

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Item No: 12
Address: Land Adjacent To Pumping Station Romsey Road Winchester
Winchester Hampshire

Parish/Ward Winchester Town

Proposal Description: Redevelopment of site to provide 2 no. one bed studios; 2 no. two bed masionettes; 4 no. three bed houses

Applicants Name Abbotsdale Homes Ltd

Case No: 05/02045/FUL

W No: W07232/06

Case Officer: Mr Robert Ainslie

Date Valid: 15 August 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:
Civil Aviation
Conservation Area
Tree Preservation Order
Within 50m of Listed Building

Site Description

- The application site is vacant land adjoining an existing Victorian red brick and slate roofed pumping station, on an elevated site within the City and Conservation Area, accessed from Romsey Road and with a pedestrian gated access onto Mews Lane.
- There are steep changes in levels to the site boundaries to the north, south and east, the levels having been raised and levelled within the site in the past, probably in connection with the formation of the reservoir to the west.
- Mews Lane lies to the south of the development site, being a quiet private unmade residential cul-de-sac serving terraced and detached properties.
- Highfield Terrace lies to the immediate east of the application site. This terraced group of 6 dwellings are set at a lower level than the site with small rear garden/yard areas with a high retaining wall on the boundary with the site.
- The land to the south eastern boundary of the site has a steep drop in levels to the rear gardens to properties in Mews Lane. The south eastern corner has a small number of trees and vegetation to the rear of a small ancillary waterworks building adjacent to a covered chamber. Adjacent to this vegetation is a raised decking area for the occupants of 3A Mews Lane, accessed by French Doors at first floor level in the side elevation of this neighbouring property. At present this amenity area for the neighbouring property is relatively well screened from the application site by the ancillary building and vegetation.
- A modern brick retaining wall, measuring 2m in height, separates the site from Mews lane, which, again, is at a lower level than the application site.
- Residential flats are located within Romsey Road to the north of the site. The land drops significantly from the northern boundary to a parking area for these flats.
- A Listed building is located to the north west of the site facing Romsey Road, and to the rear of the Pumping Station building.

Relevant Planning History

- **W07232** Erection of well head building and construction of car park - Land Adjacent To Pumping Station Romsey Road Winchester Hampshire - Application Permitted - 03/03/1983
- **W07232/01** Erection of office and store extension workshop and storage bays and parking spaces - Application Permitted - 19/12/1984
- **W07232/02** 4 No three bedroom town houses with integral single garage. - Application Withdrawn - 15/12/1998
- **W07232/03** 4 no three bedroom dwellings with associated garages and parking areas - Application Withdrawn - 09/02/2000
- **W07232/04** Residential development consisting of 2 No. three bedroom three-storey, 1 No. three-bedroom two storey, 1 No. two bedroom two-storey town houses with associated garages and parking, and 3 No. two bedroom flats in a two-storey building with integral car ports -Application Refused - 03/03/2005
- **W07232/05LB** Partial demolition of boundary wall - Application Refused - 03/03/2005
- **W07232/07LBC** Demolition of garage, single storey ancillary pumping building and boundary wall for redevelopment (Conservation Area Consent to Demolish Application) – Application currently being considered

Proposal

- This application is for the erection of eight properties dwellings set in two blocks. Five residential units would be located within a block to the immediate east of the Pumping Station in the northern part of the site.
- A terrace of three dwellings would face onto Mews Lane with a two storey element adjacent to the road with a three storey element set back. The properties would have courtyards to the front with terrace/balconies to the first floor. The roof line would continue to rise from each unit from east to west. Parking for the properties would be located within the centre of the application site.

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- A pedestrian access would be located from the south eastern corner of the site onto Mews Lane.
- Access to the development would be from Romsey Road.
- This application is being considered alongside a Conservation Area application for consent to demolish the wall on the southern boundary alongside Mews Lane together with two small buildings within the site.

Consultations

Conservation:

- No objection
- Consider the proposal, taken as a whole, enhances the Conservation Area, in accord with PPG15, HG6, HG7, HG8 and relevant review policies.

Engineers:Drainage:

- Applicant should ensure that the manholes are made redundant and can be filled prior to the erection of any building. They are not part of the public foul sewer system and are probably associate with the pumping station but if they cannot be removed, layouts may have to be altered.
- There is a public foul sewer in Mews Lane and Romsey Road and the applicant should liaise with Southern Water to ascertain where the connection can most suitably be made.
- No public storm water sewer is available therefore storm water to go to soakaways but these will have to be set at a level that they do not affect the integrity of the retaining walls which flank two sides of the development area.
- Provided that Building Regs can be satisfied there is no objection on drainage grounds.

