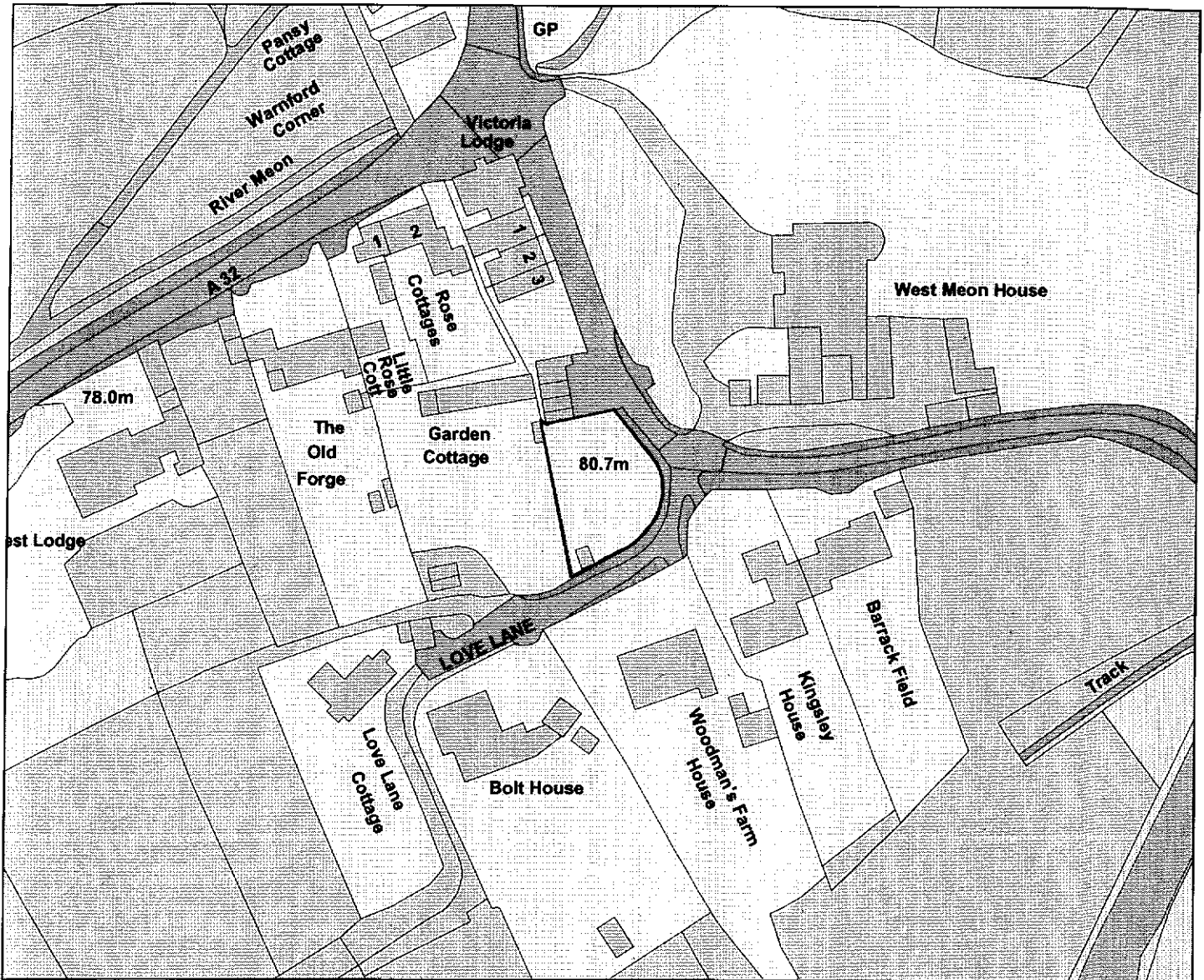


# 3 Station Road, West Meon, Petersfield

SDNP/12/00006/FUL



## Legend



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<b>Organisation</b>	South Downs National Park Authority
<b>Department</b>	WCC Planning
<b>Comments</b>	
<b>Date</b>	08 October 2012
<b>SLA Number</b>	

Agenda Item	SDNP 1
Report to	Planning Committee
Date of Committee	18 <sup>th</sup> October 2012
By	Head of Planning Management
Local Authority	Winchester City Council
Application No:	SDNP/12/00006/FUL
Validation Date	2 April 2012
Target Date:	28 May 2012
Applicant:	National School with Mary Touchet's Charity 'Touchet Trus...
Proposal:	1 no. two bedroom detached dwelling (RESUBMISSION) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) _Amended plans submitted 13.09.12; drainage, design and position of dwelling_
Site Address	3 Station Road, West Meon, Petersfield, GU32 1JJ
Purpose of Report	The application is reported to Committee because of the number of objections received.

**Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10.1 of this report.**

## 1. Site Description

- 1.1 The site comprises an area of walled garden to the south of No. 3 Station Road. The site lies in the Conservation Area. No. 3 Station Road is a grade II listed building which is in the applicant's control and is not proposed to be altered. The site is located approximately 55m south of the Station Road and A32 junction. The site lies at the junction of Station Road with Love Lane which is a right of way, it is a gravel track which also forms the access to neighbouring dwellings.
- 1.2 The application site is separated from No.3 and its garden by a hard standing with garages to the rear. The site currently only has pedestrian access from Station Road via a small gate and it is proposed to widen this entrance, which was poorly finished and reinstate the flint wall following completion of the development.
- 1.3 Behind the garage block lies Garden Cottage, a dwelling in separate ownership which is positioned with its gable end facing the rear of the garages. No. 3 Station Road is one of three cottages formed from one original building with late C16 timber frame origins. West Meon House is situated to the east of the site on the opposite side of the Station Road, its garden is on the County Council Register of Historic Parks & Gardens.
- 1.4 The site forms part of a number of important views within the Conservation Area: from the main road, looking south to towards the corner of Station Road it forms a backdrop to the existing listed buildings of 1, 2 and 3 Station Road, and forms an important visual stop in the view westwards on Station Road towards Love Lane (past the entrance drive and boundary walls of West Meon House).

- 1.5 The brick and flint boundary surrounding the site measures 1.3m in height north of the pedestrian gate and 0.6m in height on the eastern and southern boundaries. To the west lies a fence of approximately 1.3m to 1.9m. There are 10no. moderately sized trees identified on the site, including leylandii, beech, cypress and fruit trees.
- 1.6 The site measures approximately 550sq m. Levels fall from south to north and the land along the southern boundary is approximately 1.7m lower than the northern site boundary.

## **2. Relevant Planning History**

- 2.1 06/02425/FUL - Erection of 1 no detached dwelling and replacement of existing garages with new garages/ car ports – Withdrawn 22.09.2006
- 2.2 10/01353/FUL - (AMENDED DESCRIPTION) Erection of a detached three bedroom dwelling - Refused 11.04.2011
- 2.3 05/01801/FUL Adjacent site. Railway Cottages, Station Road. Erection of 4 no. one, 4 no. two and 2 no. three bedroom dwellings; alteration to existing access; open space; foul treatment plant; new field access; parking area for new development and no's 1-6 Railway Cottages, Station Rd and increase garden area to no. 6 Railway Co., Station Rd (RESUBMISSION) - Refused 12.01.2006

## **3. Proposal**

- 3.1 It is proposed to erect a new two bedroom detached dwelling. Amended plans have been received and were the subject of a re-notification to interested parties. These amendments propose brick facing walls, rearranged the footprint of the dwelling and reduced the highest point of the ridge line, resulting in a continuous low eaves line, the dwelling is now proposed at one and a half storeys in height. The dwelling has been moved one metre to the north west, further from the road. A sewage treatment plant and drainage field is now proposed to the south of the site. Previously a cess pit was proposed to be installed under the garage parking area to the north of the site.
- 3.2 The dwelling as amended measures 12m x 5.9m with a ridge height of 6.25m. The originally proposed scheme was 'T' shaped, 6.9m at its widest point narrowing to 5.1m and 12.1m long.
- 3.3 Three apple trees near the site entrance gate are to be removed as well as a cypress tree in the south west corner. Replacement trees and planting is shown on the indicative planting on the proposed layout drawing.
- 3.4 It is proposed to widen the existing pedestrian opening in the flint and brick boundary wall, for construction traffic and then to reinstate the wall with a pedestrian access on occupation of the new dwelling.

