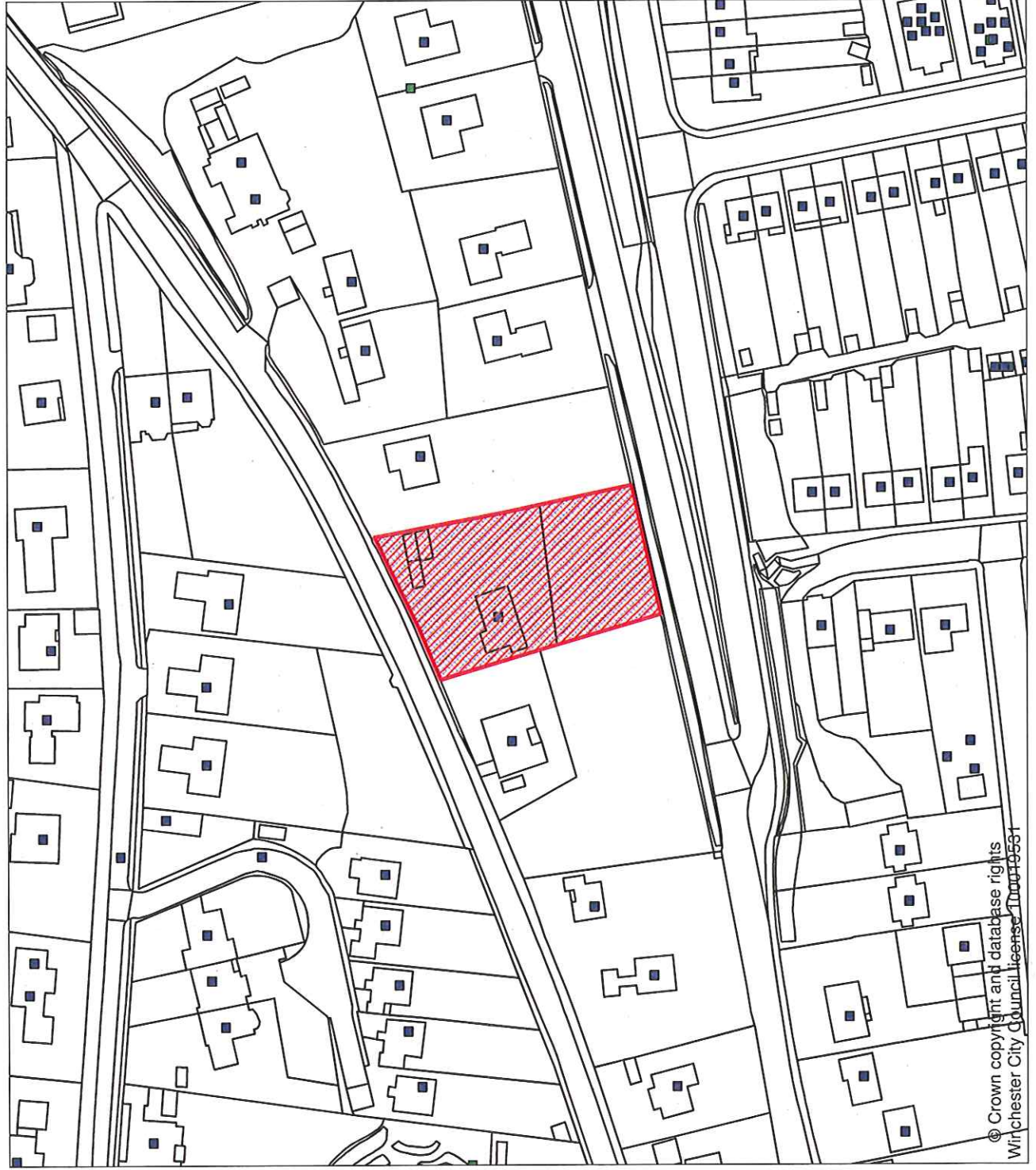


22 Quarry Road, Winchester, Hampshire, SO23 0JG.

15/01414/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:** 04  
**Case No:** 15/01414/FUL / W10350/10  
**Proposal Description:** (AMENDED PLANS 03.03.16) Demolition of existing dwelling: erection of 3no. dwellings with associated access from Petersfield Road and 1no. dwelling with associated access from Quarry Road  
**Address:** 22 Quarry Road Winchester Hampshire SO23 0JG  
**Parish, or Ward if within Winchester City:** St John And All Saints  
**Applicants Name:** Mrs Ann Hauser  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 1 July 2015  
**Site Factors:** Winchester Conservation Area:  
  
**Recommendation:** Application Permitted

**General Comments**

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

**Site Description**

The site lies within the St Giles Hill area of Winchester, approximately 1km west of the centre and within the defined settlement policy boundary. The site comprises the existing single storey dwelling and the rear garden of No 22 Quarry Road and is approximately 0.17 ha in size. The site slopes steeply down from the north to the south towards Petersfield Road and is currently covered by grass and shrubs, with two mature trees along the Petersfield Road frontage. There is a close boarded fence running through the site on the southern side.

