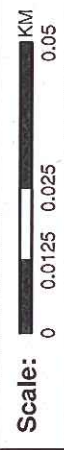


17 North Walls, Winchester, SO23 8DB

16/04683/FUL



Legend



Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	23/01/2017
PSMA Number	100019531



WINCHESTER CITY COUNCIL  
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**Item No:** 02  
**Case No:** 16/01683/FUL  
**Proposal Description:** Proposed dwelling to the rear of 17 North Walls (Amended Plans)  
**Address:** 17 North Walls Winchester Hampshire SO23 8DB  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** Mr John Piper  
**Case Officer:** Liz Marsden  
**Date Valid:** 19 July 2016  
**Site Factors:** Winchester Conservation Area

**Recommendation:**  
Permission

### General Comments

This application is reported to Committee because of the number of objections received contrary to the officer's recommendation.

Amended plans, which revised the design and location of the proposed dwelling on the site together with alterations to the treatment of the boundaries, were submitted on 21.12.16. These plans were publicised, with a further site notice and letters sent to all parties that had been consulted on, or commented on the original plans.

The main alterations were:

Redesign of building from full two-storey house, to a dwelling with a combination of flat-roofed, single storey sections and a smaller two-storey section, with a pitched roof.

Relocation of the building closer to the eastern boundary of the site and alterations to the boundary treatment.

Further plans were received on 18.01.17, which removed the proposed projecting bay to the window at first floor level on the east elevation, minor modifications to the fenestration on the west and south elevations at ground floor level and an increase in the slab height of 150mm (to take account of potential flood issues). It was not considered that these alterations would materially affect the appearance of the property so as to require further publicity.

### Site Description

The site is located on the north east edge of Winchester's Conservation Area, within the city centre. It fronts North Walls and is bounded on the western side and rear by Gordon Road public car park. The existing property is an end of terrace, three storey (including basement) house, which has been extended to the side so that it is wider than the other houses in the terrace. The majority of the building is finished in white painted render, though a section of the first floor rear elevation is brick and flint and the rear curtilage is laid to hard standing or covered with gravel. The site is enclosed at present by close



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boarded fencing, between 1.8 and 2m high, with the fencing along the western, car park, frontage being in a poor state of repair.

The existing dwelling and curtilage of 17 North Walls has a total area of 0.035ha (353 square metres) with the proposed site occupying 206 square metres of the garden area. A mobile home that previously occupied this space has been removed in the last few months.

### **Proposal**

The development proposes the erection of a two bedroom dwelling in the curtilage to the rear of 17 North Walls. The property would comprise of single and two storey sections, with the nearest part of the two-storey building being set 14.5m from the principal rear elevation (not the single storey extension) of the existing house and 3.5m from the western boundary with the adjacent property, No. 16 North Walls.

The scheme makes provision for small garden areas to serve the proposed house, retaining a small courtyard for the existing house. There will be two pedestrian accesses, the principle one to the north, with a further access in the western boundary. There is no vehicular access or provision for on-site car parking.

A new boundary wall is to replace the existing fence along the eastern boundary with the car park, and the height of the boundary treatment is to be reduced around the northern, proposed front garden area, creating a more open aspect.

### **Relevant Planning History**

07/00156/FUL - Conversion of an existing dwelling into 2no. one bed and 2no. 2 bed apartments and the erection of 2 x two bed houses on land to rear – Refused 24.07.07

### **Consultations**

#### Engineers: Drainage:

The submitted flood risk assessment shows the site as unsuitable for surface water drainage by soakaways. Preferred method should be via the combined sewer if liaison with Southern Water shows that this is possible. Details will need to be provided prior to the commencement of any development.

#### Engineers: Highways:

The site is located within a highly sustainable location and season tickets are available for the car park. With the removal of the car parking space from the originally submitted scheme, the application is now acceptable from a highways point of view, subject to appropriate conditions and the provision of a construction method statement.

#### Head of Historic Environment:

The revised plans incorporate a palette of materials which are characteristic in the conservation area and are therefore supported. The brick boundary wall is now suitably varied in its elevational treatment, though the perforated detail may be subject to littering and an alternative method of providing decorative detail should be considered, such as the use of a contrasting brick. This can be secured by means of appropriate conditions.



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Head of Historic Environment: - Archaeology

No objection in principle on archaeological grounds subject to conditions to secure appropriate archaeological mitigation work.

Urban Design

The site is located on a significant corner plot, the development of which could enhance the quality of the surrounding public realm. The design of the proposal has been altered to respond positively to the context of the site and public realm and the single gable and modified orientation is a suitable response to the site.

