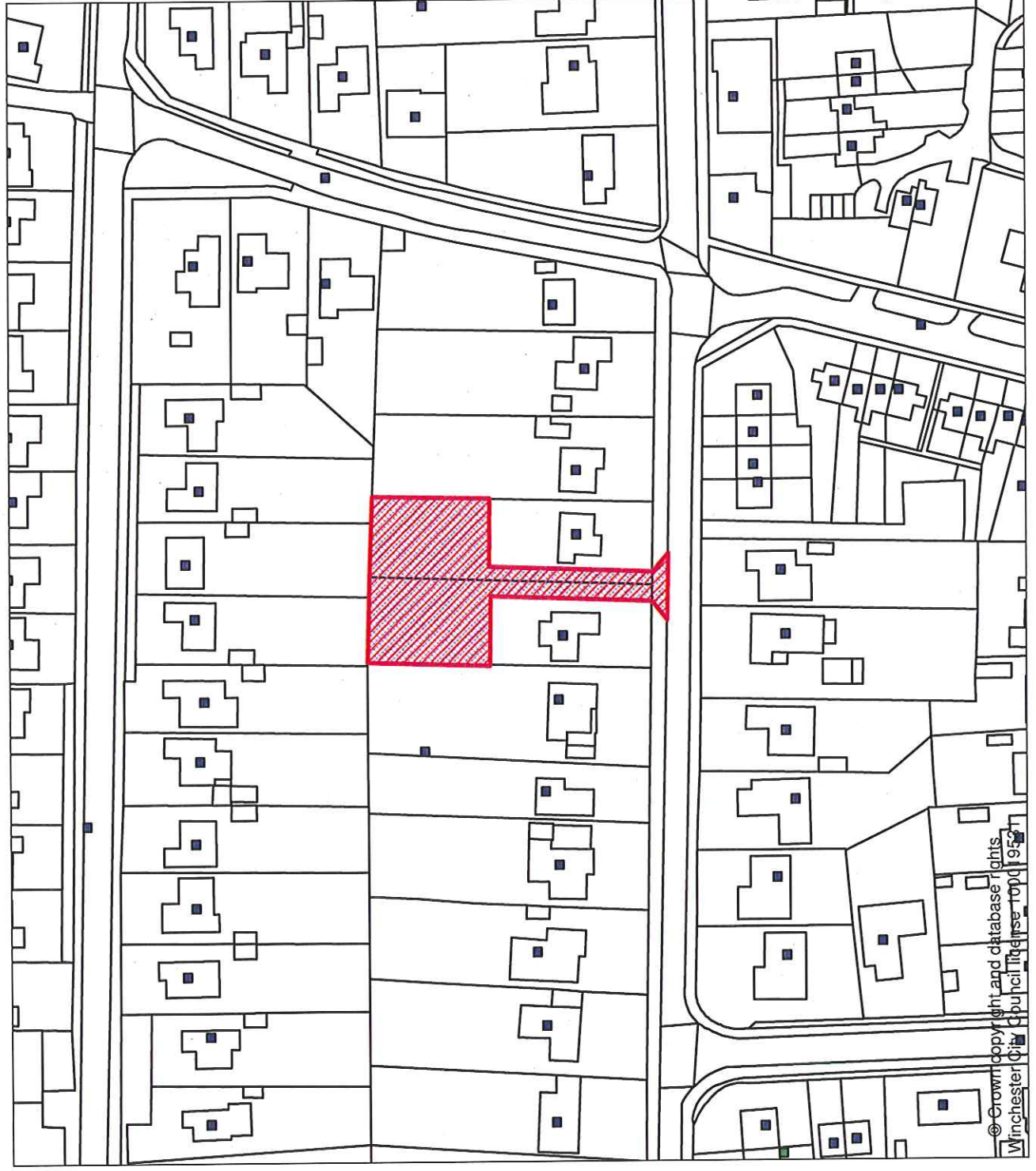


Fieldfares, 27 Downs Road, South Wonston, Hampshire. SO21 3EW

16/00611/FUL



Winchester
City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	13/05/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 03
Case No: 16/00611/FUL / WPP-04916867
Proposal Description: 2no. new detached 3 bedroom dwellings on land to the rear of 25 & 27 Downs Road.
Address: Fieldfares 27 Downs Road South Wonston Winchester Hampshire
Parish, or Ward if within Winchester City: South Wonston
Applicants Name: Mr Paul Doswell
Case Officer: Lewis Oliver
Date Valid: 22 March 2016
Recommendation: Application Permitted

General Comments

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

An amended sitplan has been received, which has included further infill landscaping on the eastern boundary with 29 Downs Road.

Site Description

The site is approximately 0.12 hectares and is located within the built up area of South Wonston, on the north side of Downs Road. The site is currently the rear gardens of 25 and 27 Downs Road, which are large bungalows, set back slightly from the road and have a large rear garden. The site boundaries are defined by a mixture of closed boarded fencing interspersed with trees and hedging.

The site is surrounded on all sides by residential development. To the west of the site, in the rear garden of 21/23, is a recently constructed large chalet bungalow, which was allowed on appeal. To the immediate east, north and south there are largely single storey dwellings, through some have extended into the roof, set within spacious plots, which front Stavedown Road and Downs Road respectively. Further to the east is a mixture of two storey and chalet dwellings at a higher level than the application site, where there has been further infill dwellings in the rear garden of properties.

Proposal

The proposal is for 2 detached 3 bedroom dwellings on land to the rear of 25 & 27 Downs Road. The dwellings would be accessed by a new site access driveway between 25 and 27 Downs Road. All properties benefit from on plot parking, provided by surface parking space.