The immediate surrounding area is characterised by mature trees and dwellings set within well landscaped plots. Dwellings on the northern side of Petersfield Road are set back from the road frontage and benefit from wide views to the south by virtue of the changing land levels. The land continues to rise to the north towards Quarry Road, which forms the boundary of the Winchester Conservation Area and then beyond to St Giles Hill. To the east of the site there is a row of detached dwellings of varying heights and designs fronting Petersfield Road and to the east of the site is the rear garden of No 24 Quarry Road. This neighbouring site has recently had granted (under application 14/01162/FUL) a similar construction of 3no three bedroom dwellings with associated access.

**Proposal**

The proposal is for the 'Demolition of existing dwelling and the erection of 4 no. dwellings with associated access from Petersfield Road and access from Quarry Road.

The single replacement dwelling, off Quarry Road, would provide split level accommodation over three floors, designed to step down with the changing land levels. Internally, the dwelling would accommodate five bedrooms over two floors (lower ground and first floor level), with the ground floor occupied by open plan living, kitchen and dining space. From Quarry Road, the dwelling has been designed to be viewed as single-storey



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

to minimise its visual impact on the area.

The replacement dwelling on the northern side of the site would retain the existing access from Quarry Road and the new dwellings on the southern side of the site would be accessed via a new entrance and driveway from Petersfield Road.

The proposed dwellings at the rear of the site involves the construction of a terrace of three dwellings fronting onto Petersfield Road, which would cover virtually the full width of the development. This is designed to complete the approved development on the neighbouring site, approved under 14/01162/FUL; this is attributed to the same architect being used for both schemes. The dwellings would be set back from the frontage of the site beyond an existing row of mature trees. The dwellings would be contemporary in design, with the elevations stepping up and back in line with the changing land levels. The dwellings would incorporate terraces on the first, second and third floors to provide amenity space for the occupants.

A new access point would be formed to the dwellings from Petersfield Road, which would then lead to the courtyards, with garages on the ground floor of the dwellings.

The application is submitted with a landscaping strategy which would include the retention of the mature trees on the front boundary with Petersfield Road in combination with further planting on this boundary. In addition planters are proposed on the terraces in combination with native shrub and ground cover planting to soften the side flank walls. The building has been designed with a green roof, to enhance their appearance and provide opportunities for wildlife and biodiversity enhancement.

The proposed materials for the building would be a mixture of timber boarding (with details to be agreed), with white render wraps around the windows, it is proposed to have flint retaining wall in the parking courtyard, and on parts of the side retaining walls of the properties. There are large areas of glazing, and it is proposed to use glazing that reduces exterior and interior visible light, in addition to the glazing not creating glare from sunlight.

### **Relevant Planning History**

07/00359/FUL - Erection of 2 no. detached houses, associated parking and new vehicular access onto Quarry Road, erection of flat building comprising 2 no one bedroom units, 4 no. two bedroom units and pedestrian access onto Petersfield Road – Refused 30.08.2007 for the following reasons:

- lack of parking provision for the flats;
- inappropriate height, scale and bulk of the flats, resulting in an unacceptable impact
- impact on the character of the area; and
- lack of provision for open space.

The proposal was subsequently dismissed at appeal in 2008. However, the Inspector only dismissed the appeal solely with regard to the two dwellings on the northern side of the site, which he felt would have an unacceptable impact on a panoramic view from Quarry Road due to their height. The Inspector raised no objection to the proposed flats which were located at the rear of the site, facing Petersfield Road and considered that they would not have a significant adverse impact on the character and appearance of the

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

area, even though they would be perceived as relatively tall buildings from Petersfield Road.

For the neighbouring site of 24 Quarry Road –  
14/01162/FUL - Construction of 3 no three bedroom dwellings with associated access –  
permitted at committee 12.01.2015

**Consultations**

Engineers: Drainage:

Foul water will go to the public foul sewer with a pump required for the bottom three dwellings. The applicant should liaise with Southern Water as the pump and pumping main could be adopted by them as Public Foul Sewer. Storm water to be disposed of in a sustainable way and I note that green roofs are to be provided which is to be commended. Surplus storm water can go to soakaways.

