

15 Chilbolton Avenue, Winchester, Hampshire, SO22 5HB.

15/02884/FUL



Winchester
City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	06/04/2016
MSA Number	^PMSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 03
Case No: 15/02884/FUL / W14276/09
Proposal Description: (RESUBMISSION) Demolition of existing buildings and the erection of six houses with associated garaging, parking and landscape works (Amended Plans 02/02/16)
Address: 15 Chilbolton Avenue Winchester Hampshire SO22 5HB
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr D Freeborn
Case Officer: Mrs Megan Osborn
Date Valid: 18 December 2015
Recommendation: Application Permitted

General Comments

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

Amended plans have been submitted, which remove the car port to the front of the site and replace with parking spaces for the development.

This application is a resubmission of previous applications. Application 14/02599/FUL for 'Demolition of existing buildings and the erection of two detached dwellings and block of two flats with associated parking and landscape works' was permitted at committee. The approved development comprises of three buildings across the front of the site with the middle building spit into two large flats.

A further application 15/01997/FUL for 'Demolition of existing buildings and the erection 8 no. townhouses with associated garaging, parking and landscape works' was seen and refused at committee. This was refused for the following reasons:

01 The proposed development is contrary to policy CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy, saved policy DP3 of the Winchester District Local Plan 2006 Review, the adopted Chilbolton Avenue Local Area Design Statement, and Supplementary Planning Document High Quality Places, in that it would result in a layout, design, scale, height and mass of development that would be strongly out of character in this context and seriously detract from the character and appearance of the area.

02 The proposed development by virtue of its size, height, siting and design would result in an unacceptable overlooking form of development that would be un-neighbourly and detrimental to the amenities of the adjoining properties of 15A Chilbolton Avenue and their primary amenity areas. The proposal is therefore contrary to the NPPF and Policy DP3 of the Winchester District Local Plan Review 2006.

03 The proposed development is contrary to policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that the development fails to make provision for affordable housing and would therefore be detrimental to the amenities of the area.

Site Description

The site is located at Chilbolton Avenue, the site forms the current large two storey

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dwelling, with a large detached annex located in front of the existing property and whole garden area. The site measures 0.51 hectares and lies within the defined settlement boundary of Winchester. The site is located on the western side of the Avenue, with the golf course lying immediately to the west of the site. This part of Chilbolton Avenue is a tree lined road. As a result the front (east) and side (south) boundaries has a group of mature trees, which are covered by Tree Protection Orders (TPO).

Chilbolton Avenue varies in character with construction being intermittent since the late 19th Century but defined from the road frontage by individual properties set in large plots. The existing property to be demolished was constructed in the 1930s and is a mixture of cream render and painted brick walls and a red pantile hipped roof. A two storey side extension was added to the north, which has a balcony with unrestricted views to the north and west. In addition a large garage/annex outbuilding is set in front of the existing building.

The site levels fall away from the road frontage from south east to the north west. To the north of the site lies 15A Chilbolton Avenue, sits at a lower level than the application site. This property is a large two storey dwelling, which has a conservatory on the southern elevation, which faces the application site. To the south of the site lies Royal Winchester Mews, this is a large complex of flats. To the west lies the Royal Winchester Golf Course.

Proposal

The application seeks the demolition of the existing dwelling, annex and garage and the erection of six x 3 bedroom dwellings taking on the form of three individual villas with glazed links between the buildings. The access to the site is proposed to remain as existing, with the parking being proposed to the front of the site, with two garage blocks one on the southern boundary and one on the northern.

The proposed layout derives from the constraints and the key design parameters identified. The form of the three villas, with glazed links, are aligned along the road to follow the pattern of development in the immediate surrounding area, which is of large buildings set behind the mature tree belt. The proposal outlines that it is a contemporary reinterpretation of the original characteristics of Chilbolton Avenue with regard to built form and materials. The front elevations use simple but solid detailing, symmetry and the distinctive roof form to give a classical villa feel.

The height of all the units have been aligned so that they follow the natural slope of the land, therefore the heights gradually steps down from south to north.

Relevant Planning History

05/01506/FUL - 4 no. four bed dwellings; 2 no. three bed dwellings; alterations and extensions to existing dwelling to provide 2 no. one bed flats and 3 no. two bed houses. REF 15th September 2005.