Head of Landscape: - Trees

Verbal response. No objection subject to the mitigation measures set out in the arboricultural survey and report and permission being received from the owner of the adjacent car park land to remove two trees and the planting of three new trees.

Environment Agency:

No objection subject to appropriate conditions.

**Representations:**

City of Winchester Trust:

- Proposal is an ingenious design which would replace a broken down mobile home and, subject to highways comments, it could improve the appearance of the site.

8 letters received objecting to the application for the following reasons:

- Very small plot
- Property likely to become a house in multiple occupation, similar to No.17 and other properties in the vicinity.
- Severe problems with flooding in the area and any development that would make this worse would not be acceptable.
- Question accuracy of submitted flood risk assessment
- Set a precedent for other properties in the area, creating more noise and disturbance.
- Design out of keeping with the area and will not preserve or enhance the character and appearance of the area.
- The car park is used by parents and children walking to the Nursey and construction will be an added hazard and disruption to the car park will create further issues for its users.
- Existing property has issues with refuse and recycling, with large numbers of unsightly bins and the additional property will make this worse. Bin lorry will need to enter the car park, creating additional noise early in the morning.
- Adverse impact on the amenities of neighbouring properties due to being overbearing and resulting in overshadowing and loss of outlook to living and working areas.
- Inaccurate plans which show structure in neighbouring garden (No.16) as a shed, rather than a home office.
- Loss of mature trees will reduce the greenery available in the area.
- Impact on ecology including bats and birds.
- Houses to the east of the car park are not comparable as they are not landlocked

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and have driveways that give vehicle and pedestrian access directly to North Walls.

- Loss of amenity area for the occupants of 17 North Walls.
- Loss of valuable car parking spaces
- 

2 further letters were received, following the amended plans, which maintained objections to the proposal, though one did acknowledge that the revisions went some way to addressing the issues of loss of light and amenity. There was an added objection that the revised plans were not able to be viewed on the Council's website.

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

- Proposal includes a two foot strip of land in neighbour's ownership.

### **Relevant Planning Policy:**

#### Winchester District Local Plan Review

DP3, DP4, H3, T2, HE.4, HE.5, HE.6, HE.8

#### Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP2, CP11, CP13, CP14, CP17, CP20

#### Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1, DM14, DM15, DM16, DM17, DM26

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework

### **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.

The site is also located in Winchester's conservation area where policies seek to preserve or enhance the character and appearance of the area. Character depends on the relationship of buildings to each other and their setting in the local and wider context. The height, massing, form and design details should relate well to each other and adjoining buildings. The size of the site is such that the proposal represents a density of 57 units per hectare, including the existing property.

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it moving away from the previous Local Plan requirement for 50% of the dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. In this case the proposal is for a single additional dwelling which has two bedrooms (with the potential for a third bedroom in the study at ground floor level) and will not therefore conflict with this policy.



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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. Conditions 8 and 9 have been recommended to ensure that these standards are met.

### Design/layout

The layout and design of the development has evolved during the consideration of the application to take account of concerns that were raised about the original submission, particularly with regard to the impact of the proposal on the residential amenities of neighbouring dwellings. To this end the original full two storey design has been amended so that the two storey element is reduced in size and the parts of the house closest to the neighbouring properties are now single storey in height, which will have a less overbearing impact on the occupants of those properties.

The site layout has also been revised, with the building being relocated so that its eastern elevation is incorporated into the side boundary. This has the benefit of maximising the use of the site area and removing the narrow corridor along this frontage which would have served no useful purpose. The altered location also serves to strengthen the presence of the property on the corner, forming a more positive and intentional feature in this context, which is currently that of the car park and the surrounding development. The area is characterised by gable ends, a school wall and other discontinuous boundary treatments around the periphery of the car park, with two relatively modern (2003) houses located to the eastern side of the car park, which as a whole fail to create any sense of place.

The proposal presents an opportunity to enhance the appearance of the site, when viewed both from North Walls and the car park to the rear, with the use of a brick boundary wall to add visual interest to the eastern elevation and the more open front garden area, which enhances the residential aspect of the property and serves to integrate it into the public realm. The size and scale of the building can be accommodated in this location without adverse impact on the residential or visual amenities of the area. The modern design is also considered to be acceptable in this location, providing an acceptable contrast to the more traditional buildings along North Walls, whilst not detracting from the character and appearance of the conservation area. This is achieved, in part, by the materials proposed, which reflect those used in surrounding development, though it is considered that further information is required of the detailed finish to the brick walls in order to ensure it is of high quality, whilst being practical in this public environment. The applicant has confirmed that they would be prepared to use a red brick on the boundary wall if it was felt to be more appropriate than the grey brick currently proposed.