Engineers: Highways:

No objections

Environment Agency:

No objections

Landscape – Trees:

No objections

Southern Water:

No objections

**Representations:**

City of Winchester Trust: No objection

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

- The development on Petersfield Road could dominate views from the South Downs National Park.
- The three houses would be overbearing to Petersfield Road.
- Consideration needs to be given to the TPO's on the site.
- The development should comply with the St Giles Hill Neighbourhood design statement.
- The roof height of the dwelling on Quarry Road is too high to allow panoramic views to the countryside.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, DP5, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, CP2, CP3, CP11, CP13, CP14, CP16, CP20, CP21

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

St Giles Hill Neighbourhood Design Statement 2004  
Winchester Residential Parking Standards  
Affordable Housing SPD  
High Quality Places

## **Planning Considerations**

### Principle of development

The site is situated within the settlement boundary of Winchester where residential development is acceptable in principle. The site is in close proximity, but not within, the Winchester Conservation Area and so the effect of the proposals on the character and setting of the area is an important consideration.

All new residential development in the District is also subject to the following Policy requirements:

Policy CP2 of the LPP1 requires new residential development to provide a mix of housing with the majority of homes in the form of 2 and 3 bed houses unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District. The proposed development is for one 5 bed unit (replacement dwelling) and three x 3 bedroom dwellings (and could be considered a 4 bedroom dwelling if you include the gym/cinema). In this case, such an approach is considered on balance to be acceptable when having regard to the nature of dwellings in the surrounding area, which is predominantly characterised by larger houses and therefore this proposal would be in keeping with the prevailing character of the area.

In addition to the reasons above, the units have been designed as a contemporary scheme for three units, a scheme for smaller properties would be difficult to achieve in layout and design terms, given the limited developable area, which would detract from this design and result in a contrived internal layout.

Also, there has been an over supply of 1 and 2 bedroom properties and lack of 3 bedroom properties coming forward from new developments in Winchester in recent years. Therefore this scheme for 3/4 and 5 bedroom dwellings would help to reduce this imbalance.

On balance, and given the unique nature of this scheme, taking into account the viability of the scheme, along with the contrived situation which would arise if one of the units was altered from a 2 to 3, the contemporary design and the constraints of the site, and the analysis of over supply of smaller units granted in this area by virtue of the old local plan policy, it is considered that this mix is acceptable in the unique circumstances that this site presents.

### Design/layout

The design of the buildings has been developed through pre-application discussions and was presented to the Design Review Panel. The general approach to the design of the building is to enable it to fit in with the surrounding topography. The bulk of the building would be built into the slope, with overlapping floors and a roof line that would sit at slightly lower than the neighbouring properties of Mallory House and Mitsaya to the east beyond the similar application at 24 Quarry Road.



## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

During the design process careful consideration was given to articulating the units so that they read as three separate defined dwellings. The ground floor would be defined by vertical timber and glass screens located within the retaining wall. The first and second floors would have a white render wrap with timber lining, the articulation of the render arches are to be visibly separate from one another to clearly define the separate units. The third and fourth floors would be of timber, with a large glazed area, which would be shaded from solar gain by a deep canopy. The units at this point would be articulated so that they appear as separate units through the use of timber and flint detailing.

It is considered that the design and layout of the proposed development is a contemporary solution, which would 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 Petersfield Road, it would not result in a proposal that adversely affected the character of the area or street scene, sufficiently to warrant the refusal of the application. The proposal is an innovative, high quality design in a sustainable location, which weighs in favour of this application to accord with policy CP13, which amongst other things, requires proposals to create an individual place with a distinctive character.

### Impact on character of area and neighbouring property

The St Giles Hill Residents Association has produced a revised Neighbourhood Design Statement (NDS) for the St Giles Hill area of Winchester which identifies design criteria against which planning applications in the area will be assessed, the impact on the character of the area is discussed below.

The site is situated in a visually prominent location within the landscape. There are principally two types of views of the development from the surrounding area. Firstly immediately to the south of the site from Petersfield Road and then secondly from further to the south along Fivefields Road (including from parts of Nelson Road and St Leonards Road), which are at a lower level. The proposed development would utilise virtually the full width of the site. The development would also be read in the context of the approved development at 24 Quarry Road. In addition the development would have 5 floors, with an overall maximum height of 13.8metres measured at the rear of the building, which reduces as the building is stepped down into the slope of the land to reflect the local topography towards Petersfield Road. Given the size, scale and location of the proposal, when read in the context of approved development it is recognised that the planning merits of the case are finely balanced, and that the planning issues need to be carefully considered in reaching a recommendation on this proposal.