## **4. Consultations**

- 4.1 **Drainage Engineer:** Sought replacement of the originally proposed cess pit with a sewage treatment plant, this has now been included on site and a condition to ensure details of the drainage field is attached. (Condition 11).

- 4.2 **Hampshire County Council: Ecology Group:** Ecology report fails to identify the nearby river as a SINC but no major ecological issues on site. Recommend conditions 4 & 5.
- 4.3 **Southern Water:** There are no public sewers here. Applicant to contact Environment Agency regarding cess pit.
- 4.4 **Highway Engineer:** On original proposal stated that although these access arrangements are not ideal it is an existing situation which would be difficult to object to and sustain through the appeal process. A highways contribution is sought.
- 4.5 **Head of Landscape - Trees:** No objection to amended proposal subject to tree protection conditions 09.
- 4.6 **Environment Agency:** Due to limited resources unable to make a detailed response. Were satisfied that a cess pit could be accommodated.
- 4.7 **Head of Historic Environment:** No objection on the amended proposal given negotiations with the applicant to minimise the impact on the adjacent listed buildings and on the Conservation Area.
- 4.8 **Head of Historic Environment - Archaeology:** The site is located in an area that has archaeological potential and, although this is unlikely to be an overriding constraint to development, there will need to be a programme of archaeological work carried out in advance of the development. (Conditions 07).
- 4.9 **Head of Environmental Protection:** No adverse comments to make.
- 4.10 **West Meon Parish Council:** No objection to design in line with Village Design Statement (VDS) but object to the siting of the dwelling which could be better sited to allow for the two parking spaces to be relocated further within the plot. This would ensure the two existing spaces within the garage forecourt are kept free. This is a very tight corner and the loss of these spaces will lead to further street parking.

## 5. Representations

- 5.1 21 representations received from different households, including those received following the receipt of amended plans and the re-notification of interested parties.
- Overdevelopment of the site. This is too large a house for this small site. New dwelling would be unsympathetically prominent against neighbouring listed dwellings and the surrounding countryside.
  - Development harms the setting of grade II listed buildings adjacent, Garden Cottage dates from 1395, West Meon house is part Tudor and part Jacobean and Nos. 1-3 Station Road are late 16<sup>th</sup> century. West Meon House and Garden Cottage are featured in West Meon Village Design Statement as distinctive buildings.
  - The topographical survey indicates a ridge height for Garden Cottage of just under 87m the proposed new dwelling ridge height is 86.2m with chimney 86.5m. The height of the new dwelling therefore dominates.
  - Views into and from the site would detract from the immediate and wider landscape, in particular long views from the elevated public footpath at St

John the Evangelist which overlooks the valley. Views of the countryside to the north east from Church Lane will be totally obstructed.

- This site should be retained as a gap in the village. The new development harms the character of this untouched historic corner of the conservation area.
- Contrary to the Village VDS adopted by WCC. The proposed dwelling would be in an elevated position and would dominate the vicinity, being disproportionately large on a modest plot. The open views to and from this small plot would be lost by the development. The supporting statement omits the VDS advice that permission should not be granted for development which would have an adverse effect on the setting of a listed building. Also that it is important that any new development blends in with the style, scale and materials of the old. Smaller houses are preferred with a form to match existing properties. Low roof lines should be maintained where possible. And vehicle access arrangements should not be detrimental to the character of the lanes. The proposal is contrary to this advice.
- Neighbours' amenity. Garden Cottage and neighbours will be overlooked and overshadowed.
- Contrary to PPS5 there is no submitted assessment of the impact of the development on the significance of surrounding heritage assets.
- Traffic. The developer indicates parking would be available in front of the existing garage block, this takes up three spaces available to Nos.1-2 Station Road and the Victoria Institute. This will generate additional parking on the derestricted narrow single track Station Road. Visibility from the parking spaces reversing into the road is restricted by a 1.4m high wall near a 90 degree blind bend, where the national (60mph) speed limit applies. This is a busy road which serves as a cut through to Clanfield and Portsmouth. This makes it more dangerous for children crossing the road to the village shop. Why can't the developer provide underground parking? Space should be made within the boundary of the garden to accommodate at least 2 cars. Horse riders use Railway Track, more cars parked along this tiny, access road will make riding even more hazardous. Love Lane is a right of way and the road is also busy with large lorries using this road for access, including refuse and recycling. The existing residents have seven cars and the loss of two spaces is detrimental, there are another two houses over the road who park in Station Road. This totals nine cars requiring somewhere to park.
- Precedent. Previous planning applications, notably 05/1801/FUL, on Station Road have been opposed by WCC's own Highways officer.
- Drainage. A new cesspool is proposed but there is an existing cesspit to the north serving Nos.1-3 Station Road. Excavation could weaken the walls of the old cesspit with danger of future leakage. There are no size details for the new cesspit. *[Note: The amended plans now propose a sewage treatment plant.]*
- Inaccuracies. Garden Cottage is 3m from the boundary and 14m from the development not 28m as stated. The flint and brick wall is a listed curtilage structure to Nos.1-3 Station Road. The illustrative street scene indicated datum level at 80.00m but the topographical survey indicates levels at between 80.45m in the north to 82.70m to the south. A ridge height of 86.8m is shown to No.3 yet earlier submission stated the ridge height as 85.57m.
- Footway. The public right of way Footpath 18 adjoining the site has been omitted on any site plan.
- Materials. render finish was proposed on the original plans, Nos.1-3 Station Road are white painted brick as is Garden Cottage, Kingsley House and Barrack Field. *[Note: On the amended plans a brick finish is shown.]*