The proposed house is served by small garden areas to both the front and rear of the house, linked by a passage along the western boundary. Whilst the spaces are not large they are considered to be adequate for the two-bedroom house. The area retained by the existing building is modest in size but, as is evidenced by the current situation on site, the



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garden is not currently well used by the occupants of the HMO and the remaining area is sufficient for some outdoor seating and airing of clothes.

Bin and cycle stores are provided within the site and bins will be moved to the collection point used by the existing house, on collection day, ensuring that there is no requirement for the refuse vehicles to enter the car park. Notwithstanding this intention, the bin store is only 18m from the highway and collections can generally be made from locations within 25m of the road.

### Impact on character of area

The site is located in the conservation area, but whilst the North Walls frontage is comprised of traditional dwellings, the site relates more closely to the car park, which abuts two sides and forms the primary context within which the development will be viewed. As set out in the previous section, it is considered that the siting and design of the development will serve to enhance this part of the area by creating a strong, well-defined and visually attractive boundary to the car park.

Whilst the building will be visible from within the car park and the buildings surrounding it, wider views in the conservation area are restricted by the existing terraced houses that front North Walls. The building will be visible from North Walls to the east of the site, along the open road frontage of the car park, where the view will be partially obscured by trees and a bus shelter and the house would be seen against the backdrop of the mature trees to the rear that are to be retained. Further partial screening and interest will be provided by the replacement trees that are to be planted along the eastern car park frontage of the site. Given this context and the visual benefits to be derived it is considered that the proposal will be detrimental to the character and appearance of the conservation area.

### Impact on neighbouring property

The revised design has largely overcome initial concerns about the impact of the development on the occupants of the neighbouring house. This has been achieved by reducing the extent of the two storey element and moving it further away from the boundary with both the existing house and the neighbouring property at No.16.

The nearest part of the proposed property is now 11m from the main rear elevation of No.17 (8m from the single storey extension to that property), with the two storey element of the house being 14.5m away, which is considered to be a satisfactory relationship between the two properties. The new dwelling is located to the north of the house and will not therefore have an impact on the level of direct sunlight available to that property. There are no windows at first floor level in the southern elevation of the house and the proposal will not therefore result in loss of privacy through overlooking.

The originally submitted proposal would have resulted in a blank wall, 5.5m high, which extended for 9m along the western boundary of the site with No.16, to within 8.5m of the glazed roof to the rear of that property. It was considered that this would have an overbearing and unacceptable impact on the outlook and the amenities of the occupants of that property, particularly due to the narrowness of the garden and the use of an outbuilding, which would also be affected, as a home office.



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The revised plans have reduced both the length and the height of the proposed wall on the western elevation to 6m long and a maximum of 3.5m high. The two-storey element of the house has been further to the north and east and is now 13m from the single storey glazed extension to the rear of No.16, which provides light to the basement area and it is considered that this distance is sufficient to ensure that the proposal will not be unduly intrusive or dominant in the outlook from the house, garden or office of No.16.

There is a single window in the western elevation of the house, which is set towards the north of the property. This is to serve an ensuite bathroom and, even if opened, would only have views of the rear part of the adjoining garden and would not therefore result in loss of privacy due to overlooking.

### Landscape/Trees

The proposal has been designed in order to avoid the loss of, or harm to, mature sycamore trees to the north and west of the site, which are of considerable importance to the visual amenity of the area. It is, however, proposed to remove a mature apple tree at the north eastern corner of the site and a further small birch tree along the eastern boundary. Whilst these trees provide some amenity value to the appearance of the area, the apple tree, in particular, is not in good condition or worthy of retention. The loss of the trees is proposed to be mitigated by the planting of three new trees (ornamental pear trees) along the eastern boundary of the site.

It is considered that the proposed protection measures for existing trees and mitigation in the form of replacement trees are sufficient to ensure that the development will not have an unduly adverse impact on the character and appearance of the area.

Permission will be required from the owner of the land on which the trees are located for both the removal of existing trees and the replacement planting.

### Highways/Parking

A car parking space was proposed initially, accessed from the car park to the north, but this would have necessitated vehicles to reverse for some distance through the public car park, which was not considered to be acceptable. The site is located in a highly sustainable location in the centre of the city and there is no requirement for on-site parking provision and the parking space and vehicular access was therefore removed from the proposal.

### Ecology

There is concern about the impact of the proposal on the ecology of the area, particularly birds and bats, due to the loss of trees. Whilst the importance of ecology within the urban environment is acknowledged, the site is located immediately adjacent to a busy public car park, in an area of limited ecological value. It is not considered that the loss of the two trees will significantly or unacceptably reduce habitat required to sustain the biodiversity of the area and a reason for refusal on these grounds could not be sustained.

