

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/02192/FUL	Valid Date	22 September 2008
W No:	06242/08	Recommendation Date	3 December 2008
Case Officer:	Mr James Jenkison	8 Week Date	17 November 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Demolition of existing dwelling and erection of 2 no. two bed houses, 1 no. three bed house, 1 no. four bed house with associated parking with revised access to Winchester Road (RESUBMISSION)
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Site:	Rose Hill Bungalow Winchester Road Waltham Chase Hampshire SO32 2LX
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Paid.	no	no	6 properties	no	no	no

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

AMENDED PLANS DATE:-

Received 17/11/2008.
Scanned 26/11/2008.

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Item No: 2
Case No: 08/02192/FUL / W06242/08
Proposal Description: Demolition of existing dwelling and erection of 2 no. two bed houses, 1 no. three bed house, 1 no. four bed house with associated parking with revised access to Winchester Road (Resubmission)
Address: Rose Hill Bungalow, Winchester Road, Waltham Chase, Hampshire, SO32 2LX
Parish/Ward: Shedfield
Applicants Name: Mr Colin Stoneman
Case Officer: Mr James Jenkison
Date Valid: 22 September 2008
Site Factors:
Recommendation: Application Permitted

General Comments

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

Amended Plans

The dwelling for Plot 4 has been redesigned to incorporate a narrower main elevation to achieve a wider side garden (2 metres at the closest point) at the north boundary adjoining the rear boundaries of Nos. 5 and 7 Brooklynn Close. This narrower elevation has also increased the gap with the dwelling on Plot 3 to 2 metres and has reduced the ridge height by approximately 0.5 metres to approximately 7 metres. The design ensures that there are no sidewall windows facing over neighbouring properties. The dwelling for Plot 3 has been stepped in 0.5 metres from the driveway leading to Holly Oak, the property located to the rear of the application site. The dwelling for Plot 2 has also been redesigned to create a narrower main elevation, increasing the distance it is set back from the side boundary (1.57 metres at the closest point).

The bin store has also been relocated to ensure that the existing hedge at the south side boundary is retained in its entirety and a shared surface driveway is to be used with a pair of trees set within tree grids and replacing a segregated footpath/driveway arrangement previously proposed. The front plots will have separate footpaths and a larger amount of land available for front garden landscaping.

Site Description

The site comprises approximately 0.11 hectares of relatively flat land, sloping gradually downwards from the south side boundary to the north side boundary with Brooklynn Close properties (Nos. 1, 5 and 7). The fall in land level is approximately 1 metre, with the back gardens of Nos. 1, 5 and 7 Brooklynn Close dropping an additional half to 1 metre.

The driveway for the application site extends along its south boundary and leads to a single storey property adjacent to the rear boundary of the application site (Holly Oak). A common driveway for a row of terrace houses (Jubilee Cottage, Honeysuckle Cottage, Nos. 1 & 2 Rosehill House, and Rosehill Villa) is situated adjacent to the south side boundary of the application site and extends past the rear of the site and Holly Oaks to another residential property (Edenbridge). The driveways for the terrace and the

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application site are separated by a mature hedgerow located on the application site.

The plot has a rectangular shape and is approximately 18 metres wide and 75 metres deep.

A single storey bungalow is located centrally within the site and stepped back from the building line. This setback results in spacious views over the front garden and, when approached from the south Winchester Road, develops a strong landscape appearance, which is accentuated by the strong urban appearance of the terrace houses and the commercial development on the opposite side of Winchester Road (a petrol filling station and car sales yard). The landscape appearance is also enhanced by the slip road for Nos. 1 and 3 Brooklynn Close, which provides a dense landscape strip along Winchester Road. Beyond this, the urban appearance of Waltham Chase becomes more apparent again, with building forms becoming more visually dominant.

Brooklyn Close comprises predominantly closely spaced two-storey detached houses with attached single storey garages.