Engineers:Highways:

- No objection subject to conditions
- Previously agreed to the principle of residential development on this site.
- A drawing has been submitted which shows the swept path of a large refuse truck, which although very tight, does work.
- With regard to parking provision, I note that there will be 11 spaces for the 8 units. This is a fairly low number, and should any other vehicles be parked within the site, they will impede the turning area for the service vehicle. It could be argued that the site is located within a very accessible area, however and so the number would be acceptable in policy terms.

Environment Agency:

- No objection in principle subject to conditions

Environmental Health:

- No objection in principle subject to issues of Noise pollution and contaminated land being addressed

Landscape:

- No objection subject to conditions

Trees

- Very few trees on the site and the ones there are, are in poor condition or are very small and not worthy of long term retention.
- The plan shows the trees to be left behind 3A but not those removed, this is not essential although it would have helped, within this area they have indicated two small trees or shrubs to be planted although not their species, this is important as they have little space to grow and will be close to cars/houses.
- If the layout stays the same little chance for any trees to be planted and this may be acceptable. They could however move the parking along the eastern boundary so a large tree could be planted. May be worth pursuing.

Southern Water:

- No adverse comments

Architects Panel

- The houses facing onto Mews Lane work well both in terms of siting and design.
- The flats have a visual impact by virtue of their height on the rear of Highfield Terrace which needs to be addressed.

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- Ground floor flats have a poor quality rear outside sitting area that faces north.
- The flats appear to be a storey too high. These flats do not work so well as the Mews Lane houses and the panel feel that the house forms would be more appropriate here at two storeys. The site could be excavated to insert a lower floor.
- These flats in their present form represent an unacceptable departure from the scale of development to be found in this neighbourhood.

Representations:

City of Winchester Trust:

- Congratulations to architects on a very clear presentation of a complicated development.
- Whilst the loss of the Mews Lane boundary wall is regretted it is felt the houses of Block A address the road well. Slate rather than zinc would be more in sympathy as a roof covering.
- Walls to courtyards should be higher to give more privacy, to prevent a variety of heightening screens in conflicting styles in the future and to retain more of a sense of enclosure.
- Reservations about Block B. weight of framing around the window which would have a heavy appearance but would discolour in a visually unsatisfactory manner.
- Treatment of rear elevation is unnecessarily fussy. Treatment of the rear façade should echo the front rather than being timber cladding.
- Members universally disliked Unit 5 because its decapitated appearance gives a somewhat mean appearance at odds with the rest of the scheme. Its lack of a visible roof and shadowing at roof level is visually disturbing. The treatment and placing of the windows and doors in the rear elevation is utilitarian and ugly.
- Trust considers that Unit 5 is not up to the standard of the rest of the development and would be detrimental to its success, and therefore objects to this component of the scheme.

Letters of representations have been received from 23 Neighbours

- Overdevelopment
- Inadequate parking within scheme.
- Unacceptable Design to Block B – Out of keeping.
- House nearest to Highfield Terrace dwarfs the existing cottages.
- Concern about loss of trees – as currently a haven for small birds.
- Overpower views from Highfield Terrace. Loss of light.
- Architecturally, this proposal is much improved on the former application
- Overlooking/loss of privacy to Macklin House.
- Dangerous access onto Romsey Road.
- Need to consider whole site and not just piecemeal development.
- Buildings are too high and will be excessively dominant, overwhelming the Coach House.
- Overlooking to Coach House and Stanford House to rear.
- Design is not appropriate, being too modern and making no attempt to sit in harmony with neighbours. Does not follow existing street pattern.
- Fenestration out of scale.
- Timber boarding out of keeping.
- Design has a staccato appearance at odds with Mews Lane.
- Application detracts from appearance of Conservation Area.
- Conflicts with the clean lines of most of the existing houses with only one third of the house with a 2 storey gable end. Two balconies inconsistent with the lane. Fussiness of the detailing is in direct conflict with the calm character which prevails in the Conservation Area.
- Materials (Zinc and timber cladding) inappropriate, as are balconies, courtyards and low walls.
- Block B would appear to dominate area standing out from long distant views into site.
- Demolition of wall is contrary to Policy HE18 in that the proposed development neither preserves nor enhances the Conservation Area.
- Perspective drawings or photomontages would have shown better the relationship with 4 Mews Lane.
- Higher wall/gates would retain sense of enclosure which maintains character of Mews Lane.

