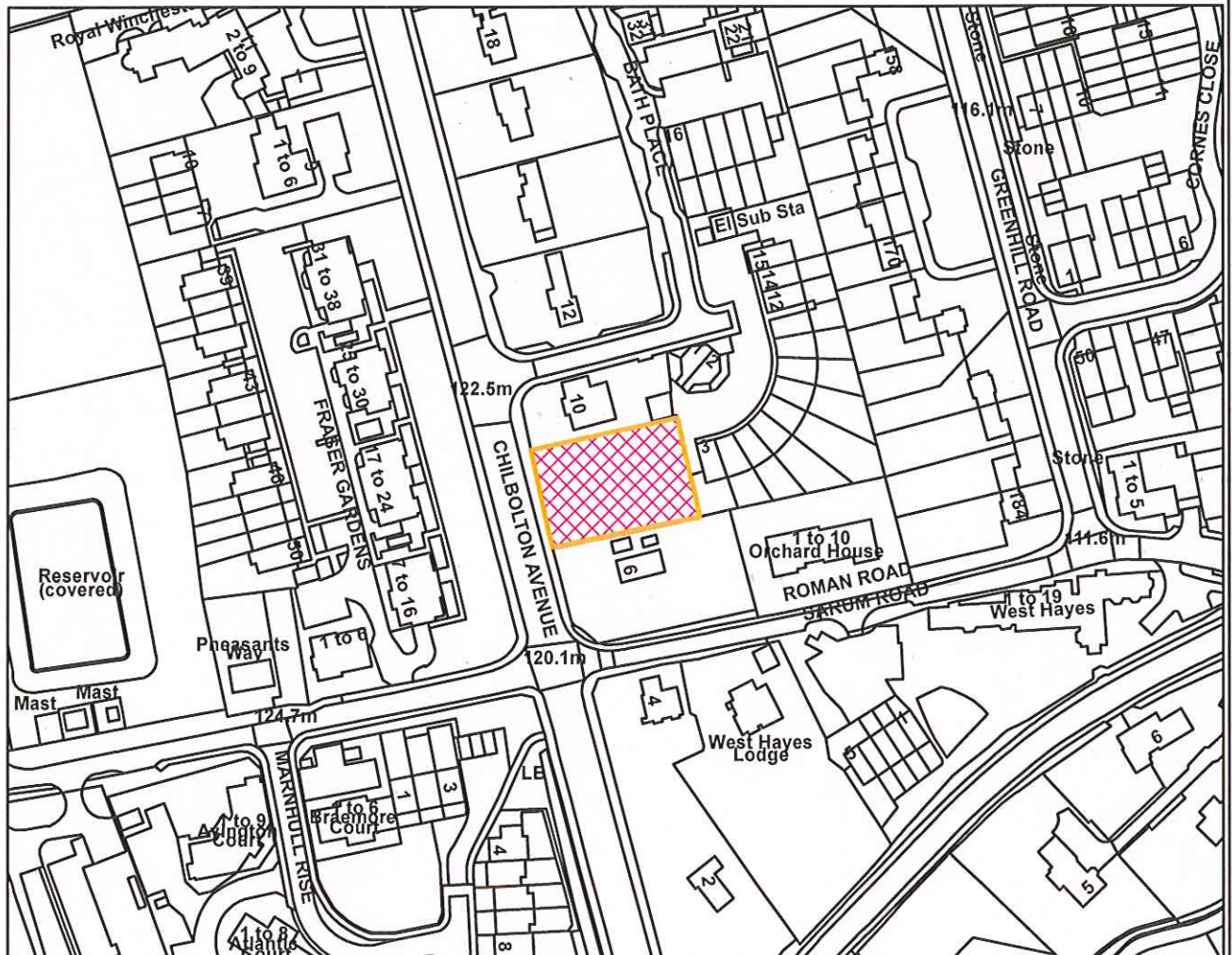


# 8 Chilbolton Avenue, Winchester



**Winchester**  
City Council

13/02429/FUL



## Legend

**Scale:** 0 0.02 0.04 0.08 KM

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	21/02/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 3  
**Case No:** 13/02429/FUL / W07032/03  
**Proposal Description:** Residential redevelopment comprising single terrace of 4no. three bed dwellings, including front parking area and landscaping  
**Address:** 8 Chilbolton Avenue Winchester Hampshire SO22 5HD  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Drew Smith Homes Ltd  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 8 November 2013  
**Site Factors:**  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of the number of objections received.

Amended plans have been submitted showing a revised layout plan to incorporate sufficient space for turning of vehicles, in line with highway standards.

A further amended plan has been submitted to hand the floor plan of the second floor to move the en-suite to the back of the dwelling and the bedroom to the front of the dwelling.