Proposal

The proposal comprises the demolition of the existing bungalow and the construction of a pair of semi-detached houses at the front of the site and a pair of detached houses at the rear with a car parking forecourt in between. The detached dwellings at the rear will have hip roofs and the front pair of dwellings will be gable ended.

The side elevation of the attached garage on Plot 4 will be set 2 metres away from the north side boundary which abuts the back gardens of Nos. 1, 5 and 7 Brooklynn Close. However, the main two-storey side elevation of the dwelling will be set back approximately 5 metres from this common boundary. The two-storey sidewall of Plot 2 will be set in 1.57 metres from the north side boundary at its closest point and face over the slip road serving Nos. 1 and 3 Brooklynn Close. The side elevations of both these plots angle away slightly from the north boundary with the Brooklynn Close properties.

The smaller dwellings (Plots 1 and 3) will be located next to the driveway at the south boundary.

The proposed development will have a dwelling density of 36 dwellings to the hectare, within the parameters of Government guidance (PPS3).

The houses are proposed to be constructed using red brick for the elevations, natural slate roofs and white upvc windows.

Relevant Planning History

08/01956/FUL - Redevelopment following demolition of Rose Hill bungalow comprising 3 no. two bedroom terraced and 2 no. three bedroom semi-detached dwellings with associated garaging/parking, cycle/bin storage and landscaping with alterations to access - Application withdrawn -16/09/2008.

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Consultations

Engineers: Drainage:

No objection in principle. The proposal will result in a significant increase in surface water run off which may not be able to be accommodated by soakaways. It will therefore be necessary for the applicant to prove that the site can be drained of surface water using sustainable methods. Foul water to go to the public sewer (Condition 14).

Engineers: Highways:

There is a parking shortfall of one carparking space for the proposed development; however, it is unlikely that a reason for refusal could be sustained. Pedestrian footpath layout for plots 1 and 2 should be revised (*this advice has been incorporated into the amended plans*). Conditions 6-10 of consent are recommended.

Environmental Health:

Conditions (16, 17, and 18) are recommended to ensure that, if contaminated land is encountered during construction, it is acceptably dealt with.

Landscape:

Existing conifer trees and hedgerow along north side boundary should be retained, protected and gapped up. Scope existing for a substantial tree (Oak) to be planted within the site.

Comments on revised scheme:

Improved relationship between Plots 2 and 4 and the hedgerow to be retained on the northern boundary and a more pleasing relationship between Plots 3 and 4, which had previously appeared cramped next to one another. More trees are proposed for the boundary with the main road and there is adequate space for a significant tree on the corner into the car park. The bin store has been moved away from the existing hedge on the southern boundary.

Condition 3 recommends an appropriate landscape condition for the site.

Environment Agency:

The application is considered to be low risk.

Southern Water:

Foul drainage service connection can be provided. Informative recommended.

Representations:

Shedfield Parish Council:

Raises concerns about poor drainage in the area.

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

- Overdevelopment. Buildings will be too close together and dominated by car parking;
- Drainage problems;
- Increased traffic and highways and pedestrian safety issues;
- Insufficient parking;

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- Boundary treatment;
- Loss of light and privacy.

Additional objections were raised in relation to the revised scheme:

- Increased ridge height for garage on plot 4, and higher land level from neighbouring properties will result in loss of light to garden of No.5 Brooklyn Close, particularly in winter;
- Proposal remains overdevelopment;
- Drainage concerns remain.

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

- Local school is full.

Relevant Planning Policy:

Winchester District Local Plan Review

DP1, DP3, DP4, DP9, H3, H5, H7, RT4, T3, T4, T5.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Planning Considerations

Principle of development

The site is located within the settlement boundary of Waltham Chase and does not have any designations that would prevent its development in principle, in accordance with Policy H3.

