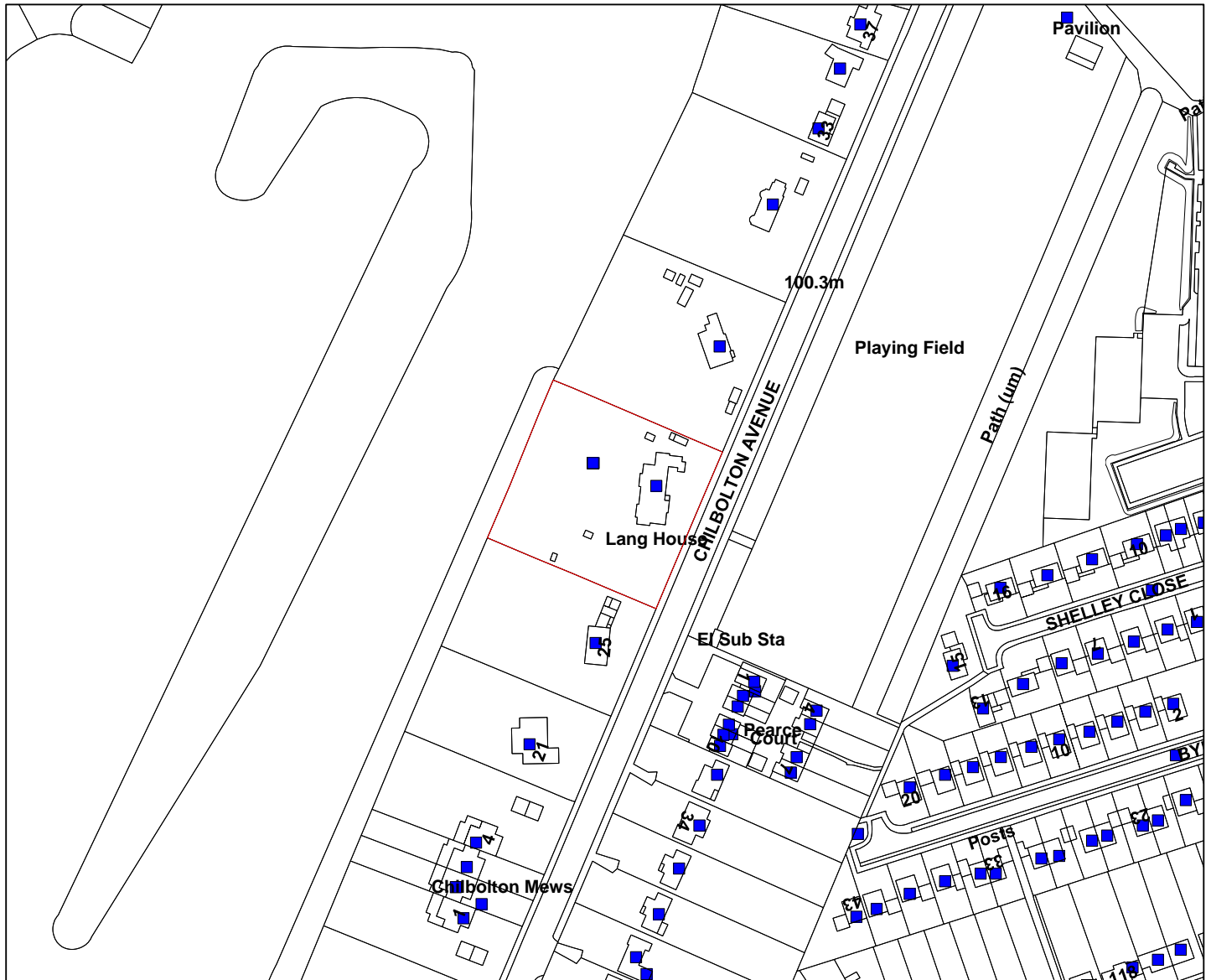


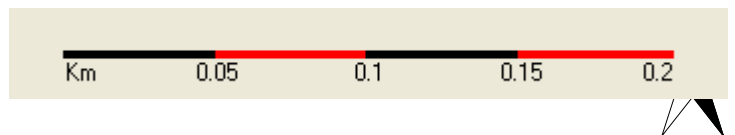
Lang House, 27 Chilbolton Avenue, Winchester