### Flood Risk

The site is located in Flood Zone 2, land defined by the NPPF as having a medium risk of flooding and a comprehensive Flood Risk Assessment was submitted with the application which set out recommendations and mitigations measures to be implemented in order to minimise the risk of flood. The Environment Agency refers to the sequential test for



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development in Flood Zone 2 and the necessity to be satisfied that there are no other alternative sites are available in a lower flood risk zone. In this case the site lies on the edge of flood zone 2 and is surrounded by existing development. The applicant does not own other land within the vicinity, but outside zone 2 or 3, which could be developed in preference to this site. It is therefore accepted that the development meets the sequential test.

**Other Matters**

**Ownership.** There is concern that the application site incorporates a section of land in the ownership of the neighbours at No.16. It should, however, be noted that ownership issues are civil matters and do not form part of the planning consideration.

**Precedent.** Concern has been raised that the proposal will set a precedent for additional similar developments. Whilst this may be the case, it is necessary to assess all proposals on their own merits and the potential for precedent cannot, in itself justify a refusal of permission, where other factors are acceptable.

**Previous application decision.** The decision referred to (16/00371/FUL) was for a flat at first level above an area retained for car parking and was refused on grounds of loss of light and an overbearing impact on garden area and rear primary windows of adjacent properties. It is considered that the revised proposal can be clearly distinguished from that application and that the two are not therefore comparable.

**Inability to view plans on line.** The revised plans were uploaded onto the online public planning file and tests, using the Council website to view them, showed that they were available. Only one objection was raised on this basis and paper copies of the revised plans were given to the objector at the start of the publicity period. It is not therefore considered that the Council have failed in their duty to make the plans available for public inspection.

**Recommendation**

Permission 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).

2. No works shall commence on the development hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, supplemented by labelled samples and the provision of a 1m.sq sample panel on-site for inspection showing the proposed brick type, colour, texture, face bond, and pointing to be agreed in writing by the Local Planning Authority prior to the relevant parts of the works commencing. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall



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be retained on site until the work is completed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the character and appearance of the conservation area in accordance with Winchester District Local Plan Review adopted 2006 saved Policy HE14; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 12.

3. No works shall commence on the development hereby approved until full joinery details, at a scale of 1:5, including section/profile details where necessary and all types of finishes, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the character and appearance of the conservation area in accordance with Winchester District Local Plan Review adopted 2006 saved Policy HE14; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 12.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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.

5. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy



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6. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy

7. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

8. The trees shown to be retained on the approved site plan (drawing ref: 1414\_101 rev.A) and Tree Protection Plan (TSP-17northwalls/001 rev.) shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/17northwalls/001 July 2016, prepared by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

9. 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 reference AIA/AMS-KC/17northwalls/001 July 2016. Telephone 01962 848403

Reason: To prevent inappropriate work being undertaken to protected trees.

10. No arboricultural works shall be carried out to trees other than those specified and in accordance with AIA/AMS-KC/17northwalls/001 July 2016. Any deviation from works prescribed or methods agreed in accordance with that appraisal shall be agreed in writing to the Local Planning Authority.

Reason: To prevent inappropriate work being undertaken to protected trees.

11. Details of the size, species and location of 3 replacement trees shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting shall be undertaken during the next planting season after the completion of the development.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.



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12. 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.

13. 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.

14. Detailed proposals for the disposal of foul and surface water, specifically how the surface water will be disposed of, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

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

15. The development hereby permitted shall not be commenced until such time as a scheme to secure the following has been submitted to, and approved in writing by, the local planning authority.

1. Ensure finished floor levels are set no lower than 300mm above the surrounding ground levels.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future users.

16. 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.



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17. The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority.

1414_101_A	Proposed site plan
1414_200_A	Propose ground floor plan
1414_201_A	Proposed first floor plan
1414_202_A	Proposed roof plan
1414_300_A	Proposed east elevation
1414_301_A	Proposed north and south elevations
1414_302_A	Proposed west elevation

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 a site meeting was carried out with the agent.

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

Winchester District Local Plan Review 2006: DP3, DP4, H3, T2, HE.4, HE.5, HE.6, HE.8

Local Plan Part 1 - Joint Core Strategy: MTRA1, CP2, CP11, CP13, CP14, CP17, CP20

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM14, DM15, DM16, DM17, DM26

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.



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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. Sewerage connection. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW tel 0330 303 0119 or [www.southernwater.co.uk](http://www.southernwater.co.uk)