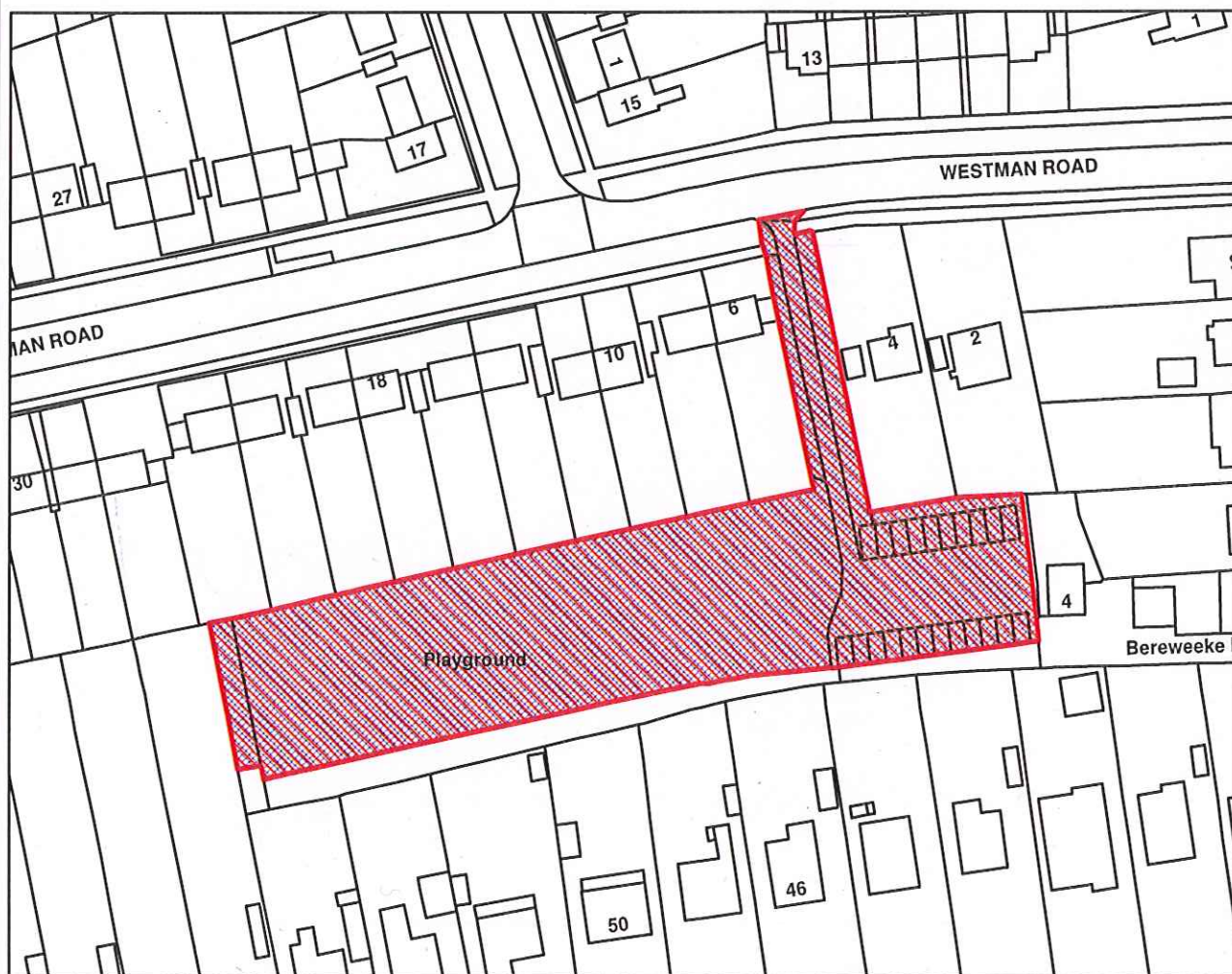


# Land to rear of 2-24 Westman Road



**Winchester**  
City Council

14/01341/FUL



## Legend

**Scale:** 0 0.01 0.02 0.04 KM

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|              |                         |
|--------------|-------------------------|
| Organisation | Winchester City Council |
| Department   | Winchester GIS          |
| Comments     | Not Set                 |
| Date         | 06/08/2014              |
| MSA Number   | 100019531               |

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**Item No:** 1  
**Case No:** 14/01353/FUL / W23851  
**Proposal Description:** Demolition of existing building(s) and redevelopment comprising 1no. four bedroom dwelling, 6no. three bedroom dwellings and 5no. two bedroom dwellings  
**Address:** Land To The Rear Of 2 - 24 Westman Road Winchester Hampshire  
**Parish, or Ward if within Winchester City:** St Barnabas  
**Applicants Name:** Winchester City Council  
**Case Officer:** Andrea Swain  
**Date Valid:** 11 June 2014  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of the number of objections received contrary to the officer's recommendation and the applicant is Winchester City Council.