14/02599/FUL - (FURTHER AMENDED PLANS RECEIVED 05.05.2015 REMOVING BALCONIES FROM REAR ELEVATION OF ALL PLOTS) Demolition of existing buildings and the erection of two detached dwellings and block of two flats with associated parking and landscape works. PER 29th May 2015.

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15/01997/FUL - Demolition of existing buildings and the erection 8 no. townhouses with associated garaging, parking and landscape works. REF 16th November 2015.

Consultations

Engineers: Drainage:

No objection

Engineers: Highways:

No objection, subject to conditions

Head of Landscape (trees):

No objections, subject to conditions

Representations:

City of Winchester Trust: The Trust welcomes the use of the previously approved application as a basis for the current application. However, it finds the links between the three units to be a curious addition which confuses the front entrances and rather dilutes the impact and integrity of the external design for each villa unit.

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

- The proposed car port to the front of the dwellings is unacceptable as it obscures the view of the houses from the road.
- The front of the site has too much car parking.
- The links between the dwellings, along with the garages and car port means there is no view of the countryside to the rear.
- This is contrary to the CALADS.
- The garage on the northern boundary encroaches on the tree protection zone of the TPO trees.
- Impact on the enjoyment and privacy of no.15a Chilbolton Avenue.
- The mass of the buildings is too dense.
- The buildings would encroach into the building line to the rear of the site.
- There is no information of the design of the bike store.

1 letters of support received.

- This application is compliant with the relevant policies.
- The density is in keeping with the area of Chilbolton Avenue.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, DP5, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, CP2, CP3, CP11, CP13, CP14, CP16, CP21

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

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Chilbolton Avenue Local Area Design Statement
WCC High Quality Places SPD
Affordable Housing SPD

Other Planning guidance
Winchester Residential Parking Standards

Planning Considerations

Principle of development

The site is located within the built up area of Winchester, where the principle of development for housing is considered acceptable. In addition Chilbolton Avenue has seen a number of developments recently. The principle of development is therefore acceptable subject to an assessment of usual development control criteria contained in DP.3 and the Chilbolton Avenue Local Area Design Statement (CALADS), which is considered further below.

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. The agent has submitted justification detailing that there are local circumstances that mean a flexible approach should be taken in Chilbolton Avenue. The submission details that 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 unique local circumstances in Chilbolton Avenue and based on the evidence provided that it is considered acceptable in this case to have a housing mix of 6 x 3 bed dwellings on this site.

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. As such given that this application proposes to meet these targets, this development is considered acceptable and complies with the current policy position on CfSH. Condition 6 is proposed in order to secure these sustainability levels.

Design/layout

The proposed dwellings take on the form of villa style detached dwellings with glazed links between the buildings. The proposed design and fenestration of these dwellings is considered to be acceptable and will blend into the surrounding landscape and character of some of the surrounding properties. The general approach to the design of the building is to enable it to fit in with the surrounding topography.

The aim of the design of the buildings is to create a contemporary reinterpretation of the original characteristics of detached houses in Chilbolton Avenue. The front elevations

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use simple but solid detailing, symmetry and the distinctive roof form to give a classical villa feel. The individual villa pattern, with glazed links, was considered important so that they would be arranged along the street to avoid development deep into the site, to overcome the issues in previous refused application on this site. The use of glazed links between the buildings retains the sense of openness whilst mirroring that of the existing development at Connaught Square further north on Chilbolton Avenue.

It is considered that the design and layout of the proposed development is a solution, which will respect its location through its simplicity and use of materials. This is balanced against the need to take into account the impact of the development on the character and appearance of the area. It is considered that whilst the development would change the immediate character of the area along Chilbolton Avenue, it would not result in a proposal that adversely affected the character of the area or street scene, in design terms.

Impact on character of area and neighbouring property

The site is located in Character Area 'D' of the CALADS, with Character Area 'B', located immediately to the south. Area D is described as mostly larger properties set in extensive grounds, partly set behind a mature tree belt. Open views of, and highly visible from, the golf course and open countryside to the west, which differs significantly from the other character areas. In addition it identifies that houses along this part of the avenue are generally both larger and their grounds more extensive elsewhere.

