

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 3 July 2007

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/00901/FUL	Valid Date	10 April 2007
W No:	20449/01	Recommendation Date	18 June 2007
Case Officer:	Mr Robert Ainslie	13 Week Date	10 July 2007
		Committee date	3 July 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: (AMENDED PLANS) Residential redevelopment following demolition of 4 - 7 Mornington Drive for 14 no. dwellings, associated garages/parking and landscaping (RESUBMISSION)

Site: 4 - 7 Mornington Drive Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	Y	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 12
Case No: 07/00901/FUL / W20449/01
Proposal Description: (AMENDED PLANS) Residential redevelopment following demolition of 4 - 7 Mornington Drive for 14 no. dwellings, associated garages/parking and landscaping (RESUBMISSION)
Address: 4 - 7 Mornington Drive Winchester Hampshire
Parish/Ward: Winchester Town
Applicants Name: Mr Simon Moorman
Case Officer: Mr Robert Ainslie
Date Valid: 10 April 2007
Site Factors: Tree Preservation Order
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and because it is for a major development.

The application includes amended plans which address inaccuracies in the original plans, showing the attached garage to Plot 4 at the southern end of the house. The amendments now clearly show the position of the garage correctly at the northern end of the dwelling.

This application is a resubmission following a refusal in March 2007 (W20449) for a similar scheme. The previous scheme resulted in a refusal based on concerns about the mass, bulk and height of Plots 5 & 6 in relation to the semi-rural character of Dean Lane, how the different designs of the dwellings would link visually, potential overshadowing to neighbouring properties, lack of a legal agreement to secure financial contributions towards off-site highway improvements and provision for Public Open Space, together with the lack of an ecological survey.

The current scheme includes Plots 5 and 6 now being set back into the site to provide more landscaping along the front of the dwellings in order to soften the impact on the street scene when viewed from Dean Lane and to reinforce the semi-rural character of the area. Plot 4 has also been amended to show the attached garage at the northern part of the house. The applicant has also provided more detail on overshadowing and sun path diagrams to demonstrate the impact on neighbouring properties. A more detailed design and access statement explains the design rationale for the different designs and how they would visually link with each other. An ecological survey has also been provided in support of the proposals.

Site Description

The application site covers an area of 0.6 hectares, however, 0.075ha of this land forms woodland at the western side to the entrance to Mornington Drive, so for purposes of density calculation the site area is 0.52ha.

The application site currently consists of a small close of 4 detached bungalows in a small cul-de-sac off Dean Lane. The road extends southward from Dean Lane by approximately 16 metres, with the bungalows set back a further 5m from the road. Each bungalow has a sizeable rear garden. The site is enclosed on the eastern, western and southern boundaries by a variety of mature vegetation and trees which serves to obscure views into the site. A mature hedge runs along the northern boundary with 3 Mornington Drive.

Dean Lane to the north is characterised by predominantly detached properties set back from the

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road, with soft landscaping on the front boundaries resulting in a semi-rural character along the lane. A number of properties are 2 storey although the two to the immediate north of the application site (3 Mornington Drive and 39 Dean Lane) are bungalows. The land gradually rises from Dean Lane towards the site but falls away in the south and east of the site.

The eastern boundary of the site borders the rear garden of 37 Dean Lane. A number of trees and vegetation exist along this boundary.

A number of detached properties in large plots are located south of the application site. A protected belt of trees is located along the southern boundary which restricts views beyond the site.

The western boundary borders the rear gardens of further properties in Dean Lane and benefits from mature screening.

Proposal

The proposals include a mixture of detached, semi-detached and terraced dwellings set within two small courtyards to the east and west of the site. The western courtyard would include 2no detached properties and 2no semi-detached properties. Plots 1 & 4 would include rooms in the roof.

Plots 5 & 6 would be garage linked and form the focal point at the entrance to the two courtyards. These dwellings would be 2 storeys, with Plot 6 having rooms in the roof. The eastern courtyard would include 1no detached property, 4no semi-detached properties and 3no terraced properties.