10/00338/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	03 February 2011
SLA Number	00018301

Item No: 4
Case No: 10/00338/FUL / W00497/05
Proposal Description: Proposed demolition of existing building and erection of 12 no. two bedroom apartments and 2 no. three bedroom apartments, with associated car parking and hardstanding areas, and landscaping.
Address: Lang House 27 Chilbolton Avenue Winchester Hampshire SO22 5HE
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr G Joslin
Case Officer: Lorna Hutchings
Date Valid: 15 February 2010
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee due to the number of objections received. A full set of amended plans were received and fully re-advertised, to show smaller blocks of development pulled away from the boundaries, to address overlooking and minimise the amount of hardstanding to the front plus other revisions to detail.

This is a new application for residential development at a site which has had two previous applications for residential development refused and dismissed at appeal. These were for a single large block of development to the centre of the plot fronting the road. The current proposal is a new approach which proposes to break up the massing of the one block, into two sets of three blocks. The details are compared below.

There are no associated applications, there are however applications for residential redevelopment being considered at 45-49a Chilbolton Avenue (which is to be considered elsewhere on this committee paper). There is also an application for consideration at 34 Chilbolton Avenue for the redesign of an extant planning permission, this will be brought to a later committee for consideration.

Site Description

The application site is located on the west side of Chilbolton Avenue about midway along its length and comprises a large detached house set in a large plot of approximately 0.49 hectares.

This part of Chilbolton Avenue is characterised by large houses in large plots with significant tree cover. It defines the western limit of the built-up area in this part of the city, with the Royal Winchester Golf course adjoining the development on the west side of Chilbolton Avenue being within countryside designation in the development plan. There are mature trees on the northwest boundary of the property, with 1.8 metre high close boarded fencing and mature trees to the eastern, western and south western boundaries.

The character of the surrounding area is of large detached dwellings set in substantial plots, with significant gaps between them and relatively open frontages to Chilbolton

Avenue.

On the opposite side of Chilbolton Avenue, to the east of the site, are the sports pitches for the Westgate School.

The character of this large property is in the Arts and Crafts style with white painted rendered elevations under a traditional pitched roof that has been recovered with modern interlocking concrete tiles. The main features of the site are its tree cover, particularly to the north and south boundaries, the area of car parking on the south side that serves its present use as a Bed and Breakfast establishment and the sunken terraced rear garden that falls steeply to the boundary with the golf course.

Proposal

This planning application follows 2 previous applications which were dismissed at appeal due to their harmful impact on the character and appearance of the surrounding area.

The principle of the 14 unit scheme for the latter application was however not a reason the Inspector gave for dismissing the appeal.

This proposal represents an entirely different approach from the previous two schemes proposed at the site which comprised one large central block with varying design details and forms, with a double gable feature to the rear with two flat roof elements either side.

The latter proposal ref: 07/01465/FUL replaced the existing building which had an angled relationship to the road, to a parallel relationship and was set back 12m from the front boundary of the site.

The front elevation had 3 no. flat roofed dormers and first floor balconies to each end, facing Chilbolton Avenue. The height of the previously proposed building was nearly 10m at the front and 11m to the rear. The width of the building was approximately 30 metres, and its depth was approx. 15m for the main building with 8m flat roof/gable wing out further to the rear and of all of this 13m were stepped down into the site.

At its closest point, the centre of the proposed building was 38 metres from the western boundary. The northern and southern corners of the rear elevation were both 45m from the western boundary. The proposal was for 14 two-bedroom apartments, which represented a density of 29 dph.