This area is summarised as needing particular care to be taken in redevelopment proposals, to ensure that the special qualities of the area are maintained. This is highlighted by reference to the redevelopment of 19 Chilbolton Avenue, which is considered to have respected the site levels, and not had any development extending down towards the golf course, therefore maintaining the setting and urban edge from the golf course and surrounding countryside.

The proposed layout of the development would result in houses 3, 4, 5 and 6 being largely positioned on the siting of the existing house and garage, though being set back slightly further from the road and set at a slightly different orientation. As such houses 5 and 6 would be set back from the road by approximately 22m and 23.8m respectively, compared against the existing garage and house, which are located 14m and 17.8m from the road. Houses 1 and 2 will be located on an area of existing side garden in the same alignment as the other proposed properties. The overall maximum height of each building is 9.2metres measured to the top of the ridge, with the eaves height being approximately 5.5m. For comparison purposes, the existing property has a maximum ridge height of approximately 9.2m with an eaves height of 6.5m. The development gradually follow the ground levels, with Houses 1 and 2 being at the top of the slope, with each building gradually being set down to reflect the local topography sloping towards the north west.

The site is relatively well screened from Chilbolton Avenue when approaching the north and south, by the mature trees on the front and side boundaries, however glimpses into the site are available. The development would have a slightly lower height than the neighbouring property of Royal Winchester Mews to the south. It is considered that the development and how it steps down to reflect the local topography, in combination with the proposed landscaping, comprising understorey planting along the front (east) boundary with Chilbolton Avenue, in combination with hedging and trees along the

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northern and southern boundaries would result in a development, not to adversely impact on the character and appearance of the area to justify the refusal of the application on this issue.

In direct views from the road frontage of the site from Chilbolton Avenue, the development would be glimpsed through the tree screen on the front boundary of the site and through the existing retained access. A number of concerns have been raised that from these points the development would have a significant adverse visual impact on the character of the area and would be contrary to planning policies outlined in the CALADS. As has been noted these are two storey buildings, which are stepped to follow the topography of the area, this aids in breaking up the bulk of the building when viewed from these points. Furthermore the development would retain the pattern of development along this part of Chilbolton Avenue, which is defined by large dwellings with gaps between buildings, therefore allowing the development to follow the spatial characteristics of the area, although it is acknowledged that these gaps are taken up with glazed links. In addition the originally proposed car port to the front of the site has been removed and the existing tree belt on the front of the site would be retained, and supplemented with further understorey planting which would help soften the impact of the development on the character and appearance of the area from these view points, especially with regard to concerns raised about the parking area at the front of the development.

As such the proposal is in accordance with policy CP14 of the LPP1, and the CALADS.

Impact on residential amenity

This is an important consideration of the CALADS, the closest residential property is 15A Chilbolton Avenue to the north of the application site. The submitted section plans indicate that the ground level of 15A is approximately 1.7 metres lower than the floor level of houses 5 and 6. Furthermore this section plan shows this application in comparison with the existing property, so that the impact on neighbouring amenity can be fully assessed.

Houses 5 and 6 are located approx. 8m from rear of the house to the boundary with 15A Chilbolton Avenue and 9m from the front of the dwelling to the side boundary of Chilbolton Avenue. In addition some landscaping is now proposed on this boundary. As a result houses 5 and 6 are approximately 14.4m from the side conservatory of this neighbouring property. For the purposes of clarity and comparison, the existing property is located approximately 12.5 metres from the boundary.

The proposed development would be visible from the patio area of 15A Chilbolton Avenue, however given the degree of separation between the proposed development and the private amenity area and the proposed landscaping along this side boundary it is considered that development would not have such a significant adverse impact on the amenities of 15A Chilbolton Avenue to justify the refusal of this application on loss of sunlight/daylight or overbearing impact.

Another element of the proposal is the overlooking towards no.15A Chilbolton Avenue. There are windows proposed on the first floor side (north) elevation of House 6, however these are proposed to be obscurely glazed and condition 13 requires these to remain as obscurely glazed. Condition 12 also restricts any further windows on this elevation.