Dwelling Mix/ Density

Two of the proposed dwellings will have an internal floor area of less than 75m² and are classified as small dwellings in accordance with Policy H7. The remaining two dwellings are classified as larger houses. One of these dwellings has 3 bedrooms and the other has 4 bedrooms. The dwelling mix is therefore considered to be acceptable in accordance with Policy H7. Condition 12 is recommended to ensure that the properties remain compliant with this policy in the future.

The dwelling density amounts to 36 dwellings to the hectare, which is within the range encouraged in PPS3 and is consistent with the range of densities within the locality, comprising higher density terraced housing (Winchester Road) and relatively high density detached housing (Brooklynn Close).

Design/layout

The proposed development promotes a continuation of the building line along Winchester Road from the adjoining terraces and reflects the massing and size of the adjacent terrace. The semi-detached houses proposed at the road frontage will also ensure that the urban character of the locality and Winchester Road here is better addressed by introducing building forms into views along the road, whilst still maintaining a well-landscaped appearance. The proposal will allow for well-landscaped front gardens 5.5 to 6.5 metres deep, which is sufficient to allow for the branch spread

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of mature trees. Additionally, the front dwellings reflect the sloping nature of the landform, as the terrace to the south has a roof ridge height of 27.87 (Datum = 20.00), the proposed building 27.515 (-0.35) and No. 1 Brooklynn Close 26.39 (-1.125).

Space about the buildings is created by the centrally located car parking courtyard and this courtyard provides a landscape space where a substantial tree is able to be planted centrally within the site. This will be able to mature without having branches overhanging the private outside amenity space of the proposed dwellings. The central area and the width of back and side gardens also allows sufficient space to retain and reinforce existing boundary hedgerows and establish new ones, breaking up the visual masses of vertical and horizontal hard surfaces. Additionally, the reconstruction of the access driveway will retain the existing hedgerow at the south side boundary, ensuring that the access does not become a hard surface 'canyon'.

The two-storey building forms of the two detached houses at the rear have been located away from the side boundaries, making them less visually prominent from surrounding properties and promoting bigger spaces around them. These rear dwellings will incorporate landscaping elements in their front gardens and along the length of the side boundaries, which will effectively break up the vertical and horizontal hard surfaces of the development. These dwellings both have hipped roofs, reducing their profile.

The proposed buildings have been designed, and elevations articulated, in a manner that limits the number of large sheer surfaces. Additionally, the buildings each have an identifiable but complementary individual design that prevents the impression of an estate of identical houses, whilst ensuring there is no glaring contrast in design from other houses within the development or the surrounding locality.

The proposed development is therefore considered to positively respond to the character of the locality.

Impact on neighbouring properties

No. 1 Brooklynn Close has a wide rear garden (20 metres wide and 10 metres deep) adjacent to the site, No. 5 Brooklynn Close has a deep (21 metres) and wide (13-15 metres) rear garden and No. 7 Brooklynn Close has a garden 18 metres deep and approximately 12 metres wide. Proposed Plots 2 and 4, adjacent to these properties, will also have wide rear gardens (10 metres for Plot 2 and 11 metres for Plot 4). These widths ensure that the rear gardens of Plots 2 and 4 are wide enough to have substantial boundary planting along their side boundaries without creating a restricted outdoor living area and also ensure substantial spacing between side boundary fences, which creates a greater impression of space than would occur for narrow gardens.

The side elevation of Plot 2 faces down the slip road of Nos. 1 and 3 Brooklynn Close and the north side elevations of Plots 2 and 4 facing towards the Brooklynn Close properties, do not have windows in them, ensuring that there is no material harm to the privacy of Brooklynn Close properties from the proposed development. The design and layout of the proposed dwellings also promotes space about the buildings and ensures that the privacy and outlook from rear elevations and rear gardens of the neighbouring properties at nos. 1, 5 and 7 Brooklynn Close is not materially harmed. The building proposed at the front of the site has its side elevation facing down the slip road for Nos. 1 & 3 Brooklynn Close, creating a large space at the centre of the application site which will remain without buildings and therefore the outlook from neighbouring properties is not