**Site Description**

The site lies on the southern fringes of the Weeke Estate which is located to the north-west of Winchester City Centre. The site lies to the south of, and is accessed from, Westman Road to the north between numbers 4 and 6 Westman Road. Westman Road connects Bereweek Avenue at its east end to Fromand Road to the west. Stoney Lane lies to the south of the site and runs parallel to Westman Road. The site lies within an existing residential development. The housing to the north and west is a mix of two storey terraced and semi-detached former council houses. To the south on Stoney Lane are detached dwellings which are predominantly bungalows or 'chalet' style dwellings with rooms in the roof with generous front driveways and rear gardens.

The site is 0.39 hectares and currently comprises a garage court of 22 garages and an area of informal open space. The site can be partially glimpsed from Westman Road along the access road. Immediate neighbours to the north and south are set at least 20 metres from the site boundaries. The site and surrounding roof scape is visible from elevated areas of the fringes of Weeke to the south. The majority of the site is bounded by trees, some of which are in surrounding gardens. The site slopes gently from north east to south west.

**Proposal**

The application is made by Winchester City Council to provide new Council homes. This is part of a major programme of new council house building in the Winchester District to help local people access homes that they can afford.

The proposed development comprises the demolition of the garage block of 22 garages and the use of the open space land for the erection of 12 new affordable dwellings to include:

- 1 x 4 bedroom two storey family house;
- 6 x 3 bedroom one and three quarter storey family houses;



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- 3 x 2 bedroom two storey houses aimed at downsizers;
- 2 x 2 bedroom bungalows aimed at downsizers.

**Relevant Planning History**

None relevant.

**Consultations**

Engineers: Drainage:

No objection - a public foul sewer is available in the rear gardens of the Westman Road properties and it would be necessary to pump effluent from the new dwellings to this sewer. Southern Water should be consulted by the applicant to agree a suitable connection point and enter into an agreement to have the new sewer and pump station adopted. Storm water can go to soakaways but water butts should be provided for each dwelling for garden irrigation. Permeable paving to be used where possible..

Engineers: Highways:

Conditional Permission. (Condition numbers 7, 8, and 9).

Head of Landscape (Trees):

Conditional Permission. (Condition numbers 10, 11, 12 and 13).

Head of Landscape (Landscape):

Amended plans required to show extension of communal green northwards.

Head of Landscape (Open Space):

Sets out the National and Local planning context in respect of the policy implications of developing this site which is currently designated as public open space. Also explains the shortfall that currently exists in St Barnabus ward, which comprises 3.77 hectare shortfall of parks and recreation ground and a 2.42 hectare short of childrens play areas. Notes that St Barnabus ward is the second most deprived ward in Winchester.

Advises that the proposal does not result in any form of alternative recreational provision or replacement open space being offered. Highlights concern regarding the loss of this open space linking it directly to the Councils Community Strategy 2010 – 2020 in regards to the outcomes:

- Actives Communities
- Prosperous Economy
- High Quality Environments

Mitigation is considered, with the nearest alternative park at Taplings Road, some 550m away from the site. Other alternatives include St Matthews Field and Dean Park, although comment that these are further away and less capable of accommodating new facilities.

Advises that there is scope at Taplings Road to investigate in further facilities, better access and landscape and a multi use games area (MUGA). Advises that these would need to be tested through community consultation.

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Concludes by recognising that policy CP4 permits the development of affordable housing on sites not normally acceptable for residential purposes, where there would be no harm to other planning objectives. However considers Westman Road Park should be protected and improved not developed for housing.

But states that "If the benefit of providing additional affordable housing is thought to outweigh the harm that the loss of the park will entail, then it is recommended that the Council consider significant investment in and improvement of a nearby public open space in order to provide some mitigation for the loss of this facility, particularly for teenagers."