Amended elevation received to remove the bedroom windows on the first floor side elevations.

As a direct response to the design review panel comments the applicant has amended the drawings by increasing the size of the cycle stores to 1.5, by 2.4m, and adding a plinth and down pipes to the dwellings. They also clarified that the materials would be of a high quality and that the windows would be timber and not have 'stuck on' glazing bars.

**Site Description**

The site is located on Chilbolton Avenue, on the eastern side of the southern end of the avenue, between the junctions with Sarum Road and Bath Place. Chilbolton Avenue is a long wide road lined with numerous mature trees, in both the road verges and property frontages.

Opposite the site on the western side of Chilbolton Avenue, there are a number of large 3 storey apartment blocks set back behind a narrow belt of trees. On the western side of Chilbolton Avenue, south of Sarum Road, Marnhull Rise is another development comprising of both apartment blocks and terraced houses ranging between 2 and 3 storeys. On the eastern side of Chilbolton Avenue, both north and south of the site and extending beyond Bath Place to the north and Sarum Road to the south, there are a number of large detached 2 and 2.5 storey dwelling typically from the 1940s and 50s.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

These properties have frontage access with parking and garaging or car ports set in the front and to the side of properties. Bath Place is located immediately to the east of the site and extends north behind Chilbolton Avenue. It consists of a mix of terrace three storey houses and a terraced crescent is immediately to the east of the site.

The existing site consists of a large detached two storey dwelling with plain clay roof tiles a red brick and tile hanging detailing. There is parking to the front of the site with a central area of landscaping. On the southern, front boundary of the site there is a detached single storey garage block which also houses an annex with a bedroom and kitchen dining area.

The land slopes down slightly from the road to the front of the dwelling and then levels out to the rear and has a large rear garden that backs onto 3 Bath Place to the east.

### **Proposal**

The proposal is to demolish the existing dwelling and outbuilding on the site and replace with 4 no. three bedroom dwellings. There is parking for 8 cars to the front of the site and a bin store and cycle store in the front garden.

### **Relevant Planning History**

82/01438/OLD - Erection of garage and WC. Permitted 21st October 1982.

89/00948/OLD - Double garage, first floor side extension, pitched roof to flat roofed side extension, front and rear porches. Permitted 31st May 1989.

99/00566/FUL - Single storey extension to garage to provide annexe. Permitted 7th May 1999.

### **Consultations**

Engineers: Drainage:

No objections

Engineers: Highways:

No objections

Head of Landscape (trees):

No objection subject to conditions

Environment Agency:

No objections

Estates:

The Viability appraisal has been assessed by the Head of Estates and the Existing Use Value (EUV) and build cost is accepted. It is considered that there is insufficient uplift in value to allow the scheme to go ahead if any of the full contribution for affordable housing was made. Therefore, it is considered that only the Transport contribution of £14,980 and Open Space Contribution of £9,968 should be paid with no contribution to the AHC requirement for this scheme of £219,200.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Southern Water:  
No objection

Design Review Panel

The proposal sits tight on the plot, however it was considered that the scheme is an efficient use of the space and is acceptable.

The panel raised concerns regarding the practicality and size of the bike storage and bin storage, which was not considered to be sufficient.

The detail of this scheme is of particular importance, especially in terms of the materials proposed which should be of high quality. It was also suggested that the design would benefit from a plinth or similar as the building meets the ground.

The panel noted that there would be a lot of hardstanding to the front of the dwellings and it was suggested that this area would benefit from additional landscaping. The panel also suggested that the hardstanding could be broken up through the use of different materials and colours.

**Representations:**

City of Winchester Trust: This proposal would provide more family homes and the houses are considered to be well-planned. However it is regretted that this results in the loss of a substantial house which would have one time been typical of the character of Chilbolton Avenue. Another source of regret is the lack of garage provision in the terrace where 8 spaces are provided on the forecourt area.

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

- This would result in the loss of privacy to neighbouring properties due to the height of the new building.
- This would result in the loss of light to neighbouring properties.
- Overbearing three storey development replacing this two storey house.
- This would result in overlooking towards the neighbouring properties to the rear.
- The plans do not show the change in levels between no.8 and the houses on Bath Place.
- The three storey brick built development on this site would result in a visual impact from Bath Place.
- The proposal is too cramped on the site.
- This is overdevelopment of the site.
- This would lead to considerable problems when vehicles are arriving and leaving the site.
- There would be problems with refuse vehicles accessing the site.
- This would also increase traffic over the pavement to gain access into the site which would impact on pedestrians and cyclists.
- Contractor parking should be arranged before any development commences.
- There is no provision for visitor parking on site.

7 letters of support received.