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unduly eroded. The dwelling proposed for Plot 4 will be the most visually evident from the Brooklynn Close properties and has had its full two-storey element set back approximately 5 metres from the north boundary, and 24 metres away from the rear elevation of Brooklynn Close. Immediately adjacent to the boundary the building form reduces in scale to 1½ storeys and a ridge height of approximately 5.5 metres. Additionally, the design features and hipped roof of Plot 4 reduce the size, scale and mass of the building and the roof ridge would be just 7.165 metres above existing ground level and, because the site is set on higher ground to neighbouring properties in Brooklynn Close, approximately 8.245 metres above the ground level of the dwellings there. Importantly, the elevations of the proposed dwellings on Plots 2 and 4 will be articulated and will not present large rectangular or square shaped buildings with large sheer surfaces. It is therefore considered that the proposed development would not have a materially harmful impact on Brooklynn Close properties.

The rear of the application site backs onto the garage and car parking forecourt of Holly Oak. The outdoor living area of Holly Oak is on the opposite side of that property from the application site and the internal arrangements of Holly Oak are towards the rear of its plot, and not towards the application site. However, a lounge window of Holly Oak faces towards the site, across the car parking forecourt of Holly Oak and towards the rear elevation of the proposed dwelling on Plot 3. This distance (23 metres) is considered to be outside the range where material harm to privacy would be caused and the provision of boundary landscaping would create an effective landscape foil of building forms. There is also a bedroom window in the rear elevation of Holly Oak facing towards Plot 4. Views are partially screened by the double garage of Holly Oak and because of the large car parking forecourt of Holly Oak, and a boundary wall incorporating an architectural wave would effectively ensure that the privacy in relation to this window of Holly Oak is not materially harmed along this small section of the common boundary where potential views between windows might occur. The remainder of the boundary for Plot 4 is able to be landscaped.

The windows in the side elevations of Plots 1 & 3 provide daylight for stairwells and the side elevation for Plot 1 faces the side elevation of Jubilee Cottage, where the side garden is not generally utilised for outdoor amenity (being a shared driveway). The 1st floor window of the dwelling for Plot 3 will face over a car parking forecourt which serves Jubilee and Honeysuckle Cottages, with the rear aspect of the back garden of Rosehill House beyond that. It is therefore not considered necessary for this window to be obscure glazed. The 1st floor window in the side elevation for Plot 1 would face towards a kitchen window in the side wall of Jubilee Cottage and an obscure glazing condition would therefore be appropriate.

Conditions 12 and 13 are recommended to restrict new windows and obscure glaze the proposed side wall windows to ensure that no material harm to the privacy of neighbouring properties occurs as a result of the proposed development.

Highways/Parking

The proposed development has a shortfall of one car parking space and the Highways Engineer has not objected to this. Winchester Road is the main public transport route through Waltham Chase and has the majority of the community's commercial activity located along it. Being located at the south end of Waltham Chase also makes the site near to the local school. Winchester Road here is very long and essentially level, ensuring high levels of inter-visibility between pedestrians, motorists and turning

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vehicles. The site is therefore considered to be in a very sustainable location and the shortfall in the car parking space is not considered to be materially harmful to highway safety.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space and sustainable transport improvements, 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.

Public Open Space

The development does not provide any on-site public space and a financial contribution for public open space purposes is therefore appropriate. The contribution required has been calculated at £6,768 and has been paid by the applicant.

Sustainable Transport Improvements (Hampshire Transport Contributions Policy).

As the proposed development comprises new dwellings, a financial contribution for sustainable transport improvements is considered appropriate. The contribution required has been calculated at £12,947 and has been paid by the applicant.

Recommendation:

Application Permitted subject to the following conditions:

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 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.