Plots 10-14 at the eastern side of the site would be approximately 10 metres away from the boundary, with Plot 14 being 3-4 metres from the northern boundary. The dwellings along the southern boundary would be no closer than 9 metres to the southern boundary. Plot 1 would be 3 metres from the western boundary, although the 2 storey element would be 6 metres from this boundary. Plot 5 would be approximately 13-15 metres from the boundary with 3 Mornington Drive (and 20m from the dwelling). Plot 6 would be 11 metres from this boundary (and 18 metres from the dwelling).

The parking is provided at the equivalent of 2 spaces per property.

The development equates to a density of 27 dwellings per hectare.

Relevant Planning History

W20449 Residential redevelopment following demolition of 4 - 7 Mornington Drive for 14 no. dwellings, associated garages/parking and landscaping - Application Refused - 02/03/2007.

W04508/01 Demolition of existing dwellings; redevelopment comprising 1 no. four bed, 6 no. three bed, and 7 no. 2 bed houses with associated garaging and parking - Land At 35 - 37 Dean Lane (Site to immediate east) - Application Refused - 14/05/2007

Consultations

Engineers: Drainage:

Please consult Southern Water to ensure that the foul sewer has the capacity to accept the additional flow that this development will generate. Although the ground has good soakage characteristics, hard landscaping should be minimised and permeable paving should be used wherever possible. The use of water butts on outhouses/garages should be promoted in the interest of water conservation. Provided the suggestions are considered and that building regs approval is granted, then there is no objection on drainage grounds.

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Engineers: Highways:

Means of access is acceptable from a highway point of view. Financial contribution required (£3000 per dwelling, £30,000 net) to provide enhancements to pedestrian and cycle measures in the area and to enhance public transport facilities, particularly Service 4. Some funding would also be used to improve bus shelter provision in this area. (*Response on original application – comments have not changed on this application*)

Landscape:

No objections in principle to these proposals but will require full hard and soft details to be submitted as those shown on the drawing are very sketchy and will not work either practically or aesthetically.

The sun path diagrams do not take into account the shadow cast by tree cover, which will affect most properties but not be overly detrimental to quality of life.

The protective fencing should be realigned to exclude the corner of House 2.

Trees

Acceptable subject to conditions

Environment Agency:

Acceptable subject to conditions

Natural England

From the information presented in the ecological report, Natural England have been made aware that the site has potential for protected species, specifically bats and reptiles, and further surveys are advised prior to any development beginning (Section 5.2).

PPS 9 key principles state that '*planning decisions should aim to maintain and enhance, restore or add to the biodiversity conservation interests, and in taking these decisions, local planning authorities should ensure the appropriate weight is attached to protected species.*' In addition Paragraph 98 of the Government Circular states that '*the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.*'

For a Local Planning Authority to be able to properly determine a planning application that may have an impact on protected species, the planning application must be accompanied by:

- (a) a survey, which identifies presence/absence; population size, etc. undertaken at an appropriate time
- (b) an assessment of the development's impact on protected species
- (c) a mitigation strategy.

If the application does not include all of the above, the Authority should request them prior to determination of the application.

Advise that an appropriate survey is undertaken to gather the required information. Once Natural England has received this information, further comments will be made.

Further Information from Natural England

If potential only has been highlighted as no positive evidence has arisen from the walkover survey (Ecological report Hankison Duckett Associates; March 2007), perhaps there may be a way forward without the need for a formal objection.

Southern Water:

Southern Water can provide foul sewage disposal to service the proposed development and can also provide a water supply to the site.. Southern Water requires a formal application for a connection to the public sewer and for connection of on-site mains to be made by the applicant or developer.

Representations:

City of Winchester Trust:

Area of hardstanding seems larger than is necessary to service the houses and it is urged that it's surface should be permeable. Car parking appears on the whole to be neat and relatively

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unobtrusive, but the weak arch providing 2 spaces under Plots 2 & 3 is visually disturbing. It is suggested that, if this parking were provided elsewhere, this area could be put to better use by allowing more generally-sized ground floor rooms that would be more appropriate to the size of the house. In general it is felt that the gardens often seem too small for the size of the house concerned, and planting trees in the small front gardens of some houses is questioned, since they would lead to loss of light that could cause requests for their felling. It is noted that the roof of House 6 shown in the perspective sketch is different from that shown on the plan. It is felt that the ridged roof of the sketch would be preferable to the one shown on the plan.