The dwellings are identical handed in design and scale and will be approximately 12.5 metres in width, a maximum of 9.6 metres in breadth and 6 metres in height to the ridge and 2.1 metres for the majority of the eaves and 3.9m for the larger part of the dwellings. The proposed materials for the units are red/orange brick, timber weatherboarding, slate roofs and stained timber windows and doors.

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Relevant Planning History

10/00006/FUL - Erection of 1 no. new dwelling to the r/o 27 Downs Road, Fieldfares – Refused - 13.08.2010 for being intrusive and out of keeping with the character and appearance of the area. The subsequent appeal was dismissed by the inspector on 9.06.2011 as being out of keeping with the character and appearance of the area.

08/00533/FUL - Two bed bungalow with associated landscaping and parking in land to the rear of 27 Downs Road, Fieldfares (RESUBMISSION) – Refused 28.04.2008 for being intrusive and out of keeping with the character and appearance of the area. The subsequent appeal was dismissed by the inspector on 27.10.2008 as being out of keeping with the green and open character of the area.

07/02172/FUL - Erection of three bedroom bungalow with detached single garage to the rear of 27 Downs Road – Refused 21.11.2007 for being intrusive and out of keeping with the character and appearance of the area.

History for neighbouring site – land at rear of 21-23 Downs Road

11/03035/FUL - Erection of new 3 bedroom chalet bungalow (RESUBMISSION) - Refused 13.03.2012 - The proposed development is out of character with the spatial characteristics of the area. The resultant removal of vegetation from the front garden to create the new access and the introduction of hard surfacing to the front and rear of the site would be harmful to the street scene.

The subsequent appeal was allowed on 14.02.2013, the Inspector concluded that, whilst appreciating the recent appeal decision regarding 27 Downs Road, South Wonston as whole, the pattern of development is much more varied and, as evidenced by the decisions referred to above, continues to evolve. Consequently, within a short distance of the appeal site, on Downs Road, it is possible to see a number of examples of backland and other forms of infill development.