Southern Water:

To be reported in the update sheet.

Urban Design Officer:

To be reported in the update sheet.

Sustainable Development Officer:

The pre-assessment estimated shows full compliance with policy CP11. Conditional Permission. (Condition numbers 14 and 15).

Sport England:

The site is not considered to form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184). It is noted that the site has been monitored to assess its use and that there is a proposal to mitigate for the loss of the open space by making improvements to other open spaces in the area. There may be an opportunity to make improvements to formal sporting facilities in the local area. While the most appropriate form of mitigation will depend on local circumstances, suggestions based on experience from elsewhere include:

- Improving the quality of other playing fields (e.g. through potential improvements to drainage, ground levels and/or maintenance);
- Formally securing the community use of a school's playing field and sport facilities through a community use agreement;
- Marking out additional playing pitches to serve demand on other playing fields;
- Providing changing facilities;
- Introducing flood lighting to tennis courts or multi use games areas, or resurfacing MUGAs with worn out surfaces.

**Representations:**

City of Winchester Trust: The Trust OBJECTS to this application because it is very concerned by the loss of another recreation space (as well as the rather neglected garage area) and by the rather disappointing design of the proposed dwellings. The creation of so many valley gutters between dwellings is likely to create a maintenance liability with a need for regular clearance of debris and the possibility of leaks when the gutters become blocked. The valley gutters do, however, give the opportunity for solar panels to be located in hidden positions.



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

Loss of Open Space

- Contrary to policy RT2 of the WDLPR and CP7 of the LPP1;
- Contrary to Clauses 69, 70 and 74 in the NPPF (promoting healthy communities ; playing fields should not be built on);
- Park is used regularly;
- Checks on usage were carried out during the day when it is empty;
- Significant short fall in provision of open space, sports and recreation to the eastern side of Weeke;
- No replacement by an equivalent or better provision in terms of quantity and quality;
- Improvement of Teg Down not a suitable location as exceeds the permitted distance to travel to a play area from eastern Weeke;
- No details provided in respect of improvements to be made in Weeke;
- Development will have negative impact on the sustainability of communities and residential environments with the loss of the open space;
- Development fails to provide high quality public space;
- Conflict between communal area and houses i.e. no control of ball games;
- No facilities provided on proposed open area;
- Contrary to community plan for Harestock and St Barnabas;
- Impact on health from lack of open space to exercise;
- Antisocial behaviour on this site is not a problem;
- More families moving into the area who need more open space.
- Contrary to the advice given by RIBA in their document 'City health check<sup>1</sup>' and Natural England in 'Our Natural Health Service, These documents show that the reduction of green space in our cities has a negative impact on the health of the people living furthest from green space.
- Development does not improve cycle and pedestrian access in the area;

Impact of development

- Over development of the site;
- Construction will add to carbon footprint and increase transportation;
- Loss of privacy to neighbouring dwellings;
- Materials and design not in keeping with surrounding properties;
- Houses will dominate the sky line appearing as 3 storey when viewed from Stoney Lane;
- Increase in noise pollution and dust;
- Overbearing impact on neighbouring dwellings;
- Extensive hard standing
- Cuts through important local urban green corridor
- Ecological impact
- Increased flood risk
- Impact on trees

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### Affordable Housing

- Barton Farm will provide 800 affordable homes;
- Homes will only meet code level 3;
- Homes will not meet needs of downsizers or retired people as over 66% are 3 bedrooms and all are two storey;
- Provision of retirement bungalows more in keeping with demand and the constraints of the site;
- Insufficient garden area;

### Consultations

- No open transparent and accountable way in the consultation;
- Misleading consultation which advised there would be a small number of 1 and 2 bedroom dwellings;
- Development would go against localism;
- Development should have been planned in conjunction with site adjacent.

### Highways

- Transport report based on injury without the development;
- Increase in traffic;
- Impact on pedestrian and cyclist safety;
- Access constrained and not safe;
- Insufficient space for delivery and emergency vehicles;
- Insufficient parking;

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

- Loss of view.

A petition with 240 signatures has also been sent objecting to the loss of the recreation area.

### **Relevant Planning Policy:**

#### Winchester District Local Plan Review (WDLPR)

DP3, DP4, DP5, H3, RT1, RT2, T2, T3 and T4.

#### Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

CP2, CP4, CP7, CP10, CP11, CP13, CP14, CP15, CP16 and CP17.

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework

#### Supplementary Planning Guidance

Winchester Housing Needs Survey.

St Barnabas and Harestock Community Plan

### **Planning Considerations**

#### Principle of development

Saved policy H3 of the WDLPR states that residential development will be permitted



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within the policy boundary of Winchester, but, paragraph 6.32 makes it clear that the general presumption in favour of residential development does not apply on recreational land and open space. Saved policy RT1 of the WDLPR does not permit development of areas of important amenity value.

However, policy CP4 of LPP1 enables the Local Planning Authority to exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of a particular settlement, on land where housing development would not normally be permitted. The housing proposed meets the requirements of policy CP4 as it is providing affordable housing to meet the specific needs of the Weeke area, i.e. family houses and downsizer homes with priority given to people with a local connection to Weeke.

Saved policy RT2 of the WDLPR and policy CP7 of the LPP1 state a presumption against the loss of any open space except where it can be demonstrated that alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or the benefit of the development to the community outweighs the harm caused by the loss of the facility.

Part of the development site is currently used as open space. However, the site is secluded and does not benefit from natural surveillance. Evidence gathered by Council Officers from the New Homes Delivery Team in consultation with the local community suggests that it is not well used. Sport England has raised no objection to the proposals.

The Head of Landscape (Open Space) has explained that the proposal would result in the loss of a valuable asset which serves the community in the second most deprived ward in Winchester and has countered the applicants comment that the site is not well used, and say there is some local evidence that the area is well used, particularly by teenage children, particular during summer evenings, and that there are very few similar facilities available in the area catering to teenagers. She also advises that the loss of the open space would affect surface water run-off and open space improves absorption rates and provides storage capacity. Also comment about the role open space has to play in climate change adaption and mitigation and biodiversity implications. Whilst these important factors are acknowledged, the provision of much needed affordable housing for local people is also a significant factor and a balance between the competing policy priorities and has to be weighed up in reaching a planning recommendation. The scheme deals with surface water run-off and storage capacity and an appropriate landscape scheme would provide opportunities for biodiversity.

In response to the Head of Landscape (Open Space) consultation response, the applicant has submitted an addendum to the design and access statement setting out options for mitigation, which follows discussions with the Councils Head of Landscape (Open Space). The applicant is offering to mitigate the loss of the open space and has set out a number of options that can be explored through consultation with the local community.

The benefit to the local community by the provision of 100% affordable housing (which would be offered by a community letting plan) be balanced against the loss of open space, which also provides benefits the local community. Given that the open space does not benefit from natural surveillance and based on evidence provided by the applicant that it is poorly used, along with the ability to mitigate for its loss by the enhance of another local



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area of open space for young teenagers, it is considered on balance that the greater benefit to the local community is the provision of affordable housing. A grampian condition is recommended to require the applicant to submit a detailed scheme of mitigation to the Local Planning Authority for approval (this would be in consultation with the Head of Landscape (Open Space) prior to work commencing on the site. (Condition 19).

Policy CP2 of the LPP1 aims to deliver a wide choice of homes with priority being given to the provision of new affordable housing. The majority of new homes should be in the form of 2 and 3 bed houses. As such this development is in accordance with policy CP2.

Policy CP14 of the LPP1 supports higher densities on sites which have good access to facilities and public transport, particularly within urban areas. The development of this site for housing represents a density of 30 dwellings per hectare which is considered to be an efficient use of land in accordance with policy CP14.

The St Barnabas and Harestock Community Plan included the following key action points:

- Work with the Council to investigate, identify and agree the preferred options for affordable housing development;
- Ensure that new housing is built to the highest eco standards so the properties are also affordable to run;
- Investigate opportunities for the provision of accommodation suitable for elderly people on any proposed development sites in the area;
- Provide more seating areas / benches particularly in areas that may be beneficial to our more elderly residents.

The site at Westman Road was suggested for the provision of affordable housing by the local community as it was recognised that this would provide more benefit than the garage court and under-used open space. The housing will be built to high eco standards to achieve code level 4 for water and 5 for energy in accordance with the plan. Included in the proposal are 5 dwellings specifically targeted at people who wish to downsize from larger family accommodation in the area. The dwellings have been designed to meet the needs of older people. Furthermore, the open green space surrounded by the dwellings has been designed with the needs of older people in mind, in accordance with the Community Plan.