The density of the scheme is 23.2 dwellings per hectare which fits in relatively well with the area. It is considered that this is representative of the fact that the site is being used efficiently, with a well-designed compact scheme for townhouses rather than a symptom of an overdeveloped site, this accords with the aims of policy CP14 which requires the effective use of land, and supports higher density development on sites that have good access to facilities and public transport, and particularly within the urban areas. While the terrace units will have no gardens, which contrast with the very generous garden areas of some of the surrounding properties, the amenity space, in the form of outside terraces is considered to be an appropriate response, sufficient for these dwellings in terms of



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

providing large amounts of amenity space and creating a setting for the dwellings in this context.

The proposed terrace element of the development would front Petersfield Road; the street-scene is characterised by mature trees and large dwellings set within mature landscaped plots. The prevalent pattern of development along the road is mixed, with some late 19th century and some recent generous residential properties sited within the former substantial rear gardens of the buildings on Quarry Road, which are located immediately to the east of the application site. The heights vary between single to three storey structures, for which there is a mixture of architectural styles.

Approaching the site along Petersfield Road, the development would appear mainly to be sunk into the ground, which helps to minimise the appearance of the building. However the top element of the property would be visible and would give the perception of a 2/3 storey building, where the development would be seen in the context of the neighbouring properties and would have a slightly lower height than the neighbouring property of Mallory House further to the east. Furthermore it is considered that the development would work well with approved development at 24 Quarry Road. The design and architectural approach are consistent with each other, and the scheme will be able to provide significant landscaping between the sites, as this application site is wider at this part of Petersfield Road. It is considered that the simplicity of the building (particularly the roofline) and how it steps down to reflect the local topography, in combination with the proposed landscaping, comprising shrubs and groundcover planting along the side flank walls, would result in a development, that is considered on balance 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 in Petersfield Road and from Fivefields Road and other vantage points to the south and west, the development would be visible through the tree screen on the front boundary of the site. Again with the two developments considered against each other it is considered that it would work well and be a high quality innovative solution to a difficult site. As has been noted this is a 5 storey building, which is split level, and includes garaging at the lower level, and 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 Petersfield Road, which is defined by large dwellings with gaps between buildings, therefore allowing the development to follow into the spatial characteristics of the area. In addition the existing tree belt on the front of the site would be retained, and supplemented with further tree planting and an evergreen hedge to screen the front retaining wall, all of which would help soften the impact of the development on the character and appearance of the area from these view points.

The St Giles Neighbourhood Design Statement advises that any development should have rooflines that do not impact adversely on a number of important vistas and glimpses between buildings that are identified. The proposed development by virtue of its layout, location and design would not adversely impact on vistas or glimpses between buildings that are identified in this document.

The site lies opposite the boundary of the St Giles Hill Conservation Area and a distinct feature of this Conservation Area is the views from the hill, which include glimpsed views and panoramic views to the south from Quarry Road. The locations



## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

of the viewpoints are marked on page 9 of the St Giles Hill Neighbourhood Design Statement and a key objective of the Design Statement is to ensure that these views are preserved (Policy 7).

The previous application on this site was dismissed by virtue of the 2 dwellings facing Quarry Road, having an adverse impact on the panoramic view from these vantage points to the landscape beyond. This application has broken up the massing of the building by having split levels to enable the panoramic view from Quarry Road to be maintained, and will actually allow further visibility, as demonstrated in the submitted plans and sections, which demonstrates that on the western part, the development would be single storey in nature and lower than the existing dwelling.

### Impact on residential amenities

The proposed replacement dwelling on Quarry Road would be located approx. 9m from the neighbouring dwelling to the east (no.24 Quarry Road) and approx. 15.7m from the neighbouring property to the west (no.20 Quarry Road). The development does propose a balcony on the replacement dwelling, on the side elevation towards 20 Quarry Road, however the proposal includes obscure glazed privacy screens. A terrace is proposed on the 4th floor of the dwelling, privacy screens are again proposed to restrict direct views into the private amenity areas of both 20 Quarry Road, in addition to taking into account the extant consent at 22 Quarry Road. In addition landscaping is proposed, which would provide some screening to the terrace area.