The Inspector also stated that site differs significantly from 27 Downs Road, in that it runs behind the full width of two plots, rather than just one. It is a reasonably large, rectangular plot on which the proposed dwelling would not appear cramped. Moreover, the dominant design feature of the dwelling would be its hipped and gabled roof which would blend with the variety of styles in the area and would not be like the starkly contrasting, contemporary flat-roofed dwelling proposed at No. 27. Public views of the dwelling would be limited to a glimpse, between the frontage properties, of a small part of the roof, which would not be dissimilar to a number of existing situations along Downs Road. Consequently, the proposed building itself would not harm the street scene.

The Inspector concluded that proposed development would, to some degree, change the spatial characteristics of the immediate location. However, in the circumstances of this particular case, given that the plot is significantly larger than the one in the 2011 appeal at No. 27 and the design of the house and impact on trees, vegetation and the street scene would be acceptable, they conclude that it would not materially harm the character and appearance of the area.

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Consultations

Engineers: Drainage: No Objection

Engineers: Highways: No Objection – subject to conditions 10-13

Trees: No Objection – subject to conditions 14-15

Ecology: No Objection – subject to conditions 5-7

Southern Water: Highlight that the development should not be within a 3 metres clearance of the sewer, which is located to the rear of the properties.

Representations:

South Wonston Parish Council - Objects

- Concerned about loss of trees
- Concerns about impact on public sewer
- Visitor parking is required, given how busy Downs Road is

Councillor Stephen Godfrey – Objects:

- The development would be contrary to the local plan and Village Design Statement, as the area is mainly defined by bungalows in large open gardens
- Adverse impact on the amenities of neighbouring properties

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

- Out of keeping with the area, previous appeals have been dismissed on this site, and this application is for more dwellings than the previous proposals
- Adverse impact on highway safety
- Insufficient parking
- Overlooking – concerned that existing trees on the eastern boundary would be removed
- Overbearing impact
- Adverse impact on ecology
- Impact on the public sewer, given its close proximity

Relevant Planning Policy:

The Development Plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004) remains the Local Plan Part 1 (and the remaining saved policies of the Winchester District Local Plan Review) and the Denmead Neighbourhood Plan, and determinations will need to be made in accordance with these documents unless material considerations indicate otherwise.

However, Local Plan Part 2 is a material consideration in the determination of planning applications, and should be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework. The Winchester District Local Plan Part 2 : Development Management and Site Allocations was approved by the Council 21st

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October 2015 for submission following public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 6 November to midday 21st December 2015 after which the plan together with supporting documentation and any representations received were submitted to the Planning Inspectorate for examination.

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

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, MTRA1, CP2, CP3, CP11, CP13, CP14, CP16, CP21

Winchester Local Plan Part 2: Development Management and Site Allocations
DM1, DM2, DM4, DM5, DM14, DM15, DM16, DM17, DM23

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
South Wonston Village Design Statement 2014

Other Planning guidance
High Quality Places March 2015
Winchester Residential Parking Standards
Affordable Housing SPD

Planning Considerations

Principle of development

The site is located within the defined settlement boundary of South Wonston, where new residential development is considered acceptable. The principle of development in this case is therefore accepted.

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it moving away from the previous Local Plan requirement for 50% of the dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. However, it is acknowledged that given that this scheme is for two dwellings, it is difficult for the required mix to be complied with. As such it is considered appropriate to have a 2 x three bed unit scheme, furthermore the immediate and surrounding area is defined by larger dwellings, therefore the housing mix would not be out of keeping with the area.

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

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maximum standards set out in Government advice. Conditions 8 and 9 have been recommended to ensure that these standards are met.

Design/layout

The South Wonston Village Design Statement at policy DG1 refers to the area being characterised by open space around and between buildings and notes that development should only be permitted if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impacts are avoided.