### Design/layout

Policy CP13 of the LPP1 requires all new development to meet the highest standards of design. An analysis of the constraints and opportunities of the site and its surroundings have informed the principles of the design. The proposal creates an individual place with a distinctive character. The public realm has been designed to ensure that it is attractive and safe. The landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity.

The proposed communal green at the eastern end of the site will provide a sense of place and arrival. The two bedroom dwellings aimed at the downsizers will over look and have front doors onto this communal space. Separation in the form of a car parking area has been provided as a buffer between the family housing to the west and the downsizer



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housing to the east. The frontages of the family housing have been designed as a dual purpose space that provides both access to the family housing and car parking and a play space for children which is overlooked by the family housing.

The family housing will have a south facing aspect to maximise solar gain and provide sunny amenity areas. The amenity areas for the family housing range from 83sqm for the four bedroom dwelling to a minimum of 70 sqm for the 3 bedroom dwellings. The smaller two bedroom dwellings, aimed at downsizers, have smaller gardens with a minimum of 37sqm but there is sufficient space for drying facilities and cycle / scooter storage. They also benefit from overlooking the shared communal space. Plot 10 also has a large south facing area of some 91sqm. The two bedroom bungalows have ample space with a minimum of 116 sqm. As such all the dwellings are considered to have satisfactory useable and well lit amenity areas in accordance with policy DP5 of the WDLPR.

The design has come about following extensive pre-application discussions with Officers, including the Urban Design Officer to ensure an appropriate design solution in accordance with the provisions of policy CP13 of the LPP1.

Impact on character of area and neighbouring property

Plots 2 – 7 have been designed as one and three quarter dwellings with a height of 7.5 metres. Bedrooms facing southwards towards the properties on Stoney Lane will be served by high level roof lights to ensure there is no overlooking to these dwellings which are at a lower level. At the closest point there is a distance of 29 metres from the rear of the closest new dwelling and the closest house on Stoney Lane. At the closest point there is a distance of 33 metres from the rear of the closest new dwelling and the closest house on Westman Road. Given this distance, the fact that the dwellings on Westman Road are at a higher level, and by reason of the existing mature boundary trees, it is not considered necessary for high level roof lights on the north elevations of the new dwellings. As such it is considered that there will be no material harmful impact to the occupants of the dwellings in Stoney Lane nor in Westman Road in terms of loss of privacy or light. Furthermore, the existing boundary trees and hedgerows will be retained and improved to further retain privacy.

There is a distance of 35 metres from the rear of number 56 Stoney Lane and the rear of plot 1 which is 6.8 metres in height. A south facing bedroom window is currently shown on the plans and there is little in the way of boundary planting along the southern boundary to provide screening. Amended plans have, therefore, been requested to change this window to a high level window with the principal window to this room on the east elevation to ensure no loss of privacy to the occupants of number 56. There is a distance of 32 metres from the closest point of number 24 Westman Road and the closest point of plot 1. There is a small secondary bedroom window at first floor level and little in the way of boundary planting along the northern boundary to provide screening. As such planning condition number 16 will ensure that this is obscure glazed to ensure no loss of privacy to the occupants of number 24.

There is a distance of 28 metres from the side elevation of plot 10 and the closest point of number 46 Stoney Lane. This building will be 7.9 metres in height. There are no upper floor windows looking towards number 46. As such there will be no loss of privacy. Given the fact that number 46 is to the south of plot 10, there will be no overshadowing to the garden area. There is a distance of 33 metres from the closest point of plot 8 and the rear of numbers 6 and 8 Westman Road. There is a small secondary bedroom window on the



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north elevation of plot 8 which will be obscure glazed by way of condition number 16 to ensure no loss of privacy to the occupants of numbers 6 and 8 Westman Road.

Plots 11 and 12 are single storey and there are no issues of overlooking or loss of light to adjoining neighbours. As such the proposals are considered to be in accordance with criterion (vii) of policy DP3 of the WDLPR.