- The design is in keeping with the local character.
- The scheme demonstrates a good sense of space and architectural design and

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

will enhance the street scene.

- This would provide much needed housing accommodation.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, T2, T4, H3

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, DS1, CP2, CP3, CP7, CP10, CP11, CP13, CP20, CP21

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Sections 6 and 7

Supplementary Planning Guidance

Chilbolton Avenue Local Area Design Statement (CALADS)

**Planning Considerations**

Principle of development

This site is located within the development boundary of Winchester, where the principle of development for housing is considered acceptable subject to compliance with the detailed requirements contained within the Local Plan, and also subject to further consideration in relation to the National Policy Framework (NPPF) and the Chilbolton Avenue Local Area Design Statement (CALADS).

**CALADS:**

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).

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'.  
(Para2.4 p12).

This site is located within Character Area 'C' of the CALADS which is described as being '*Residential properties mostly screened from Chilbolton Avenue by vegetation, with long but relatively narrow plots and backing onto other residential development.*' Paragraph 2.22 goes on to describe the area in more detail, '*Properties 2-22 are not fronted by a tree belt, but they are mostly substantially screened from view by dense and tall chamaecyparissus or laurel hedges and the houses are often only glimpsed through driveway entrances. These properties are of traditional brick construction under pitched tiles roofs (1930-50's), and are of no particular architectural quality.*'

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 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

The agent has submitted justification detailing that there are local circumstances that mean a flexible approach should be taken in Chilbolton Avenue. The evidence submitted shows that there is a demand for family housing and Chilbolton Avenue has traditionally been an area for family housing, set within a wide range of plot sizes. It is therefore considered that given the local circumstances in this case 3 bed dwellings on this site can be supported.

Impact on character of area and neighbouring property

The existing building on the site abuts the northern boundary of the site with no.10 Chilbolton Avenue and the garage building is approx. 1.3m from the southern boundary with no.6. This results in a built form across the whole width of the plot with a significant open area to the front and rear of the building. The proposed development occupies the same position as the existing dwelling and extends to both side boundaries. The building extends deeper within the plot, but no closer to the road to the front and therefore will not be prominent in the street scene. It is considered that the building layout and footprint are well related to the boundaries and surrounding properties and adequate space is provided on all sides.

The development takes a traditional form with gables fronting onto Chilbolton Avenue. It carries on the theme of Chilbolton Avenue of large buildings in large plots but breaks up the mass with a 2 storey central section that is set back from the front and 4 single storey bays that project forward.

The development is proposed to be built using a natural slate roof and red brick with sliding timber sash painted windows which are considered acceptable and will be of high quality to reflect other new development in Chilbolton Avenue.

There is a large area to the front of the site which is given over to parking for the 4 dwellings, however this has been broken up with some vegetation and will be screened by the existing trees along Chilbolton Avenue and it is considered with suitable hardstanding materials and landscaping treatment (details to be submitted in condition 9) this will be acceptable in relation to the overall character of the area.

Overall, it is considered that this proposal is acceptable and is in accordance with the Local Plan Policy and the CALADS. The building is set back into the plot with vegetation remaining at the front minimising the impact of it in views from Chilbolton Avenue. The new dwellings would not result in a dominant feature on the Avenue as the building lines and heights are predominantly in keeping with the context. The architecture responds positively to the surrounding area and the scale is comparative within surrounding developments.

Residential amenities

No 6 Chilbolton Avenue (i.e. the dwelling) is approx. 5.5m away from the boundary of this site and 9 metres from the 2 storey side elevation of the proposed development. The development is to the north of number 6 and would therefore not result in any overshadowing and the distances between the dwellings would avoid an overbearing effect.

There is one window on the first floor south elevation of the proposal, however this is for a bathroom and therefore it conditioned to be obscure glazed (condition 20).

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

The distance between the 2 storey north elevation proposed development and the south elevation of no. 10 Chilbolton Avenue is approx. 5m. Number 10 Chilbolton Avenue is located to the north of the application site and therefore would encounter some overshadowing. However it is considered that due to the two storey element of this proposed building being set back and the fact that the roof slopes away from this property and the primary amenity area of no.10 is towards the north eastern side of the site, this relationship is considered not be acceptable.

There is one window on the first floor north elevation of the proposal, however this is for a bathroom and therefore is conditioned to be obscure glazed (condition 20).

There are neighbouring properties to the east on Bath Place, number 3 being the closest property approx. 3.7m away from the rear boundary of the site. No.3 Bath Place has a conservatory on the rear of the dwelling, which is not shown on the submitted plans. This property is three storeys and has windows looking towards the site on the first and second floors. Given the distance between the proposed dwellings and this (approx. 14m) the proposal would not result in an unacceptable level of overshadowing or be overbearing. There are windows on the rear elevation of the proposed dwellings which would provide views towards no. 3 Bath Place, however given the second floor windows are for bathrooms and would be obscurely glazed (condition 20) and the three storey element of the property is 15.5 metres from the side elevation of number 3 Bath Place it is considered that this would not result in material overlooking.