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

3. 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 within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting, and boundary walls and fences;

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- hard surfacing areas and hard surfacing materials;
- landscape areas;

Soft landscape details shall include the following as relevant:

- retention of existing trees and hedgerows;
- new tree and hedgerow planting;
- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishmen;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting;
- manner and treatment of watercourses, ditches and banks;
- implementation programme.

The approved boundary wall for Plot 4 at the west (rear) boundary shall be constructed prior to the occupation of the dwelling on that plot.

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

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

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

5. In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the plans submitted as a part of this application and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree or hedgerow planting is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree and hedgerow shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment,

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machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

6. The proposed access and drive, including the footway, 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.

Reason: To ensure satisfactory means of access.

7. Before the development hereby approved is first brought into use, visibility splays of 2 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

8. 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.

9. Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

10. 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.

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

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, and no enlargement of the windows expressly authorised by this permission shall, at any time, be constructed above ground floor level in the elevation(s) listed below:

- (i) wall of the north side elevation of Plot 2, facing towards No. 1 Brooklynn Close.
- (ii) walls of the north side elevation of Plot 4, facing towards No.5 Brooklynn Close.
- (iii) wall of the south side elevation of Plot 1 facing towards Jubilee Cottage.

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

12. The windows at 1st floor level in the elevations of the dwellings on the plots of the approved plans listed below and hereby permitted shall be glazed in obscure glass and fixed shut to a height of 1.7 metres above floor level and thereafter retained.

(i) south side elevation of the dwelling on Plot 1 (facing Jubilee Cottage).

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

13. The dwellings shall be constructed in accordance with the approved plans (including the floor and ridge levels as shown on the site plan hereby approved) and at no stage thereafter shall any of the dwellings hereby approved be combined to form a larger dwelling unit.

Reason: To ensure that a mix of small and larger dwellings is retained in accordance with Policy H7.

14. None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

15. Cycle parking and bin storage shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

Reason: To ensure the provision of cycle parking and to promote sustainable forms of transport.

16. Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

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c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

17 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of Condition 16(c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Condition 16(c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

18 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives:

1. This permission is granted for the following reason:

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.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, H3, H5, H7, RT4, T3, T4, T5

3. 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.

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4. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