A number of objections have been received raising concerns over the proposal being out of keeping with the surrounding area and that it would result in over development of the site. Whilst it is accepted that the proposal would result in an intensification of use of site with an increase of 2 dwellings the layout and design of the dwellings are such that the development would sit comfortably within the site. Moreover, the dominant design feature of the dwellings would be its hipped and gabled roof, which would blend with the variety of styles in the area and would not be like the starkly contrasting, contemporary flat-roofed dwelling proposed in the last application at No. 27.

It is acknowledged that the proposed layout would differ from the majority of other plots in the immediate vicinity. However the immediate neighbouring site at 21-23 Downs Road, has recently been completed, which is a new dwelling that is a relatively large chalet style bungalow. In allowing this appeal, the Inspector for this application 11/03035/FUL commented whilst appreciating the recent appeal decision regarding 27 Downs Road, South Wonston as whole, the pattern of development is much more varied and, as evidenced by the decisions referred to above, continues to evolve. Consequently, within a short distance of the appeal site, on Downs Road, it is possible to see a number of examples of backland and other forms of infill development. It is therefore considered that given the latest appeal decision, in combination with the proposed layout reflecting the general character of the surrounding area, that it would be difficult to recommend refusal on this basis.

Impact on character of area

The proposal would largely be screened by a combination of the existing surrounding properties in combination with the mature trees and hedging within the area. The proposed development differs significantly from the previous applications at 27 Downs Road, in that this site now runs behind the full width of two plots, rather than just one. It is a reasonably large, rectangular plot on which the proposed dwellings would not appear cramped. The development would have a low overall density of 16.6 dph, which is considered in keeping with the overall village character.

Concerns have been raised regarding the impact on the surrounding area result from the design of the proposal and overdevelopment of the site. However, it is considered that the layout of the site would reflect the general character of the surrounding area and it would therefore be difficult to recommend refusal on this basis. The two dwellings are individually smaller than the recent neighbouring development; furthermore they generally reflect the same layout as the neighbouring infill property and therefore reflect the local characteristics. It is therefore not considered that a reason for refusal on this basis could be substantiated.

The design of the new dwellings is traditional in nature and although it would differ from

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other properties in the locality it is considered acceptable. High quality local materials are proposed. Condition 2 is recommended to ensure that materials are submitted for prior approval.

Landscape/Trees

The Council's Tree Officer has raised no objections to the scheme, subject to the recommended conditions 14-15. The development proposals retain a significant amount of planting on all boundaries of the site in order to retain its existing character and landscape setting. The substantial planting along the eastern boundary will be enhanced with 1.5m/2m shrubs being planted to infill the gaps between the existing trees. Hedging is proposed within the site along the plot boundaries to soften the appearance of the development. Large amounts of fencing have been avoided to prevent the site from looking suburban in nature. Conditions 5-7 are recommended to ensure that an appropriate landscaping scheme is agreed.

Impact on amenities of neighbouring properties

Given the overall layout in combination with the size and scale of the proposal, it is considered that the development would not result in such an unacceptable loss of sunlight/daylight that would warrant the refusal of this application on this matter.

The application proposes windows in the front and rear elevations. For the rear elevation there would be one roof light, serving a bathroom, given this arrangement and the distances to the properties in Stavedown Road, it is not considered that the development would result in significant overlooking, subject to conditions 3 and 4, which restrict any alterations to the roof and windows at first floor level.

The proposal includes two dormer windows and a glazed area on the front elevation. The most sensitive proposed property is plot 2 and its relationship with 29 Downs Road. The boundary between the properties is defined by some large trees, though there are gaps between which would allow views from the development. The proposed distance from the closest window of plot 2 to the boundary with no.29 is approximately 6 metres. The distance between this closest dormer window, which serves a bedroom, and the rear patio area is approximately 21metres to the south west, with an angled view. Whilst this distance is considered to be acceptable, it was considered appropriate to provide further screening to infill the gaps between the trees, so that further screening would lessen the perception of overlooking. This further screening would be controlled through conditions 5-7. As such given the combination of the angled views involved, in combination with the further planting to be provided, it is considered that the development would not have a significant adverse overlooking impact on 29 Downs Road

A number of concerns have been raised from the other surrounding neighbours regarding plot 2 having an overbearing impact. This plot would be set in approximately 4.8 metres from the boundary with 29 Downs Road. Given the distances involved in combination with the overall size, scale and massing of the proposal, it is not considered to have a significant adverse overbearing impact to justify a reason for refusal on this matter.

