that the height of these trees will result in loss of light to the adjacent properties, the nature of these is such that it is not a solid mass of vegetation, but obscures views whilst allowing light to filter through. It is not considered that the effect of the increased height of the boundary treatment would therefore have a significant impact on the light to the neighbours.

Comments have also been received about the overlooking of properties to the south in Lynford Avenue. It should be noted that the distance between the houses on the application site and those to the south is over 40m. This is further than the existing relationship between houses in Stoney Court, which also have windows at first floor level facing south, and which are around 35m from the rear of houses in Lynford Avenue. It is therefore considered that at this distance and due to substantial boundary treatment the proposed development would not cause undue overlooking of these properties.

Landscape/Trees

There are a number of trees around the site boundaries which, although not of high quality, are considered to be important to the visual amenities of the area and should be retained. A full tree survey and method statement, including tree protection measures, was submitted with the application and providing these are adhered to there should be no necessity to remove the trees that are shown to be retained. A landscaping scheme has also been submitted which shows enhanced planting along the boundary with the properties in Stoney Court. Concern has been raised about the recent loss of trees within the site, including one shown to be retained near the boundary with Stoney Court, but it is understood that this was a Hazel that has been coppiced to stimulate additional growth to provide a denser screen over time. The tree that have been removed were small fruit trees and were not of a quality that could be protected by a TPO.

Highways/Parking

The site provides parking provision in accordance with Council standards and the Highways officer has not raised any objection to the proposal on the grounds of

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inadequate manoeuvring space within the site. The narrowest part of the access road is 3.5m, which is acceptable within a private development. Whilst it is recognised that there is the potential for other developments to come forward off Stoney Lane, based on the existing situation, the additional use of the access to No. 7, the visibility from which is to be improved by the loss of a small section of the frontage hedge, is not considered to result in increased hazard to users of the highway to the extent that the application could be refused on this basis.

Other Matters

- No disabled access to the properties. Whilst access for all is desirable, there are circumstances due to site constraints where this is not always possible and this is recognised under Building Regulations.
- Insufficient pre-application consultation by developers. Engagement with residents prior to the submission of an application is encouraged by the Council through the Statement of Community Involvement (SCI). However, there is no means of ensuring what level of consultation, if any, is carried out and this is not a planning issue that would justify a refusal.
- External lighting for plots 3-5 would be very intrusive to the neighbouring properties. It is not apparent that any external lighting is proposed, but future provision can be controlled by a condition.
- Problems with drainage in the area. The drainage officer is satisfied that any issues with drainage can be mitigated by appropriate systems and this can be conditioned.
- Lack of information about ground heights against an established datum point. The site plan set out points across the site with the existing land levels, and a landscape plan has been submitted which shows proposed heights. An initial error in this plan against one of the proposed points has been rectified in the submission of a revised plan. Site sections have also been submitted which show the development in relation to the existing land levels and a subsequent plan has been provided that illustrates as clearly as possible the existing and proposed land levels and the relationship of the development to existing properties. It is considered that sufficient information has been provided to be able to assess these aspects of the proposal.
- Noise and disturbance from building works. It is acknowledged that there will inevitably be a period of noise and disturbance during construction, as with any development, however this is of relatively short duration and informatives have been added to the decision requesting good practice to be followed during this period.
- The proposals do not incorporate 'green' energy measures/ Sustainability. The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice and conditions 9 and 10 have been included to control this.

Conclusion

It has been assessed that the proposal has sought to address the reasons for refusal of the previous application and represents an appropriate development, in keeping with the spatial characteristics of the area in terms of its proposed layout and design. In depth development is not unusual in this area and through careful attention to the design and arrangement of the plots within the site and through the retention and enhancement of boundary treatment the development is not considered to so adversely affect the residential amenity of adjacent properties to justify refusing planning permission. On this basis the proposed development is recommended for permission in accordance with the adopted policies of the Local Plan and subject to a number of enhancement and safeguarding conditions.

Recommendation

subject to the following condition(s):

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).

Reason: to ensure that the external appearance of the development is of a high order on this sensitive rural site.

2. Before development commences samples of all the external materials of the buildings and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority.

Reason: to ensure that the external appearance of the development is of a high order.

3. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in plan ref. TT.DOS.STO.501 rev.B. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

- 4 i). Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural Report, Tree Survey Impact Assessment and Method Statement, dated 20th August 2017 and prepared by Dermot Cox Ltd (ref. DFC/17329), shall be installed prior to any demolition, construction or groundwork commencing on the site.

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- ii) The Arboricultural Officer shall be informed once protective measures have been installed so that the construction exclusion zone can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact telephone - 01962 848210.
- iii) No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report, Tree Survey Impact Assessment and Method Statement, dated 20th August 2017 and prepared by Dermot Cox Ltd (ref. DFC/17329). Any deviation from the works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority.
- iv) 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 constructions activity occurring on the sites and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.
- v) A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure the protection and long term viability of retained trees and to minimise the impact of construction activity.

- 5. 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

- 6. Detailed proposals for the disposal of foul and surface water, notably that they have received permission from Southern Water to connect and that the management company/connections have the required legal authority, 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 dwelling hereby approved is first occupied.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E or 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.

8. Before development commences, details of the design and materials of the screens to be provided along the eastern sides of the verandas to the rear of the houses on plots 1 and 2 shall be submitted to and agreed in writing with the local planning authority. The screens shall thereafter be retained in accordance with the approved details at all times.

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

9. The recommendations within the Peach Ecology *Ecological Assessment* of 20th February 2018 shall be adhered to.

Prior to any translocation of reptiles, a translocation strategy will be produced and sent to the LPA for approval; approved works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority. Following the preparation of a suitable reptile receptor site, all reptiles will be translocated in accordance with current best practice.

Reason: In the interest of protecting and conserving the ecological quality of the area in accordance NPPF paragraph 118.

10. No external lighting should be placed on the site, including on the dwellings or within their curtilages, without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residential properties and the ecology of the area.

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

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

12. 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 meets 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.

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.

13. 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

14. 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.

Reason: In the interests of highway safety.

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

NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

16. Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

17. No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

Reason: To make proper provision for off street parking.

18. The development shall be carried out in accordance with the following approved plans:

- 7517 D01rev.- - Site plan
- 7517 D02 rev.- A - Plots 1&2 floor plans
- 7517 D03 rev.- - Plots 1&2 front and rear elevations
- 7517 D04 rev.- - Plots 1&2 side elevations
- 7517 D05 rev.- - Plot 3 floor plans
- 7517 D06 rev.- - Plot 3 elevations
- 7517 D06 rev.- - Plot 4 floor plans
- 7517 D08 rev.- - Plot 4 elevations
- 7517 D10 rev.-
- 7517 D10 rev.- - Car port
- 7517 D11 rev.- - Bin and cycle stores
- TT.DOS.STO.501 rev.B – Hard and soft landscaping

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

Informatives:

1. In accordance with paragraphs 186 and 187 of 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 there was pre-application advice provided and further discussions during the course of the application process.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Part 1 - Joint Core Strategy: MTRA4, CP2, CP3, CP4, CP7, CP10, CP11, CP13, CP14, CP16, CP20,
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM3, DM14, DM15, DM16, DM17
3. 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.
4. 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.

5. 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.
6. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.