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

- Undesirable, over-intensive use of the site. Design and external appearance of the buildings is unsuitable for the locality. Design has not taken NDS into account in relation to height of neighbouring houses. Out of keeping with semi-rural character of the area. Overbearing. 33dph overdevelopment in this area. Lack of space around buildings. Significant visual impact. Character of area, through similar developments, is slowly being destroyed. 3 storey overbearing. Out of character with existing landscape. Design is a town house vernacular. 2 storey at odds with surrounding bungalows.
- Would, with similar development at 35-37 Dean Lane, create enormous overdevelopment. Proposals similar to those for 35-37 Dean Lane, which were refused.
- Bungalows would be dominated by 2/3 storey buildings. Overshadowing. Overlooking to neighbouring properties. Closeness would cause conflict between neighbours. Noise pollution. Impact on local infrastructure.
- Increased use of the existing access would cause undue interference with the safety of the adjoining highway. Mornington Drive is too narrow for additional traffic. Added pressure upon Dean Lane. Overspill parking would add to problems on Dean Lane.
- Increase in pollution. No details on steps to minimise light pollution.
- Revised proposal fails to address rain water drainage problems or sewerage objections raised by the Environment Agency.
- Contrary to Neighbourhood Design Statement.
- Lack of community engagement.
- Destruction of trees and natural habitat of local birds and animals. Site has ecological significance. Inadequate ecological appraisal. Insufficient garden areas.
- Reasons for refusal on original application have not been adequately addressed.
- No consideration to adopting construction and other technologies towards sustainable and environmentally friendly housing in relation to climate change. Use of basements should be encouraged.
- Inaccurate details in applicant's submission.
- Garage in Plot 4 is shown in different positions on overall plan and detailed plan for house.
- Insufficient bin collection areas.
- Large areas of hardstanding with little permeable surfaces.

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

- Type of properties likely to attract buy-to-let and therefore encourage a high turnover of tenants in the area. Therefore unlikely to be maintained to high standards of neighbouring properties.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, T1, T2, T4, T6, H5, H7, R2, E6, E8

Winchester District Local Plan Review

DP1, DP3, DP4, DP5, H3, H7, RT4, T1, T2, T3, T4, T5, T6, CE10

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 9 Biodiversity and Geological Conservation

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PPG 13 Transport
PPG 17 Planning for Open Space, Sport and Recreation
PPS 22 Renewable Energy
PPG 25 Development and flood risk
Supplementary Planning Guidance
St Barnabas West Neighbourhood Design Statement
Achieving A Better Mix in New Housing Developments
Other Planning Guidance
Guide to the Open Space Funding System
Hampshire Biodiversity Action Plan
Movement, Access, Streets and Spaces
Parking Standards 2002
Technical Paper: Open Space Provision and Funding
The Future of Winchester Study
Winchester City and its Setting

Planning Considerations

Principle of development

The application site falls within the built-up settlement of Winchester where the principle of residential development is broadly acceptable, subject to other material planning considerations, which are considered in more detail below.

The proposal equates to a density of approximately 27 dwellings per hectare (with the woodland excluded). Whilst this is slightly below that considered acceptable in Policy H7 and the advice in PPS3, it is considered, given the site characteristics and semi-rural character of the surrounding area, that there is justification in this instance for a slightly lower density.

The proposals include 7 no 2 bedroom dwellings, which satisfy the requirements in Policy H7 for achieving a better mix in housing development.

The provision of 2 no parking spaces for each property is in accordance with the parking standards and no objection is raised in this regard.

The applicant has provided information demonstrating how the proposals would accord with Policy DP6, in relation to promotion of sustainable forms of development and avoidance of wasteful use of energy and natural resources.