In comparison, the current proposal comprises 2 sets of three blocks of development with 2 staggered blocks to the front and one marginally larger linked block to the centre rear.

The blocks addressing Chilbolton Avenue will have a 2 storey neo classical appearance measuring 10m x 10m and 9.5m high. The larger blocks to the rear step down into the site. They will measure 11m x 11m and 9.1m high with a 2.5m lower ground floor partially underground. An underground car park is also proposed utilising the existing sunken garden. The measurements are very similar to the original scheme submitted but which had a 12.3m high above ground rear elevation. All the blocks have balconies at ground floor and 1st floor levels to the rear with obscured balustrades to their sides. There are recessed balconies in the roofs for which amended plans are awaited to show removed as they are considered unneighbourly and break into the clean rooflines which is not considered in keeping with the area when repeated on 6 no. block forms.

The development is set back 14.4m (16m prior to amendments) from Chilbolton Avenue, 6.2m (3m) and 10m (9.5m) from either side boundary and remains 28m from the rear

western boundary.

All the parking was proposed prior to amendment in front of the buildings with a bin store to the right. This has now been almost entirely removed from the front elevation into an underground parking area with paved circulation areas around the development.

Relevant Planning History

74/00442/OLD W00497 Erection of one detached dwelling - Lang House 27 Chilbolton Avenue Winchester Hampshire SO22 5HE - Application Refused - 25/09/1974

75/00162/OLD W00497/01 Conversion of one dwelling into two dwellings - Lang House 27 Chilbolton Avenue, Winchester, Hampshire, SO22 5HE - Application Permitted - 25/05/1975

04/01904/FUL W00497/02 Demolition of existing and construction of one three storey block with lower ground floor consisting of 8 no. two bedroom and 2 no. three bedroom dwellings, car parking and storage, construction of 3 no. three bedroom detached dwellings with garages and/or parking, including associated driveways, landscaping and alterations to existing access - Lang House 27 Chilbolton Avenue, Winchester, Hampshire, SO22 5HE - Application Refused - 20/09/2004

06/03726/FUL W00497/03 Demolition of existing dwelling and redevelopment comprising; 14 no. two bedroom flats with associated parking and new access - Lang House 27 Chilbolton Avenue, Winchester, Hampshire, SO22 5HE - Application Refused - 22/02/2007, Appeal dismissed 23.11.2007.

07/01465/FUL W00497/04 Demolition of existing dwelling; replacement 14 no. two bedroom apartments with associated parking and new access onto Chilbolton Avenue (RESUBMISSION) refused 11.09.2007, appeal dismissed 16.06.2008.

Consultations

Urban Design – discussed during a meeting with the case officer in lieu of formal written response – need to look at previous appeal decisions and the Chilbolton Avenue Local Area Design Statement) CALADS – supported the previously proposed reasons for refusal and now supports the way forward shown on the amended plans.

Trees - The amended plans are more positive and deal with the concerns raised in the previous response. There will however be some remaining pressure on the beech trees on the adjacent property from block B and on going maintenance issues. 15 trees are to be lost on the site through the proposed development with a replacement planting of 7 trees to mitigate against the loss, though in the original landscaping scheme there were 16 trees to be planted. **Conditions 3 & 4**

Ecology – No concerns, no impacts on SINC although not identified and a condition is recommended requiring tree/scrub/hedgerow removal or works limited to outside of the bird breeding season. No further comments on amended plans. **Condition 9.**

Highways – No objections subject to the payment of highway contributions at a reduced amount and standard. **Conditions 11 & 12.**

Environment Agency –No objection in principle to the development – low environmental risk.

Southern Water – Initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development which requires a formal application for a connection to the public sewer. The planning application form makes reference to drainage using Sustainable Drainage Systems (SuDS). Such systems usually have a significant land take and it is not clear how the SuDS facilities can be accommodated within the proposed layout and they will need to be managed.