- Loss of brick and flint boundary wall to allow construction access.
- On the amended scheme: The dwelling has moved 1 metre closer to Garden Cottage, which dates from 1395. This increases harm to the setting of the listed building and increases the opportunity for overlooking and overshadowing. The ridge height remains as originally proposed, whilst the footprint is slightly increased. The site levels fall from 82.70m in the South West to 80.45m in the North West, a gradient of 2.25m with the proposed sewage treatment plant located at the highest corner. Considerable excavation is necessary.
- Comments not material to planning. Another option would be to retain as many of the trees as possible on the site and construct several parking spaces for rental by the neighbouring cottages. This would provide an income to the Touchet Trust but with minimal capital expenditure. The Charity's Trustees may be acting *ultra vires*. We urge the [Planning] Committee to assure themselves that this application is actually permitted by the Charity's Trust Deed. The plans have no height measurement on them. The plot is overgrown by choice of its current owners. The development will block neighbours view of the church. On the original proposal and although it says is a two bedroom cottage the size of the rooms could easily be described as three bedrooms. *[Note: The amended plans show two bedrooms.*

## 6. Planning Policy Context

### 6.1 National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

- 6.2 Government policy relating to national parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that national parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks. Paragraph 116 states that planning permission for major developments within national parks should be refused except in exceptional circumstances

## **7. Planning Policy**

- 7.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South East Plan and the Winchester Local Plan Review.
- 7.2 The South East Plan was adopted by the Secretary of State on 6th May 2009. The Coalition Government's revocation of the Plan in July 2010 has been found to be unlawful so the Plan remains part of the development plan at this time but the intention to revoke could be a material consideration.

The following South East policies are of key relevance to this application: C2, C3 and BE6

- 7.3 The Winchester Local Plan Review policies of key relevance to this application are: DP3, HE4, HE5 and HE14 and the West Meon Village Design Statement 2003.

## **8 Planning Assessment**

### Principle of development

- 8.1 The site lies within the West Meon settlement boundary where there is a presumption in favour of residential development subject to the proposal making an efficient and effective use of land and the scheme being appropriate in terms of design, scale and layout, both in itself and in the context of the character and appearance of the area, the Conservation Area, adjacent listed buildings and the National Park. Whilst representations refer to the importance of leaving this site as a gap in the continuous built up frontage here, the site is not identified as an important open space within the village in the VDS and therefore it is difficult to argue that the site cannot in principle be developed.