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- Potential obstruction of Mews Lane during construction.
- Potential obstruction by cars parking in Mews Lane in relation to the proposed development.
- Is the existing Water Works Cottage included in the Density calculations?
- Reasons for refusal on previous application (1, 4 & 5) do not appear to have been satisfied.
- Present proposals still do not satisfy many of the Policy Reasons for the refusal of the previous application.
- Overlooking to "The Airings".
- New Pedestrian access could lead to increased disturbance and a reduction in natural security.
- Loss of privacy/overlooking to flats in Romsey Road. Height would result in significant loss of light. Exacerbated by very large windows on the north development.
- Overall effect of driving up Mews Lane is a tranquil green backwater. Proposal would drastically alter this impression.
- Mews Lane is a private road to western end with no right of access from Water Works. Therefore no rights to form a pedestrian access adjacent to 3A Mews Lane.
- Overshadowing of Highfield Terrace.
- Need for dwellings to be made as accessible as possible to disabled people.
- Overlooking of Patio area to 3A Mews Lane by pedestrian access and also from Balcony to House 3. Loss of light to patio area.
- Would suggest that condition restricts any windows to be constructed in south elevation above ground floor.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T6, H5, H7, R2, E1, E6, E8, E14, E16, E19

Winchester District Local Plan

- HG1, HG6, HG7, HG8, HG9, HG11, HG23, EN4, EN5, EN7, EN8, EN9, EN13, EN14, EN16, EN17, H1, H7, RT3, T9, T11, W1, W27

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, DP9, DP10, DP13, DP16, HE1, HE2, HE4, HE5, HE6, HE7, HE8, HE16, H2, H5, H7, RT3, T1, T4, W1, W6

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Hampshire Historic Landscape Assessment
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002
- The Future of Winchester Study
- Winchester City and its Setting

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment
- PPG 24 Planning and Noise

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Public open space provision
- Comments on representations
- Historic heritage/conservation area/listed building

Principle of development

- The application site falls within the settlement boundary of Winchester where development is considered to be broadly acceptable in principle.
- The site also falls within the Winchester Conservation Area where proposals for development should preserve or enhance the character of the Conservation Area. This is considered in more detail below.
- The application proposals meet the requirements of Policy H7 in that at least 50% of the dwellings are one or two bed properties.

Impact on character of area

- The proposed scheme would inevitably have a visual impact on the surrounding area given the elevated nature of the site on a plateau in relation to the residential properties to the north east and south of the site.
- Turning firstly to the properties in Highfield Terrace, it is accepted that there would be views of Block B from these dwellings. The view would be more obscure from ground floor level and from the rear gardens of these properties, given the increase in levels and Unit 5 being set back from the boundary. Whilst the block would be visible from the first floor windows of these properties it is not considered that this relationship would appear unacceptable.
- Block B is not dissimilar in height to the adjacent Pumping Station with the ridge of the Pumping Station being higher than the roof of Block B. The building would inevitably have an impact on the properties in Romsey Road, most notably the flats to the immediate north. The block would be 17m away from these flats at their closest point to the west of the block with the distance being 20m to the eastern end of the block. It is considered that, given the distance between these two properties, the impact would not be so unacceptable as to justify refusal on this basis. The flats are not out of keeping with the scale, height and massing of the buildings on Romsey Road.
- It is considered that the proposals for Block B would copy, in a contemporary way, the industrial character of the adjacent Pumping Station and would not appear out of keeping with the character of the surrounding area.
- The buildings facing onto Mews Lane would continue the strong frontage development which prevails along the northern part of the Lane. The two storey element would re-enforce this character, whilst the setting back of the three storey element would prevent an overpowering impact on the character of the street at this point.

Detailed Design

- The design approach to the development has resulted in a building adjacent to the Pumping Station which has endeavoured to provide a contemporary building which can be considered in context to the adjacent pumping station. The bold nature of the building, together with the verticality in the fenestration, is considered to be acceptable in its relationship to the pumping station.
- It is considered that the use of materials as outlined in the proposal would not appear out of context given the mass and bulk of the building and its relationship to the pumping station.

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- The three storey element has a set-back top floor which is expressed as a lighter top. The top of the brickwork of the three storey section is lower than the parapet/eaves level of the pumping station.
- The dwellings in Mews Lane retain the strong frontage to the existing lane. The render to the facing walls would complement the adjacent properties to the east. The pedestrian access from the properties onto Mews Lane would re-enforce the active frontage onto this Lane.