There will be views from Stoney Lane to the roofs of the new dwellings behind the bungalows that front onto Stoney Lane. For this reason the height of plots 2 – 7 have been reduced to one and three quarter storeys. It is considered that the proposed height, along with existing and supplemented boundary planting will ensure that there is no unacceptable impact on the character of this part of Weeke, in accordance with criterion (ii) of policy DP3.

Landscape/Trees

The proposed landscaping scheme has been prepared in consultation with officers. The aim is to provide an area that will have both visual and functional amenity; provide the opportunity for community interaction for all residents of the scheme; provide opportunities for informal play, be low maintenance and to provide a focal point when viewed from the access road.

The Head of Landscape (trees) has raised no objection to the proposals subject to planning conditions 10, 11, 12, and 13. As such the proposal is in accordance with policy DP4 of the WDLPR.

The Head of Landscape has requested amended plans which now show the proposed communal area extended in front of plot 8 to further increase the general amenity space on the site in accordance with policy DP5 of the WDLPR.

Highways/Parking

The Highways Engineer has advised that the existing access is to be retained where visibility with Westman Road is acceptable, and a satisfactory means of pedestrian access is to be provided. Car parking and secure cycle parking is provided in accordance with current standards and the site has been designed to accommodate the turning requirements of a large refuse vehicle. The proposal is therefore acceptable from a highway point of view subject to planning condition numbers 7, 8 and 9. As such the development is in accordance with policies T2, T3 and T4 of the WDLPR.

Affordable Housing

The proposal is to provide 100% affordable homes, owned by the Council and at affordable rents. A community letting plan will be agreed to enable sensitive lettings which will include priority for people with a local connection to Weeke. This is an important wish of the community expressed through the St Barnabas and Harestock Community Plan, to help local people in housing need to stay in Weeke. The scheme layout and design integrates affordable housing into a community which has a mix of housing types and tenures to contribute to a mixed and inclusive community.

The proposed mix of dwellings as set out above has taken into account the housing needs of people on the Housing Register with a local connection to Weeke which are as follows:



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- 25 households require 2 bedrooms;
- 10 households require 3 bedrooms;
- 5 households require 4 bedrooms.

As such the proposed development is in accordance with policy CP2 which requires new residential development to meet a range of community housing needs and policy CP4 which exceptionally grants planning permission on sites where housing development would not normally be permitted provided that it meets identified affordable housing needs.

Sustainable Development

Policy CP11 requires new residential development to achieve Code Level 5 for energy and Level 4 for water. The scheme has been designed to meet Level 5 for Energy and Level 4 for internal water use. In order to achieve the energy requirements the aim is to utilise a gas central heating system as the primary heat source together with supplementary renewable energy in the form of photo voltaic panels and a whole house mechanical ventilation system / heat recovery system. In addition to this, each of the fabric elements will be insulated to exceed building regulation requirements including the use of more specialist window and external door systems. The building fabric will also be designed to achieve very high levels of air tightness. With regard to internal water usage, this will be achieved via the use of selected bathroom fittings and flow restriction to showers and taps. The Sustainable Development Officer has considered the proposals and raised no objection subject to planning conditions 14 and 15. As such the proposal is in accordance with policy CP11.

Ecology

A site visit was conducted on 3 June, 2014 by PV Ecology to update previous surveys carried out on 3 May, 2013 and 24 June, 2013. The subsequent report concluded that there are no sites of nature conservation interest within 1 km of the site. The potential ecological impact of the development is considered to be low – negligible, provided that the trees on the site are protected during development and any removal of trees and shrubs scheduled outside the bird nesting season. Further recommendations include the augmentation of the hedgerow, additional bird boxes, hedgehog boxes and bat boxes. This will be achieved by way of planning condition number 17. As such the proposal is in accordance with policy CP16.

Flood Risk

The application site is situated within Flood Zone 1. A Flood Risk assessment has been carried out by Upton McGougan Limited. The subsequent report has confirmed that the development proposals can be delivered in a safe, sustainable manner that complies with the requirements of the NPPF. It has been demonstrated that there is a low risk of flooding from all sources. The Drainage Engineer has raised no objections. As such the proposal is in accordance with policy CP17 of the LPP1.