### Previous application

- 8.2 A previous application (ref10/01353/FUL) was refused due to the height, bulk and materials proposed; insufficient information regarding drainage, car parking, archaeology and ecology. The previously refused dwelling measured approximately 7.7m in height to the higher ridge and approximately 6.9m to the lower ridge. The amended proposal reduces the height of the main ridge line from 6.4m on the gable end and 6m for the rest of the dwelling to a single ridge line of 6.25m height throughout. The dwelling now proposed is one and a half storeys with low eaves and this substantially reduces the visual impact of the dwelling on the surrounding conservation area and it is considered to accord with the VDS advice which makes it clear that small new houses are most appropriate in the settlement. The rearrangement of the dwelling footprint improves the relationship of the dwelling with the large plot on which it sits, leaving additional room to the south of the site to accommodate a sewage treatment plant.
- 8.3 Additional information has been received regarding car parking, archaeology and ecology, the previous reasons for refusal in these respects have been overcome. The proposed drainage has been altered to accommodate a sewage treatment plant on site. Whilst concerns have been raised regarding the excavation necessary to accommodate the sewage treatment plant on the highest corner of the site, the Drainage Engineer is satisfied that the plant and drainage field can be accommodated and that the excavation is much less than that required for the previously proposed cess pit under the car parking area.

### Traffic

- 8.4 The garages and parking spaces in front of them are currently rented out by the owner. This private parking arrangement could be withdrawn at any time. The Highways Authority has no control over the use of the existing garages and parking spaces and it is the case in this proposal that an acceptable number of car parking spaces are being provided to serve the dwelling proposed. Whilst the visibility from these spaces reversing into Station Road is limited this is no different from the existing situation, and would not justify a reason for refusal.
- 8.5 Neighbours made representations regarding a previous planning application refused in Station Road however application 05/01801/FUL was for 10 dwellings as opposed to 1 dwelling in this case. That application had a number of unacceptable highway issues and the junction with the A32 was just one of them. Manual for Streets has now been issued which takes a more flexible approach on access and visibility, therefore a reason for refusal could not be sustained on this basis.

### Impact on character of conservation area and Village Design Statement.

- 8.6 It is considered that the dwelling as amended is in keeping with the character of this part of the conservation area, with a small, brick built dwelling of single storey in height with modest front dormers arranged symmetrically on the front of the dwelling. A street scene has been submitted to indicate the site will be excavated at a level approximately 0.45m higher than the adjacent garage ground level. A condition is recommended to ensure appropriate slab and finished floor levels (Condition 10).
- 8.7 The original proposal appeared as a predominantly two storey dwelling due to the raised ridge of the front elevation gable and did not appear subservient to the ridge heights of Garden Cottage at the rear and No.s 1-3 Station Road cottages. The amended scheme proposes a small single storey dwelling with low eaves which would not visually compete with the surrounding buildings.
- 8.8 The West Meon Village Design Statement identifies important view points and open spaces however this site is not mentioned as an open space to be retained. The design guidelines state: 'Infilling of sites within the tightly drawn village envelope is acceptable subject to the use of appropriate materials, control of design, massing scale and density and maintenance of privacy of existing adjoining dwellings'. Also: 'It is important that any new development blends with the style scale and materials of the old. Smaller houses are preferred with a form to match existing properties, low roof lines should be maintained where possible'. The amended proposal accords with these guidelines.

### Impact on the setting of adjacent listed buildings.

- 8.9 The nearest neighbouring dwelling on this side of Station Road is the Garden Cottage which is Grade II listed, it measures approximately 12m away from the nearest corner of the new dwelling as amended. The proposed dwelling sits perpendicular to Garden Cottage and will be partially screened by the existing flat roofed garages in between. Given the distance and the orientation of the new dwelling it is not considered to harm the setting of Garden Cottage. West Meon House is separated from the site by Station Road and lies approximately 40m away from the new dwelling. This distance and the new boundary planting ensure the development will not harm the setting of the listed building nor its historic garden.



### Impact on neighbours amenity

- 8.10 The nearest neighbour is Garden Cottage. Whilst the amended proposal moves the new dwelling approximately 1m closer to Garden Cottage this is a single storey outshot, which minimises the bulk of the new dwelling nearest the neighbour. The new dwelling is proposed approximately 12m from Garden Cottage which is sufficient distance to prevent overbearing or harmful overshadowing. The new dwelling sits south east of Garden Cottage and would cause overshadowing to the front garden in the mornings. However the low hipped roof of 6.25m height will not cause significant overshadowing sufficient to warrant a reason for refusal.
- 8.11 There are no first floor windows facing Garden Cottage on the nearest (northern) elevation. Conditions are recommended to restrict future permitted development rights in respect of extensions and the installation of new window openings which could otherwise cause overlooking (conditions 06 & 13). The proposed rear first floor windows lie at an obscure angle of approximately 150 degrees and at 12m away would not constitute harmful overlooking between dwellings, with planting on the site boundaries retained and enhanced to protect privacy to private amenity space. The new dwelling is separated from other neighbouring dwellings by Station Road, since this is a public highway the new dwelling is not considered to introduce new harmful overlooking to these dwellings.