Financial contributions

A full Open Book Appraisal that charts the viability of the development proposal has been submitted and has been considered. CP3 allows for schemes of fewer than 5 units to provide a financial contribution. A viability appraisal has been submitted analysing the financial contributions for affordable housing, including Open Space and Sustainable Highway contributions being factored in as required by policies CP7 and CP10. The final figures ensuring proportionate contributions to each fund are as follows:

Total Contributions required would be £244,148 100%

Open Space £9968

Highways £14,980

Affordable Housing £219,200

Total of viable additional contribution would be £24,949

Apportioned amounts:

Open Space £998

Highways £1497

Affordable Housing £22,453

The full contribution will be paid up front.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Highways/Parking

The existing access to the site is to be utilised, where the visibility is considered acceptable in accordance with the National requirements. The proposed car parking is provided to full standards, together with a turning area to ensure that cars can enter and leave the site in a forward gear. The bin and cycle stores are satisfactory.

The proposal is not considered to have an adverse impact on highway safety.

Impact on ecology

The application is accompanied by a phase 1 and 2 bat survey, which has identified that there is low level of bat activity on the site. As a result of the demolition of the dwelling a European Protected Species Mitigation (EPSM) licence will be required prior to the proposed works commencing. The data gathered during the Phase 2 surveys will be incorporated into the EPSM licence application and will be used to devise an appropriate mitigation. It is considered that the development would provide an opportunity for ecological enhancement and is therefore considered acceptable.

Sustainability

Policy CP11 of LPP1 requires new development to achieve the lowest level of carbon emissions and water consumption which is practical and viable, and requires development to achieve Code for Sustainable Homes Level 5 for Energy and Level 4 for water, which is practical and viable. Condition 12 will secure this requirement.

**Recommendation**

Application Permitted 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.

1 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.

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

3 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 13410 AIA written by Barrie Draper of ecourban and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

4 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 13410 AIA Telephone 01962 848403.

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

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

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

6 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement 13410 AIA.

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

7 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 13410 AIA shall be agreed in writing to the Local Planning Authority.

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

8 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.

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

9 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);

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

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.

9 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

10 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.

10 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

11 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 development commences. Development shall be carried out in accordance with the approved details.

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

12 The development hereby approved shall comply with LPP1 policy CP11 - in order to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect except where demonstrated not practical or feasible in meeting the requirements as per the policy, development should then follow the specified hierarchical approach to achieving carbon reductions. Details of this shall then be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved development.

12 Reason: To ensure that the proposal complies with Policy CP11 of the Local plan Part 1.

13 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to 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 cleaned sufficiently to prevent mud being carried onto the highway.

13 Reason: In the interests of highway safety.

14 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

14 Reason: In the interests of highway safety.

15 The parking areas 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.

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

16 The development shall be carried out in accordance with the measures and enhancements set out in accordance with the Phase 1 and 2 bat assessment (ECOSA June 2013) unless otherwise approved in writing by the Local Planning Authority.

16 Reason: To provide adequate mitigation and enhancement for protected species.

17 Construction of the dwellings hereby permitted shall not commence until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- Eaves and Ridges
- Rainwater goods including hoppers and downpipes
- Chimneys and flues
- Windows (to show reveals recessed of approx. 75mm)
- Window heads, sills and lintels
- Surrounds to windows
- Entrance doors

Development shall be carried out in accordance with the approved details.

17 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

18 The development hereby permitted shall be carried out in accordance with the approved drawings unless otherwise agreed in writing by the local planning authority:

10199/02F block plan  
10199/01E site plan  
10199/03E proposed ground floor plan  
10199/04F first floor plans  
10199/05F second floor plan  
10199/06F elevations  
10199/07F elevations  
10199/08E cycle stores  
10199/09A existing floor plans  
10199/10A proposed front elevation  
10199/11A existing garage elevations

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

10199/12A existing elevations  
10199/13A Sections

18 Reason: To ensure the development is built in accordance with the plans approved.

19 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, E of Part 1 and Class A of Part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

20 The first floor windows in the north and south elevations and the second floor windows in the east elevation 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 this condition at all times.

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

21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north and south elevation(s) of development hereby permitted.

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

**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 focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

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

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.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, DS1, CP2, CP3, CP7, CP10, CP11, CP13, CP20, CP21

Winchester District Local Plan Review 2006: DP3, DP4, T2, T4, H3

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).