There are windows on the rear elevation of house 5 and 6 and it is accepted that views

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from the development would be achieved over the rear part of the neighbouring garden, this is a relatively normal situation in the built up area. Furthermore there is an existing rear balcony on the side extension, which currently allows uninterrupted views into 15A.

Given the sensitive location and layout of the proposal and its relationship with 15A, condition 14 is proposed to restrict future permitted development rights. It is therefore considered that the development would not result in significant overlooking and a consequent loss of privacy in relation to 15A Chilbolton Avenue, to justify a reason for refusal on this issue.

Landscape/Trees

A tree report and method statement has been submitted with the application, which demonstrates that the trees on the front boundary with Chilbolton Avenue would be protected during construction and would not be threatened by the foundations of the development, including the areas of parking. As indicated on the site plan, a few trees are to be removed on the southern boundary, which are of poor quality, this has been approved under separate tree application consent. These trees are to be replaced with species of higher quality. The Arboricultural Officer has no objection to the application subject to conditions.

Highways/Parking

This application is for 6 number three bed dwellings. The existing access is to be utilised which has been deemed acceptable when consent was granted for the previous scheme. With regard to car parking, the site provides for 14 vehicles which slightly exceeds the adopted standards. The number of car parking spaces proposed is therefore acceptable.

All major servicing will take place from the highway, which is the case at present, and occurs at a number of existing sites in Chilbolton Avenue. This arrangement was also agreed for the previous scheme.

In view of the above the application is considered to be acceptable from a highway point of view.

Affordable Housing

A full Open Book Appraisal that charts the viability of the development proposal has been submitted and has been considered.

The viability report concludes that an off site contribution of £157,460 should be paid. The viability report has been considered by an External Valuer on behalf of the Head of Estates who agrees with the submitted viability assessment.

Impact on ecology

The application is accompanied by a phased ecology survey, which has identified that there are no protected species on the site; however the report identifies areas for ecology enhancements in the form of bird/bat boxes. It is therefore considered that the development would provide an opportunity for ecological enhancement and condition 11 is proposed to secure this.

Drainage

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The drainage engineer has no objection to the development and is of the view that that the site can be suitably drained.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for £157,460 towards affordable housing, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Permitted subject a legal agreement and to the following condition(s):

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

Conditions

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

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

02 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.

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

03 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);

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.

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

04 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

04 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal and public significance.

05 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.

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

06 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and with a maximum standard of 110litres/day standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

06 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.

07 Details of how the future maintenance of all roads, parking areas, areas besides carriageways (all areas not in private use and not included in the Landscape and Open Space Strategy for management specified in S106) not adopted by HCC, will be managed by an appointed Management Maintenance Company or otherwise.

07 Reason: To ensure long term maintenance.

08 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.

08 Reason: In the interests of highway safety.

09 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

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

09 Reason: In the interests of highway safety.

10 The parking area shall be provided in accordance with the approved plans before any of 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 houses as a residences.

10 Reason: To make proper provision for off street parking.

11 The development shall be carried out in accordance with the measures set out within Protected Species Survey carried out by D.V. Leach dated November 2014. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the north (side) elevation of house 5 and 6 hereby permitted.

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

13 The windows in the north (side) elevation of house 5 and 6 (look towards no.15a Chilbolton Avenue) 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, the glazing shall thereafter be retained in this condition at all times.

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

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no development permitted by Classes A, B, C and E of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

14 Reason: To protect the amenities of neighbouring properties and to maintain the unique design ethos of the development.

15 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference FREE/1970d and Addendum FREE/1991-add written by Bill Kowalczyk of Professional Tree Services and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

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16 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 FREE/1970d and Addendum FREE/1991-add. Telephone 01962 848403.

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

17 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.

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

18 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement FREE/1970d and Addendum FREE/1991-add.

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

19 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement FREE/1970d and Addendum FREE/1991-add shall be agreed in writing to the Local Planning Authority.

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

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

20 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.

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

21 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

Informatives:

01 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 agent was advised of issues over design, layout, impact on amenities of neighbouring properties and provided with an opportunity to submit amended plans.

02 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.

03 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, CP10, CP11 and CP13
Winchester District Local Plan Review 2006: DP3, DP4, T2

04 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.

05 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.

06 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH Tel 01962 858688 or www.southernwater.co.uk.

07 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

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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.