### Density

- 8.12 This proposal is for a single house achieving a density of approximately 20 dwellings per hectare. Since the latest government guidance removes the minimum density requirement of 30 dwellings per hectare, this proposal accords with policy and it is in keeping with the surrounding housing density.

### Drainage

- 8.13 The amended scheme proposes a sewage treatment plant and drainage field on site which can be accommodated on site. Details of foul and surface water drainage are subject to condition 11.

### Ecology

- 8.14 The Ecology Officer has advised that the ecology report is sufficient and proposes a condition to ensure that the recommended mitigation is implemented in accordance with the ecology report (condition 4 & 5).

### Open space and highways contribution

- 8.15 In accordance with the adopted Transport Contributions policy, a development of this nature will be required to provide a contribution of £3745. The applicant proposes to enter into a legal agreement to enable the Council to secure this contribution.
- 8.16 The development does not provide any on-site public space and therefore an off-site financial contribution for public open space purposes is therefore appropriate and has been calculated at £1846, this is based on the identified requirements or open space in West Meon outlined in the open space strategy for 2011-2012. The applicant proposes to enter into a legal agreement to enable the Council to secure this contribution.

### Planning Obligations/Agreements

- 8.17 In seeking the planning obligation(s) and/or financial contributions for public open space funding, highway improvements funding the Local Planning Authority has had regard to the tests laid down paragraph 204 of the National Planning Policy

Framework 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.

## **9 Conclusion**

9.1 For the reasons above the proposal accords with policy and is recommended for approval.

## **10 Recommendation**

10.1 That planning permission be granted subject to the following conditions and the securing of appropriate planning obligations (the terms of which are to be approved by the Head of Legal Services) for the following provisions under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- The payment of a financial sum of £1846 towards off-site open space (£923 play, £923 sport);
- The payment of a financial sum of £3745 towards off-site Highway Contribution.

**(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)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. No development shall commence until details, and samples where appropriate, of the following materials to be used in the development have been submitted to and agreed in writing by the Local Planning Authority Bricks, flint & any other wall facing materials; Brick bonds; Mortar mix and finish; Rain water goods (including their relationship with eaves and verges); tiles & any other roof coverings, including rooflights; windows and doors. Thereafter the development shall be undertaken in full accordance with that agreement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with policy DP.3 and for the avoidance of doubt and in the absence of these important details from the application

3. The development hereby permitted shall be carried out in accordance with the plans listed below:

WIN/898/1/ID/001  
WIN/898/1/ID/002A  
WIN/898/1/ID/003A  
WIN/898/1/ID/004A  
WIN/898/1/ID/006

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

4. No removal of trees or hedgerows shall take place between 1st March and 31 July (August) inclusive in any year unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure breeding birds are not disturbed by removal of habitat

Note: This condition can be modified to protect wintering, roosting, feeding etc where appropriate dates can be specified.

5. Works shall be carried out in accordance with the measures set out within section 4 of the Extended Phase 1 Habitat Survey (Enims, March 2012).

Reason: In order to secure ecological mitigation and enhancements.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Part 1, or Class A of Part 2 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.

7. No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To prevent damage to any archaeology on site.

8. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved 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.

9. Protective measures including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and method statement reference WIN/898/ID written by Ian Donohue and submitted to the Local

Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with WIN/898/ID. Telephone 01962 848403.

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

Reason: To protect trees of special landscape and visual amenity importance on site.

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

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

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

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

12. No works shall start on site until details of the proposed widening of the existing pedestrian access and the reinstatement of the wall has been agreed in writing with the Local Planning Authority. Prior to the occupation of the dwelling the wall shall be reinstated as agreed and shall be retained.

Reason: To ensure the wall is rebuilt to match existing to protect the appearance of the conservation area.

13. No windows, dormers or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the west and north elevations of the dwelling hereby permitted.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

## **11 Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12 Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with any individuals' human rights are considered to be proportionate to the aims sought to be realised.

## **13 Equalities Act 2010**

- 13.1 Due regard, where relevant, has been taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

### **Case Officer Details**

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