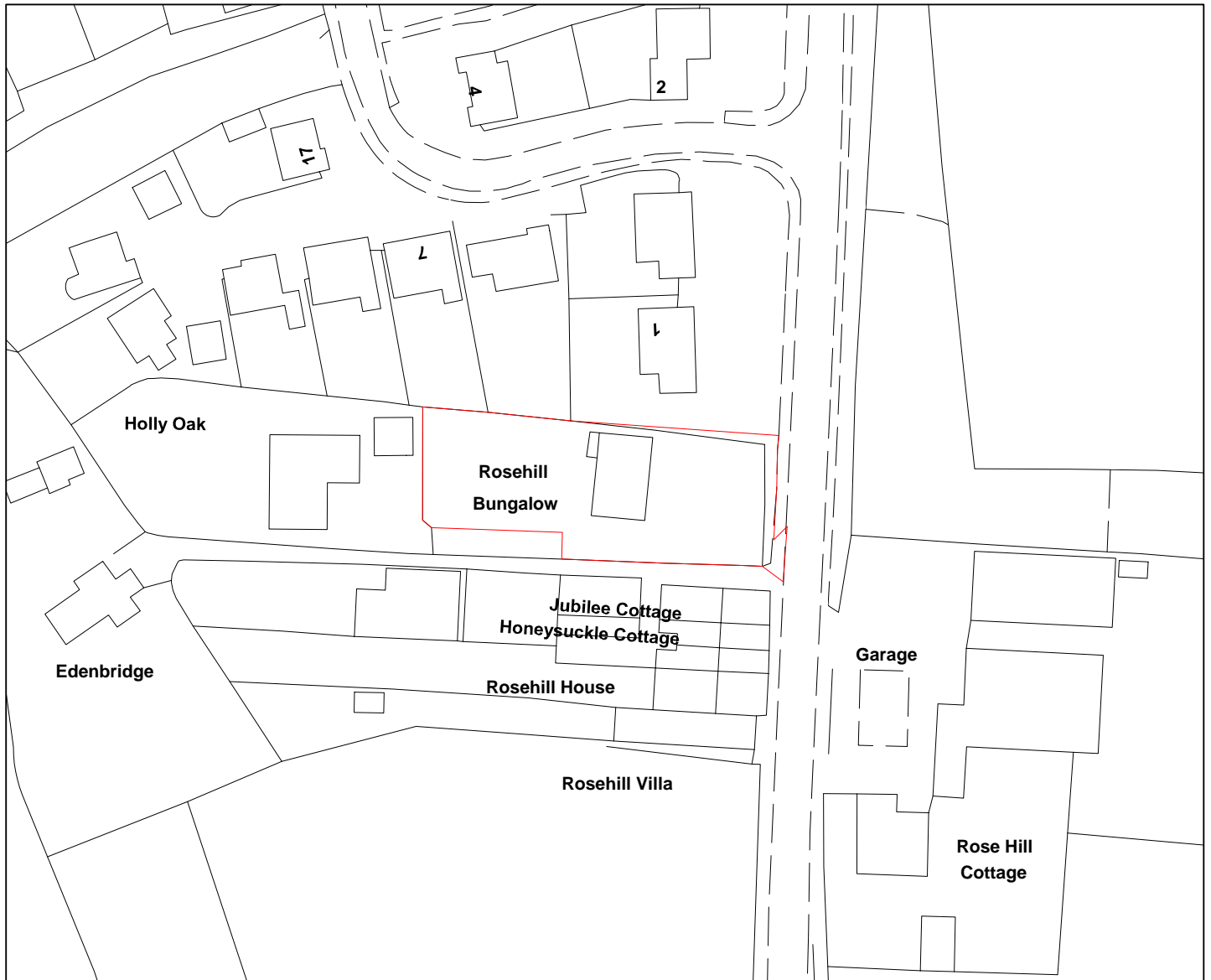
5. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