Other Matters

The applicant has advised that a number of consultation events were undertaken with the local community prior to the submission of the planning application, including a meeting with applicants on the Winchester housing register on 29 April, 2013; a community consultation event on 6 June, 2013 with the primary purpose to seek the local community's views on the initial housing designs and options for open space improvements to mitigate the loss of the open space; out of the 850 invitations sent out to local people 71 people attended the event. A further consultation was undertaken with pupils at Henry Beaufort



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School on 10 July 2013 regarding options for open space improvements. In September 2013 a leaflet was produced and sent to 900 households in the area to update the community, to set out the results of the previous consultations and how the proposals had changed to reflect the comments received. Immediate neighbours were updated by way of letter in June 2014 to inform them of the proposed revisions to the scheme.

**Conclusion**

Policy CP4 of LPP1 allows for a departure from other local plan policies to enable the delivery of affordable housing, and therefore whilst the proposal is contrary to saved policy RT.2 of the WDLPR, and CP7 of LPP1, this is an exceptional case, and an opportunity for the delivery of 12 affordable houses to meet a local need, which will be allocated through a community letting plan is considered to outweigh the loss of the open space in this instance.

The proposal is therefore consistent with policy CP4, and whilst the loss of the open space is regretted, the mitigation which will be secured by condition 19 provides opportunities to enhance facilities near the site.

**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 dwellings 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 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 any of the elevations of the dwellings hereby permitted.

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

4 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



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permitted by Classes A - F of Parts 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

4 Reason: To protect the amenities of the locality, to maintain a good quality environment and to ensure that the development complies with policy CP2.

5 Notwithstanding the landscape proposals submitted with the planning application, no development shall take place until 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 the following, as relevant:

existing and proposed finished levels or contours:

- means of enclosure, including any retaining structures:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- planting plans:
- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and

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size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

7 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.

7 Reason: In the interests of highway safety.

8 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

8 Reason: In the interests of highway safety.

9 The parking areas shall be provided in accordance with the approved plans before the dwellings are 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.

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

10 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/HD/WESTMAN/001Rev A, written 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.

10 Reason: To protect the important trees on the site.

11 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/HD/WESTMAN/001Rev A. 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.

11 Reason: To protect the important trees on the site.

12 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/HD/WESTMAN/001Rev A. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/HD/WESTMAN/001Rev A shall be agreed in writing to the Local Planning Authority.



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12 Reason: To protect the important trees on the site.

13 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.

13 Reason: To protect the important trees on the site.

14 No development shall take place until a copy of the interim stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

14 Reason: To reduce the carbon footprint of the development hereby approved.

15 No occupation shall take place until a copy of the final stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority.

15 Reason: To reduce the carbon footprint of the development hereby approved.

16. The first floor windows in the north elevations of plots 1 and 8 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.

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

17 Prior to the commencement of development, details shall be submitted to and approved by the Local Authority in line with the recommendations set out on pages 28 – 29 of the Extended Phase 1 Ecological Assessment and Phase 1 Bat Inspection prepared by PV Ecology in September 2013 and updated by letter dated 3 June, 2014. These details shall be implemented prior to the first occupation of the dwellings hereby approved.

17 Reason: in order to secure sufficient ecological mitigation and enhancements.

18 Prior to the commencement of development plans showing the finished levels, above ordnance datum, of the ground floor of the proposed buildings, and their relationship to the

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levels of any existing adjoining buildings, shall be submitted to and approved in writing by the local planning authority.

18 Reason: To ensure a satisfactory relationship between existing and proposed buildings.

19 Prior to the commencement of development hereby permitted, a detailed scheme of mitigation measures for off-site improves to local open space shall be submitted to and approved in writing by the local planning authority. The approved mitigation scheme shall be undertaken prior to the first occupation of the dwellings hereby permitted.

Reason: To provide and mitigate for the loss of the open space granted consent by virtue of this planning permission to accord with policy CP7 of the Winchester District Local Plan – Joint Core Strategy.

**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.

the applicant was updated of any issues after the initial site visit

was provided with pre-application advice

2 The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, RT1, RT2, T2, T3, and T4.

Local Plan Part 1: CP2, CP4, CP7, CP10, CP11, CP13, CP14, CP15, CP16 and CP17

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 Any removal or alteration of trees or hedgerows should be undertaken outside the peak nesting season which extends from March to August inclusive. If such works are necessary within the nesting season, all areas should be inspected by a suitably qualified person prior to works taking place. Should an active nest site be located, a suitably sized buffer zone should be established, with no works taking place until nesting has been completed.