Condition 10.

Environmental Protection – No objection. Housing with gardens is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Given this, the proposal involves a use that would be particularly vulnerable to the presence of contamination and an appropriate contamination assessment should be submitted as part of the application process. **Condition 13.**

Drainage – No objection - Southern Water to be consulted to ensure capacity of foul sewer. A drainage strategy has been provided in which foul water is to be pumped to the public sewer and a maintenance regime for the pump station must be in place before the dwellings are sold. The applicant should liaise with Southern Water to agree the connection point to the public sewer. Storm water to go to a sustainable drainage system with rainwater harvesting promoted together with the use of permeable material for drives and hardstandings wherever possible. **Condition 10.**

Landscape – No objection – Initially raised verbal objection regarding material concerns with encroachment into boundaries, trees, species choice for new planting, levels difficulties and railings type proposed and commented at that time that proposal contrary to CALADS. Subsequently a written response was received in respect of the amended plans, identifying that the revised proposals respond more positively than the previous layout in terms of landscape character. However some points of concern were raised including: parking bays are too close to street frontage creating a weak landscape structure; significant increased area of hard to soft ratio; reprofiling of slope with extensive soil removal; vehicular access unclear; services should be shown; amenity space should be designed as an integral part of development. **Conditions 4, 5, 6.**

Representations:

City of Winchester Trust - Comment - regrets loss of original houses; present scheme is an improvement on the previous; using pavilions to break up the profile has been successful and welcomes view through to golf course allowed; continuing concern about how the local infrastructure will cope with additional requirements and traffic.

Neighbour Representation on initial plans - 30 objections on the following grounds:

- Height, mass, size and design, layout, large parking area, inappropriate and out of keeping;
- Infringes existing housing line to the rear occupying much of the garden;
- Out of keeping with neighbouring properties;
- Precedent;
- Overbearing;
- Overlooking;
- Not enhancing Chilbolton Avenue;
- Contrary to the objective of the CALADS, Area D;
- Misleading to think that breaking up the blocks will look like houses when they are connected and will be very large;
- Out of character; Impact on neighbouring property due to proximity, overlooking, noise, outlook, disturbance;
- No flats in the area;
- Very visible and dominant in landscape;
- Does not respect sensitivity or quality of its setting;
- Previous proposals dismissed at appeal;
- Unsightly parking;
- Density too high;
- Increased traffic and concerns re: highway safety;
- Loss of amenity for Stockers Av and Ashmore Rd also;

- Impact on trees with loss of wildlife;
- 3 storey wall of glass to the west;
- Shouldn't extend into sloping garden
- Detriment to setting of golf course and undermines quality of golfing experience;
- Exacerbates urbanisation of Chilbolton Avenue;
- Health and Safety worsened of residents living closer to golf course;
- Views compromised;
- Footprint far exceeds the original; not reflective of the area;
- Sewerage services at capacity.
- Precedent;
- High density development not expected to be seen or in character;

Further neighbour representations – amended plans:

- Amendments do not address the initial objection grounds;
- Change of demography;
- Loss of architectural individuality and landscape structure;
- Very visible from golf course, impact on public views;
- Does not retain 'independent villa' character of 'D'.
- Design is primarily based on how much can be fitted on site;
- Flats are a retrograde step to established character;
- Trees have not been identified and retained according to amenity value.

Relevant Planning Policy:

South East Plan 2009

SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.9, DP.10, HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1

Supplementary Planning Guidance:

- Chilbolton Avenue Local Area Design Statement (CALADS)
- Parking Standards 2009

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPS 9 Biodiversity and Geological Conservation
- PPG 13 Transport

Planning Considerations

Principle of development

The site is located within the defined settlement boundary of Winchester where there is a presumption in favour of additional residential development. The Government on 9th June 2010 issued an amended version of PPS3, which excludes private residential gardens from the definition of 'previously developed land', and deletes the reference to a minimum national density of 30 dwellings per hectare.