Rose Hill Bungalow, Waltham Chase



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City Council

Item 2



Legend

Scale: 1:1000



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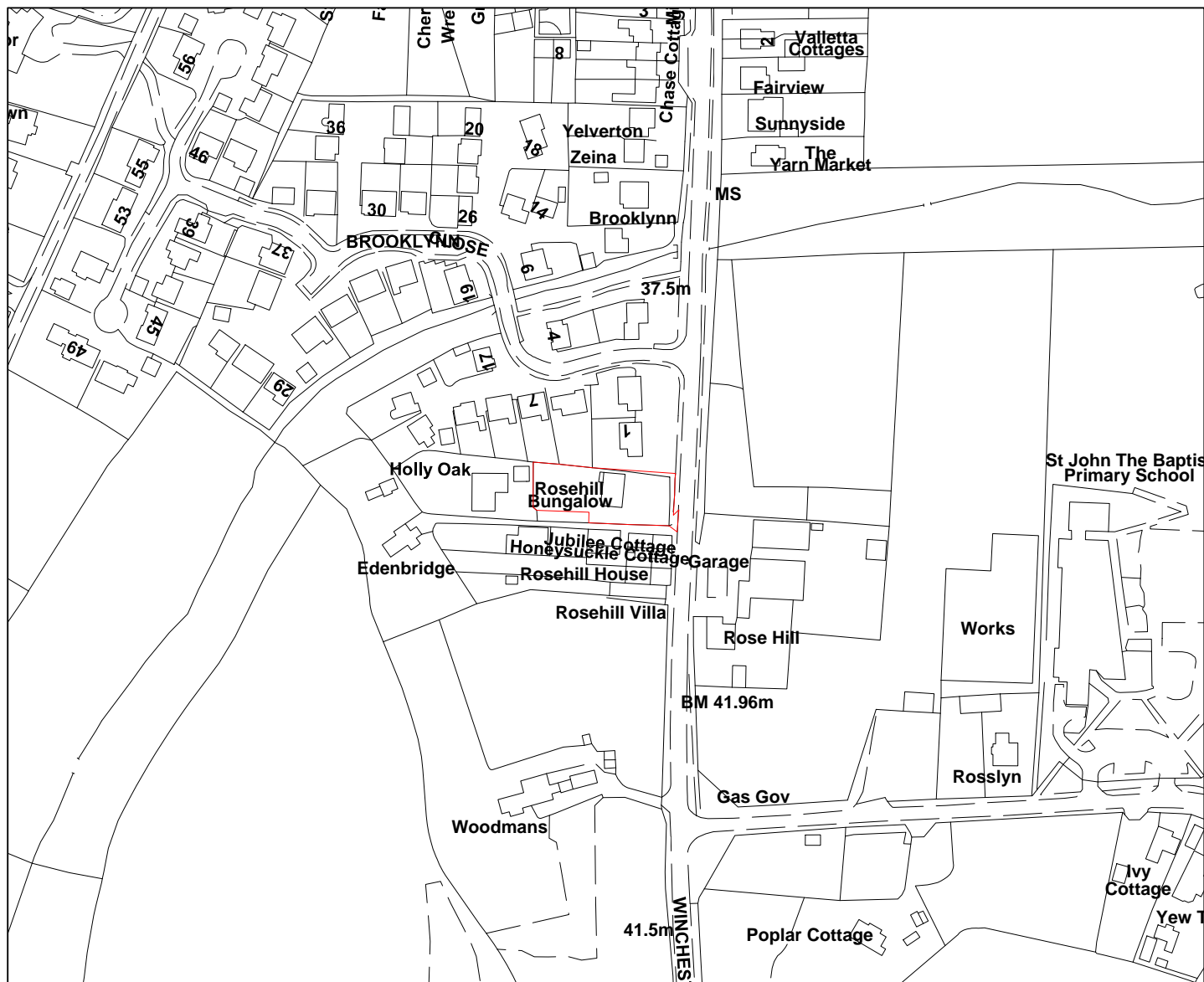
Organisation	Winchester City Council
Department	Development Services
Comments	1:1000
Date	17 December 2008
SLA Number	00018301

Rose Hill Bungalow, Waltham Chase

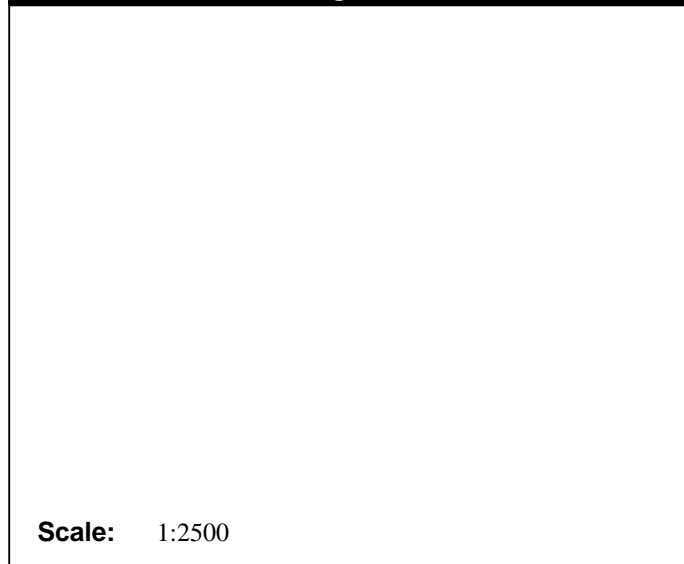


Winchester
City Council

Item 2



Legend



Scale: 1:2500



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Organisation	Winchester City Council
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