Residential Amenities

- The frontage development onto Mews Lane is not considered to be unacceptable in its relation to the Coach House. The main windows and balconies are set back some 8m from this property. This relationship in terms of windows to frontage is not unusual in this centre location. It is not considered that the proposals would result in unacceptable overlooking to the rear of this property, the Coach House actually shielding the main amenity area to the rear. Whilst there may be an element of overlooking to the property to the rear of the Coach House, a refusal on this ground could not be sustained, given the distance between the two properties.
- The potential overlooking to the patio area of 3A Mews Lane could be overcome by a suitably worded condition which requires a screen to the terraced area a first floor facing the patio. The lower level of the pedestrian access would be such that views from this point would be very limited. Suitable landscaping to the northern edge of the pation would obscure views from the car park into the patio area. It is therefore considered that, on balance, subject to conditions, the impact on the amenities of this neighbouring property would not be unacceptable.
- The front windows to Block B would look predominantly to Block A. Whilst some views may be seen across to the rear gardens of 1-3 Mews Lane, this would be limited, given the steep drop in levels on the boundary of the site.
- The first floor window to the side elevation of Unit 5 could be reasonably obscured to prevent overlooking towards Highfield Terrace and a condition is proposed.
- The relationship between Block B and the flats in Romsey Road is considered, on balance, to be acceptable. Whilst it is acknowledged that windows in properties face each other, the distance between the properties is such that a refusal on grounds of overlooking would be difficult to sustain, being that the closest point between the properties is at the western end and is over 17 metres.
- It is also considered that the proposal would not result in significant loss of light to these neighbouring properties. These properties, most notably the ones at ground floor already have a somewhat uneasy relationship with the application site given the changes in levels. However the distance between proposed dwellings and the boundary and ultimately the flats is such that the amount of light loss to these properties would not be so significant as to justify refusal on this basis.

Public Open Space Provision

- A contribution has been sought in relation to public open space provision and subject to the agreement of the applicants to pay the contribution it is considered that the proposal is acceptable in this respect.

Comments on representations.

- The issues raised by representations have been mostly covered in the other sections of the report, however by way of the clarity, the following points are made:-
- The pedestrian access from the site onto Mews Lane would be set at a lower level than the property at 3A Mews Lane and it is not considered that the provision of this access would result in a loss of security to this neighbouring property.
- The parking provision within the site is considered to be acceptable in this location.
- Whilst it is acknowledged that the properties would be visible from longer views into the site, it is not considered that this would be overdominant, given the relationship alongside the existing pumping station.

Historic heritage/conservation area/listed building

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- It is considered that the proposed scheme would enhance the character of the Conservation Area. The proposed block adjacent to the Pumping Station would offer a contemporary approach whilst responding to the pumping station.
- The proposed dwellings facing Mews Lane would respect the existing character of the lane and would not appear overdominant on the northern side of the Lane at this point.

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 Circular 05/2005 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

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

APPROVE – subject to a Section 106/Section 278 Agreement for:

- 1. A financial contribution of £13,552 towards the provision of public open space through the open space funding system**

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

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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 dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for door, windows, chimneys, eaves, rainwater gear, garden gates, ramps, street lighting, boundary walls/fences/railings, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

03 In the interests of visual amenity.

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04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

05 A screen shall be constructed at the eastern side of the terrace/balcony at first floor level of House no3 (adjacent 3A Mews Lane), the details of which shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of development. The screen shall thereafter be retained in the position agreed with the Local Planning Authority.

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

06 The first floor window in the side elevation of House No5 (Block B) hereby permitted shall be glazed in obscure glass and thereafter retained.

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

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of House No3 (Block A) and House No5 (Block B) hereby permitted.

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

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 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 development hereby approved shall not be used for any other purpose than the parking of cars.

10 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

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11 No residential unit shall be occupied until the following works have been implanted:

- a) fixed 9mm/200/6mm double glazed windows within the Pump House facing Block B being installed,
- b) Isostrip "T" wall lining system being installed on the walls facing the development,
- c) the four remaining pump house windows at 150mm being secondary glazed with 6mm fixed glazing and
- d) an MF Ceiling system being installed throughout the pump house utilising 12.5mm soundblock plasterboard

as recommended in the Environmental Noise Assessment Technical Report submitted by Southwest Acoustics Ltd.

11 Reason: In the interests of the amenity of the future residents of the properties.

12 No development approved by this permission shall be commenced until:

a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the site investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

12 Reason: To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

13 If, during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

13 Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

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14 Soakaways shall only be used in areas on site where they would not present a risk to groundwater. If permitted, their location must be approved in writing by the Local Planning Authority.

14 Reason: To prevent pollution of Controlled Waters.

15 The method of piling foundations for the development shall be carried out in accordance with the scheme to be approved in writing by the Planning Authority prior to any development commencing.

15 Reason: The site is located in a very sensitive location with respect to groundwater and all precautions need to be taken to avoid pollution of the Public Water Abstraction located nearby.

16 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

16 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, T6, H5, H7, R2, E1, E6, E8, E14, E16, E19
Winchester District Local Plan Proposals: HG1, HG6, HG7, HG8, HG9, HG11, HG23, EN4, EN5, EN7, EN8, EN9, EN13, EN14, EN16, EN17, H1, H7, RT3, T9, T11, W1, W27
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP9, DP10, DP13, DP16, HE1, HE2, HE4, HE5, HE6, HE7, HE8, HE16, H2, H5, H7, RT3, T1, T4, W1, W6

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.

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04. No material should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.