Notwithstanding this the Councils own local plan policy H.7 (minimum density range of 30-50 dph) is still relevant insofar as it promotes the efficient use of land. Sites within the defined settlement boundaries (H.3) are still in principle capable of residential development. More emphasis is now placed on conserving local features or character, even if the resulting development falls below 30 dwellings per hectare.

The proposal equates to approx 29 dwellings per hectare and proposes 12 no. 2 bed flats and 2 no. 3 bed flats which in consideration of the above is compliant with policy H.7. The principle of development is therefore acceptable subject to an assessment of usual development control criteria contained in DP.3 and the Chilbolton Avenue Local Area Design Statement.

As noted above there has been previous appeal decisions relating to the redevelopment of this site. In principle increasing the density with smaller flatted units of accommodation was considered acceptable and the CALADS was given significant weight. Extending further into the rear of the site was considered acceptable where inset away from edges and the development would not appear more dominant being parallel to the Avenue rather than at an angle. It was considered that such views of the development were minimised by the trees on the side boundaries and it was beneficial to break up the hardstanding to the front. There were no objections to the rear views due to the development being set down and design which disguises the extent to which living accommodation in the roof was proposal was acceptable. The appeal was only dismissed on a point of detail, with 3 storey high rearward projections with flat roofs looking incongruous seen against the pitched roofs of the main building.

Design and Impact on Character of the Area

The site is located in 'Area D' one of the 7 Character Areas defined in the Local Area Design Statement for Chilbolton Avenue. This area is summarised as having mostly large properties in extensive grounds partly set behind a mature tree belt. There are open views of, and it is highly visible from, the golf course and open country to the west.

In terms of landscape and overall character, Chilbolton Avenue itself is a broad and leafy road, characterised by a fine avenue of mature trees, and throughout its length these and other substantial trees dominate the road and define its essential character and scale'. (*Para 1.2 p3 CALADS*).

Roofs are often quite a dominant feature of houses along the avenue, but the overall mass of houses is reduced because many ground floors are below the road. Houses are not therefore the dominant feature, but it is the scale and straightness of the road, framed by many tall and mature trees, that give it its principal sense of scale and identity'. (*Para 2.4 p12 CALADS*). Existing levels and ground profile are significant site constraints as the site is quite steeply sloped, falling away east-west from the street frontage. The garden comprises a mix of existing mature trees and/or hedgerows of variable age and condition to boundaries both within and offsite with a significant group of trees in the north west corner of the site shown for retention.

This character area differs significantly from the other areas. Typical characteristics include larger properties set in spacious grounds which support mature large trees within the plots and on site boundaries and are publicly visible from both Chilbolton Avenue and the golf course/open country to the west. Existing trees form an integral part of the character of the area.

In this respect it is considered that the proposal will be in keeping with the character of the area. Initial concerns related to the close proximity of the proposed buildings to the boundary trees as these are significant trees within the street scene which form an integral part of the character of the area. This has now been addressed with the development moving in from the side boundaries and appropriate tree protection is proposed. The landscaping plan submitted with the amended plans did not accord with

the revised layout and so full landscaping and new tree planting details are conditioned to ensure that the proposal will replace those trees removed with a similar number and of a suitable species to enhance the structure planting of the avenue, screen neighbouring properties and the development from views from the west. **(Condition 04)**

The CALADS notes that limited development opportunities should be contained broadly within the overall mass of the existing buildings. New development as perceived from Chilbolton Avenue and Teg Down should be substantially of the same scale, height and mass as existing buildings. Therefore being substantially of 2 storeys in height but a third floor within some roofs may be acceptable where traditional forms are used.