Design/layout

The proposals have been designed, with five plan forms out of the fourteen dwellings, to give the impression that the development has grown organically at different times. There are, however, elements which link the buildings, with the materials being a variety of red clay tiles and natural slate on the roofs. Some properties would have reconstituted stone cills, lintels and quoins. All houses would have painted timber framed windows and doors. The rationale for the materials and appearance is in order that they would be similar to older housing in the locality and more recent developments which have taken place along Dean Lane and the surrounding area.

The layout provides a tree in the centre of each courtyard to reinforce the semi-rural character of the area. The introduction of landscaping to the front of Plots 5 and 6 serves again to reinforce this character.

The further information submitted explaining the design rationale of the proposals is considered to be acceptable and demonstrates the variety of housing types within the site and how they would be visually linked. This is considered to overcome the concerns raised in the previous refusal.

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Impact on character of area and neighbouring property

The application site is fairly well enclosed, allowing somewhat greater flexibility in the design approach for residential development. The most important elements to the proposals are those that have an impact on the character of Dean Lane. It is acknowledged that the two nearest properties to the site are both single storey. However, it must also be noted that a significant number of other properties in the immediate locality are 2 storey properties. Most properties benefit from soft landscaping to the front boundaries, which retains the semi-rural character of Dean Lane. Whilst Plots 5 & 6 are 2 storey buildings, they are set back by some distance from Dean Lane and the two bungalows. In addition the scheme benefits from space to the front of the dwellings where proposed landscaping would further soften the impact of the development. The introduction of more landscaping, together with the dwellings being set a little further back, addresses the concerns about height, mass and bulk raised on the previous refusal. In addition, the height of the roof to Plot 6 has been lowered to further reduce the mass and bulk of the dwellings.

The introduction of semi-detached properties and a group of three terraced properties would be only apparent from within the courtyards and would not be visible from the wider public realm. Even so, it is not considered in the context of the wider locality to be out of keeping to such an extent as to warrant refusal on this ground. The proposals provide for space between buildings and, whilst the garden areas of Plots 10-14 are not as large as the remaining plots, the development retains a feeling of spaciousness in line with the landscape setting design guidelines in St Barnabas West Neighbourhood Design Statement. It is also considered to be in accord with the design guidelines for buildings, responding to the surrounding built environment, reflecting the character of the area and the semi-rural environment. The buildings are 2 storey, although some have rooms in the roof.

The proposed buildings would be visible when viewed from the rear of 39 Dean Lane and 3 Mornington Drive. However, the impact would be limited given the existing and proposed boundary screening and the distances between the properties. Whilst Plots 5, 6 & 14 may result in a small loss of sunlight at certain times of day and at varying times throughout the year, it is not considered that this would be sufficiently greater than that currently existing such as to justify refusal on this basis.

The introduction of 2 storey buildings would potentially involve a degree of overlooking, however care has been taken in the orientation of properties and windows so as to avoid direct overlooking. Where windows do face towards amenity areas of neighbouring properties they are either obscurely glazed or set at such a distance as to not result in overlooking. Conditioning certain windows to be obscurely glazed is considered to be sufficient to address this issue (Condition no 12). It is also considered necessary to condition that no further windows be added to certain side elevations to prevent overlooking (Condition no11).

The locations of windows to Plots 10-14 along the eastern boundary are not considered to result in significant direct overlooking, given that they would face towards the rear half of the neighbouring garden and away from the main amenity area of this neighbouring property. In addition, screening along this boundary would serve to restrict views into the neighbouring property.

It is considered that the proposals would not result in a significant increase in noise pollution to neighbouring properties such as to sustain a refusal on this ground.

Landscape/Trees

The proposals include sufficient additional boundary planting to reinforce the enclosed nature of the site and retain the semi-rural character. The introduction of landscaping to the front of Plots 5 & 6 is considered to soften views from Dean Lane. The retention of the wooded area to the immediate north west of the site adjacent to the entrance is considered to be important in terms of retaining the existing character of the area. It is considered that the proposal accords with

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the landscape setting design guidelines and biodiversity design guidelines in the St Barnabas West Neighbourhood Design Statement in that a significant amount of the trees and hedges within and on the boundary of the site will be retained and reinforced with additional planting. Whilst it is acknowledged that the proposals include a significant amount of hardstanding to each courtyard, the focal point in the centre of the courtyards would be two birch trees, further enhancing the landscape character of the area.