Highways/Parking

The Council's Highway Engineer has raised no objections to the scheme, subject to recommended condition 10- 13. The proposal would utilise and upgrade the existing

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access to the site, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development. It is therefore considered that the limited increase in traffic would not have an adverse impact on highway or pedestrian safety to justify refusal.

Affordable Housing

Policy CP3 allows for schemes of fewer than 5 units to provide an off site financial contribution towards the provision of affordable housing. A viability appraisal has been submitted and includes the Community Infrastructure Levy (CIL) contribution which is a non-negotiable amount based on the floor area (£29333.33). The External Valuer and applicant are currently in negotiation over the viable financial contribution that the development can afford. This figure will be provided in the update paper when it is agreed. The contribution would be secured through a legal agreement.

Drainage

The Council's Drainage Engineer has raised no objection to the scheme. Southern Water has comment that no development should be within 3 metres of the public sewer. The applicant has clarified that plot 1, which is the closest to the sewer, is located 3.4 metres from the sewer, with plot 2 being located approximately 4.3 metres. It is therefore considered that the development would not adversely affect the public sewer, and cannot be refused for this reason.

Impact on ecology

The Ecological surveys that been undertaken to assess the potential impacts of the proposals. The ecological survey was based on the Peach Ecology, Ecological Assessment of 1 March 2016, which is considered to be an accurate reflection of the site.

Suitable reptile habitat has been identified on site and a small reptile population is assumed by the consultant ecologist to be present. Approximately 300 square metres of reptile habitat is to be lost as part of the proposals and therefore an appropriate and suitable receptor site is proposed to be created on site prior to commencement of the development.

The Peach Ecology, Ecological Assessment of 1 March 2016, contains recommendations specifically in section 5. These recommendations should be followed. Appendix F highlights reptile mitigation and should be adhered to. Enhancement measures are put forward within the Ecological Assessment and detailed within Appendix G, this is secured through condition 16.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for 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 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)

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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 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.

03 Reason: Any works to the scheme need to be carefully controlled given the proximity to the immediate neighbouring properties.

04 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 at first floor, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.

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

05 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;
- All boundary treatment;
- 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;

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- implementation programme.

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

06 No development shall take place until a schedule of landscape maintenance for a minimum period of 10 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. If any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same size as those originally planted shall be planted at the same place, in the next planting season.

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

07 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.

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

08 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

08 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.

09 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

09 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.

10 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

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construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

10 Reason: In the interests of highway safety.

11 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.

11 Reason: In the interests of highway safety.

12 The proposed access and drive, including 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, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

12 Reason: To ensure satisfactory means of access.

13 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

14 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 15742-AA written by Barrie Draper of Eco Urban and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

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 15742-AA Telephone 01962 848403

Construction of special engineering under tree canopies

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

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement 15742-AA.

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 15742-AA shall be agreed in writing to the Local Planning Authority.

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14 Reason: To protect the trees on site.

15 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.

15 Reason: To ensure the protection of the trees on the site

16 The development shall be carried out in accordance with the measures set out Peach Ecology, Ecological Assessment of 1 March 2016, unless otherwise approved in writing by the Local Planning Authority. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

16 Reason: To enhance the ecology of the site.

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.

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.

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: MTRA3, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:

DM1, DM2, DM14, DM15, DM16, DM17

South Wonston Village Design Statement 2014

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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.

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.

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

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

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

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

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.