It is considered that the proposal meets these criteria with the recent amendment of the scheme. A substantial part of the rear of the site is left undeveloped and the front 4 no. blocks are contained within the overall mass of the existing house. The rear two blocks do encroach further into the site however this is not considered to materially harm the character as the rear projections are set in from the sides and substantially further set in than the front blocks. This is the stance taken by the Inspector to the rearward projection substantially extending the existing footprint. It is considered that the amended plans show how the site levels are effectively utilised so that the site can accommodate 3 storey development stepping down into the site following the existing contours, with overall heights of the rear blocks lower than those at the front, and with additional clever design appearing 2 storey from views from the west. The blocks to the front will appear as domestic 2 storey houses from the public viewpoints along Chilbolton Avenue.

The amended proposal incorporates roof terraces, the cumulative effect of having roof terraces on all the blocks is considered to exacerbate the impact of the mass and height of the buildings in views from the rear which is not considered acceptable and so have been removed, modest dormer windows are now proposed.

The CALADS advises that the building line along Chilbolton Avenue should not encroach towards the road in front of the line and should not be dominated by car parking and hard surfaces. Front of plot buildings should always front onto the road. The current proposal fronts onto the road and creates an active street frontage. The existing property is at an angle to the Avenue however there is no harm to the character of the area to directly front the properties onto the Avenue and this follows the building line in the wider context.

This approach was taken by the Inspector in determining the previous appeals as the side elevations were not extensive in length when viewed from Chilbolton Avenue. The extensive hardstanding and parking area as previously proposed to the front has been considerably broken up in amount and with planting by the amended plans with almost all parking removed. There is an existing large tarmac area to the front of Lang House which has sat comfortably in the street scene historically. The new development is considered to be domestic in appearance and character rather than having the appearance of block or flats, and is considered to be of a high quality architecture lifting the quality of the area in accordance with the CALADS. Fine detailing of the fenestration and eaves and material samples are recommended to ensure this quality finish (Conditions 02 and 16). The materials proposed include slate, painted timber sash windows, powder coated aluminium windows to linking and balcony areas, with facing brick with stucco quoins.

Impact on Neighbours

There has been representation from neighbours in respect of privacy and the CALADS

requires that development retain peace and privacy although recognises that clearly through the principle of redevelopment there will be some loss. Amended plans were received to omit windows from side elevation to primary living rooms on the blocks closest to the boundaries which overcome issues of overlooking. There remains such windows in the rear blocks however there is a distance of up to 16m to the adjoining boundary. Most balconies are sited internally within the site and where they are on the sides/rear will be screened with obscure glazed balustrades. **Condition 14.** There is some living accommodation and windows facing in the central elements linking the blocks however this will be screened by the flats own balconies, or are at a lower level and will be screened by the trees and fencing and again are some distance to the neighbouring properties. As noted above, roof terraces will be omitted.

Ecology

There are no concerns regarding the proposal in this respect. Although the phase 1 habitat survey report failed to identify the presence of the immediately adjacent SINC (Royal Winchester Golf Course (Teg Down), which is designated for its grassland habitats and various notable species, there will be no impacts on this designated site as the works are adequately contained within the site boundary. A condition is recommended requiring that any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only to be carried out immediately following an inspection to confirm the absence of nesting birds. **Condition 9.**

Highways

Access onto Chilbolton Avenue is in accordance with the standards and adequate car parking has been provided. Secure and undercover cycle parking is also provided in accordance with current standards.

The application is required to provide a transport contribution in accordance with the adopted Transport Contributions Policy. There is an existing dwelling on site which can be included in the calculation. Additionally the site has been used as a bed and breakfast establishment for many years with three double letting rooms. It is considered that traffic generation as a result of the bed and breakfast would generate a similar amount of traffic as the main house. Therefore a reduction in the amount of contribution sought of (2 dwellings x £5,457) £10,914 is appropriate. The development will therefore need to make a total contribution of £41,516 which has not yet been paid. A legal agreement is recommended to secure this contribution.