The proposed landscape scheme is considered to be acceptable in principle subject to detailed landscaping conditions (Conditions 4 & 5). In addition conditions are recommended to ensure protection of existing trees within the site (Conditions 15-25)

Highways/Parking

The means of access from the existing Mornington Drive access from Dean Lane is considered to be acceptable. The bin storage area at the entrance to the development is considered to be acceptable. The proposal meets the requirements of current parking standards. Subject to certain highways conditions (Conditions 7-10) and a financial contribution towards off-site highways improvements to provide enhancements to pedestrian and cycle measures in the area and to enhance the public transport facilities, the proposal is considered to be acceptable in highway terms and in accord with Local Plan policies and the design guidelines for traffic, roads and safety set out in the St Barnabas West Neighbourhood Design Statement.

Other Matters

The applicant has expressed a willingness to make a financial contribution towards Public Open Space provision by way of a legal agreement and this is considered to be acceptable in addressing the refusal on the previous application.

The applicant has submitted an ecological report in support of the application. Whilst the survey is not considered to be comprehensive, it is considered that the issue of potential ecological interests can be addressed by way of condition (Condition no 14).

Whilst it is acknowledged that an element of community involvement was undertaken in respect of the first application, it is not apparent whether such community involvement has been carried out with this application. However, the apparent lack of community involvement with this application, whilst regretted, could not be considered as a valid reason for refusing the application.

The Environment Agency, the Council's Drainage Engineer and Southern Water have raised no objections to the proposals subject to a suitable condition (Condition no 26).

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for off-site highway improvements and Public Open Space Provision, 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

Application Permitted subject to the following condition(s):

APPROVE subject to conditions and provided the applicant is prepared to make the appropriate contribution towards provision for public open space through the open space funding system and contributions towards off-site highway improvements

APPROVE - subject to the following:

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1. **A financial contribution of £30,000 towards highway improvements**
2. **A financial contribution of £21,332 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

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 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 goods, garden gates, ramps, street lighting, boundary walls, 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.

Reason: In the interests of visual amenity.

4 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

5 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.

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

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

7 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

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

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11 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 first floor of the south west elevation of plot 4, the first floor of the north east elevation of Plot 6 and the first floor of the north elevation(s) of Plot 14 hereby permitted.

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

12 The first floor window(s) in the north west elevation of Plot 1, the first floor window in the south west elevation and the en-suite window in the south east elevation of Plot 4, together with the first floor window in the north east elevation of Plot 6 hereby permitted shall be glazed in obscure glass and thereafter retained.

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

13 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.

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

14 No development pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

Reason: To ensure that any ecological interest on the site is properly dealt with.

15 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference HTAS/1384d written by Bill Kowalczyk Associates and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

16 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Method Statement HTAS/1384d. Telephone 01962 848317.

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

17 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

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18 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement HTAS/1384d.

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

19 Any deviation from works prescribed or methods agreed in accordance with Method Statement HTAS/1384d shall be agreed in writing to the Local Planning Authority.

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

20 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

21 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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 in particular the shared woodland amenity space.

22 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

23 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

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24 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

25 Prior to any demolition, construction or groundwork commencing on the site, details of construction method, foundations and potential impact on trees shall be submitted to the local planning authority for approval in relation to the shed/bin store proposals, where such proposals fall with root protection areas of retained trees.

Reason: to protect tree roots of retained trees

26 No development approved by this planning permission shall be commenced until a scheme for the foul and surface water drainage has been submitted to and approved in writing by the local Planning Authority.

Reason: This site is within the Groundwater Source Protection Zone II, the mains foul water sewer is in close proximity to the site: There is a presumption for connection to this system.

Informatives:

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:-

Hampshire County Structure Plan Review: UB3, T1, T2, T4, T6, H5, H7, R2, E6, E8
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, H3, H7, RT4, T1, T2, T3, T4, T5, T6, CE10

The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.