Given the distances between the dwellings and the orientation, scale and mass it is considered that this dwelling would not result in any impact on surrounding neighbouring amenities.

The three dwellings to the south of the site off Petersfield Road are approx. 4m from the side boundary of the rear garden of 20 Quarry Road and approx. 8m from the side of the development to the side of the new development at 24 Quarry Road. Both the development and the neighbouring properties, on this section of the site, are orientated to face Petersfield Road. As such it is considered that given the layout, size, scale and massing that the development would not have a significant adverse impact on neighbouring amenity with regard to loss of sunlight/daylight or overbearing impact.

### Affordable housing

A Open Book Appraisal that charts the viability of the development proposal has been submitted and has been considered by the Head of Estates. Policy CP3 allows for schemes of fewer than 5 units to provide an off site financial contribution towards the provision of affordable housing.

The viability report has been considered by an External Valuer on behalf of the Head of Estates which show that an affordable housing contribution of £6,500 is viable.

### Sustainable development

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



## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

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 15 is proposed in order to secure these sustainability levels.

### Highways/Parking

The proposal would provide a new access to the site on Petersfield Road, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development. The access would come out onto Petersfield Road, which has a 20mph speed limit. It is therefore considered that the limited increase in traffic would not have an adverse impact on highway or pedestrian safety to justify refusal. The Highway Engineer has no objection to the application subject to conditions 3, 4, 5, 6, 7 and 8.

### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for..., 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 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

05 Reason: To ensure satisfactory means of access.

06 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 25.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles 600mm above the level of the carriageway at all times.

06 Reason: In the interests of highway safety.

07 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway

07 Reason: In the interests of highway safety.

08 The parking areas shall be provided in accordance with the approved plans before each 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 residences.

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

09 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal, Tree Protection Plan and Method Statement reference AIA/AMS-KC/JLW/QUARRY/001 Revision A March 2016 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.

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



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

10 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/JLW/QUARRY/001 Revision A March 2016. Telephone 01962 848403

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

11 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/AMSKC/JLW/QUARRY/001 Revision A March 2016.

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

12 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/JLW/QUARRY/001 Revision A March 2016 shall be agreed in writing to the Local Planning Authority.

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

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 ensure protection and long term viability of retained trees and to minimise impact of construction activity.

14 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.

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

15 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.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

15 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.

16 The development shall be carried out in accordance with the measures and enhancements set out in accordance with the ECOSA Ecological Assessment dated June 2015.

16 Reason: In order to manage impacts on ecological receptors.

17 The windows on the east and west (side) elevations (apart from the window to the room labelled 'Garden/lounge cinema room' on plan number 14098(AP) 10.01 Rev P2 on the east elevation of the house on Quarry Road) hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

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

18 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, F, G 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.

18 Reason: This is a contemporary solution for the site, and any works to the scheme need to be carefully controlled to accord with policy CP.13 and to ensure that the design strategy is adhered to.

19 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.

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



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

20 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.

20 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.

21 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.

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

22 A method statement, giving details of the removal of any surplus spoil excavated from the site as part of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. The statement shall specify the quantity of spoil, its means of removal and where it will be taken to. The works shall be undertaken in accordance with the approved method statement.

22 Reason: In the interests of visual amenity and sustainability.

23 Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

A - detailed drawings at 1:20 scale; i) windows ii) doors iii) eaves iv) brise-soleil projection v) pv panels

B - samples of materials; i) roof coverings ii) flint iii) render iv) details of timber boarding, including staining

C - materials specification; i) railings ii) sliding gate iii) glazing.

23 Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the area.

24 The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

Location Plan 14098(AP)00.01 P3

Existing Site Plan 14098(AP)00.02 P1

Proposed Plans Quarry Road 14098(AP)10.01 P2

Proposed Plans Petersfield road 14098(AP)10.01 P4

Roof Plan 14098(AP)30.01 P7

Street Elevation South 14098(AP)40.01 P4

West Elevation 14098(AP)40.02 P5

Street Elevation North 14098(AP)40.03 P4

East Elevation 14098(AP)40.04 P3



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

Elevations 14098(AP)40.05 P5  
West Elevation with hedging 14098(AP)40.06 P3  
West boundary view from 20 Quarry Road 14098(AP)40.07 P2  
Site section 14098(AP)50.01 P4  
DAS 14098(AP)100.01 P4

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

**Informatives:**

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.

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:-

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4  
Local Plan Part 1 - Joint Core Strategy: DS1, CP2, CP3, CP11, CP13, CP14, CP16, CP20, CP21

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. 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



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

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).