Open Space

In accordance with policy RT.4 the proposal is required to provide appropriate open space. In this instance an off-site contribution is acceptable, which equates to £24,856 (£12,428 for sport and £12,428 for play). The matter will be dealt with by Unilateral Undertaking. The proposed dwellings will be developed in accordance with the Code for Sustainable homes at a minimum of Code Level 3 or higher as required by building regulations (conditions 08).

Conclusion

The proposal is therefore considered acceptable in accordance with Development Plan policies. It follows the parameters for development set out in the CALADS and also pays due regard to the findings of the appeal inspector for development on this site. The latest approach of domestic style blocks of development is a significant improvement from previous attempts to design for the site and is considered to sit comfortably within the

context of the area and street scene and character of Chilbolton Avenue. The proposal is therefore recommended for approval, subject to the conditions and Unilateral Undertaking as set out below.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space and Sustainable Highways Contribution, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Subject to the applicant entering into a legal agreement to deal with off site highway contributions and open space contributions then the Application Permitted subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

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

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

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

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

3 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/AH/LangHse/001 rev B written by Kevin Cloud of Technical Arboriculture Limited and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

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 AIA/AMS-KC/AH/LangHse/001 rev B. Telephone 01962 848428.

Construction of special engineering under tree canopies

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 848428.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/AH/LangHse/001 Rev B.

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/AH/LangHse/001 rev B shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision

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 protection and long term viability of retained trees and to minimise impact of construction activity

4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);
- Secure and undercover cycle storage;
- Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);

- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland;
- implementation programme.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

6 A management plan, including long term design objectives (for landscaping), management responsibilities and maintenance schedules for all landscape areas, communal areas and common parts, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape, communal areas and common parts management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features and other areas of communal, public, nature conservation and historic significance.

7 Details of provisions to be made for the parking and turning on-site of contractual, operative and construction vehicles parking and turning, and plant and storage of building materials and any excavated materials, huts and all working areas 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.

8 No development shall take place until a Sustainability Strategy for delivering the most up to date standards of renewable energy provisions including measures to achieve at least code level 3 of the Code for Sustainable Homes, or to meet Building Regulations standards should they exceed this, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development incorporates appropriate sustainability measures in the interests of environmental responsibility and so as to meet the objectives of South East Plan policy CC4 and PPS 1 supplement Planning and Climate Change

9 Any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only carried out immediately following an inspection to confirm the absence of nesting birds.

Reason: To ensure adequate protection of breeding birds.

10 Development shall not begin until a surface water drainage scheme and programme for the site, based on sustainable drainage principles (SUDS), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a maintenance programme and establish ownership of the drainage system.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

11 The existing access(es) to the site shall be stopped up and abandoned and the footway crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

12 The parking area including the garage 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.

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

13 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

14 The ground and first floor window(s) in the north and south elevations to the bathrooms and external balustrades to external balconies (southern balustrade of ground and 1st floor to A2 and A4, and northern balustrade of ground and first floor to B2 and B4) of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in accordance with this condition at all times.

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

15 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be

completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

16 No development shall commence until large scale 1:10 fully detailed and annotated elevations and typical sections through the elevations of the fenestration, doors, roof eaves and parapet walls of each building has been submitted to and approved by the Local Planning Authority in writing. Windows shall show a minimum of 100mm reveals. Each building shall be constructed in accordance with the approved details before it is occupied and the external works shall be implemented in accordance with the approved details before the last unit occupied.

Reason: In the interests of preserving the visual amenities and character of the area.

Informatives:

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

South East Plan 2009: SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.10, HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1

2 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.

3 A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St. James House, 39A Southgate Street, Winchester, S023 9EH, tel: 01962 858688 or www.southernwater.co.uk

4 It is recommended that for condition 15, park railings shall be an appropriate boundary treatment.

05 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 No materials shall at any time be burnt on site.