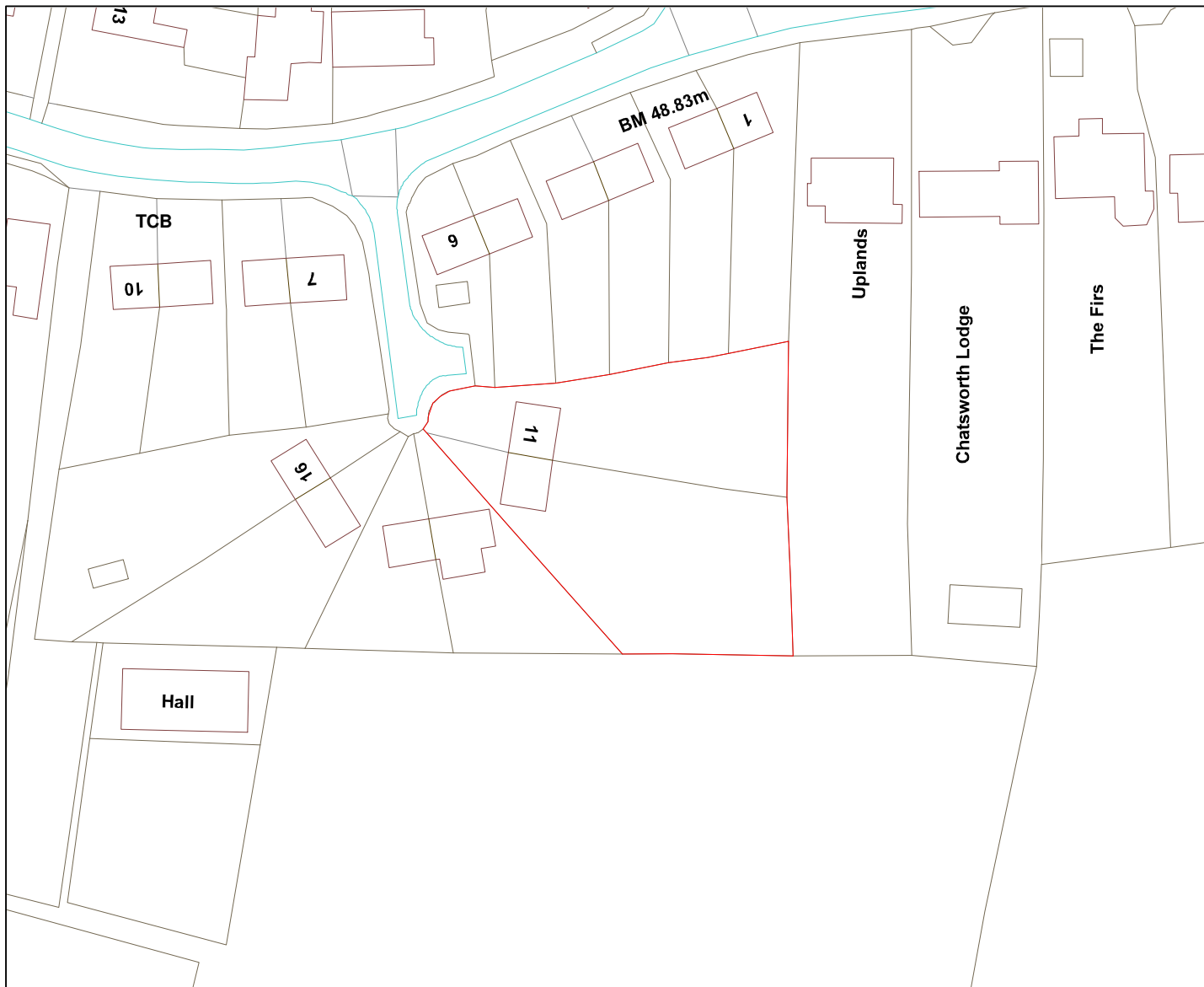


11 Hoe Road, Bishops Waltham

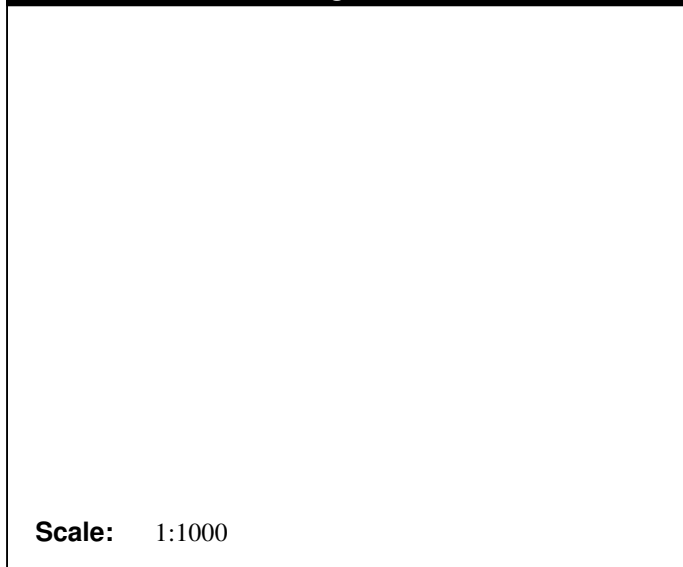
Item 4



Winchester
City Council



Legend



Scale: 1:1000



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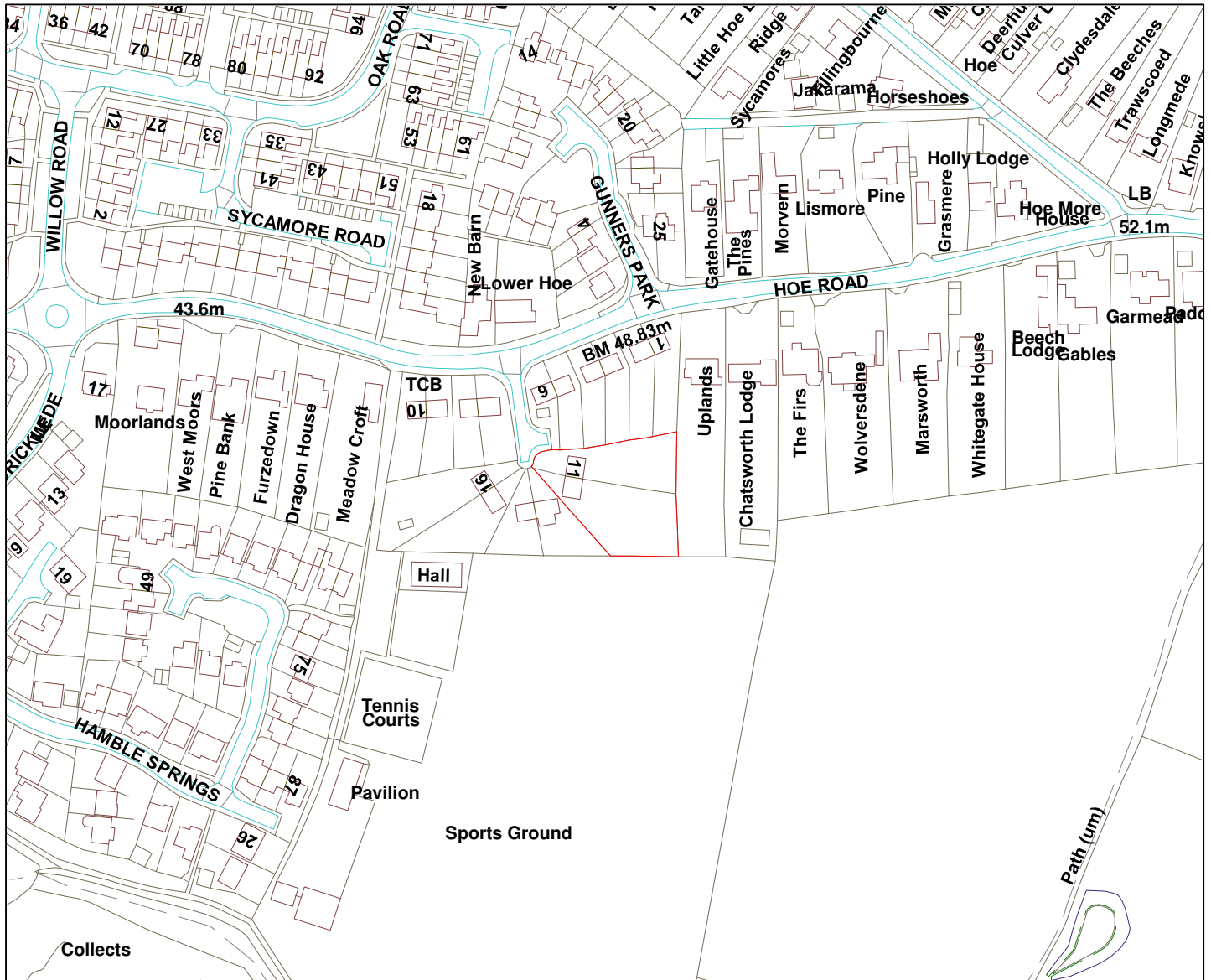
Organisation	Winchester City Council
Department	Development Services
Comments	08/02794/FUL
Date	28 January 2009
SLA Number	00018301

11 Hoe Road, Bishops Waltham

Item 4



Winchester
City Council



Legend

Scale: 1:2500



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Organisation	Winchester City Council
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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/02794/FUL	Valid Date	8 December 2008
W No:	21313	Recommendation Date	
Case Officer:	Mr James Jenkison	8 Week Date	2 February 2009
		Committee date	17 February 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of 3 no. two bed, 4 no. three bed, and 1 no. four bed dwellings with access, landscaping and associated works following the demolition of 11 & 12 Hoe Road
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Site:	11 Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Required.	Required.	no	yes	no	no	yes

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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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	4
Case No:	08/02794/FUL / W21313
Proposal Description:	Erection of 3 no. two bed, 4 no. three bed, and 1 no. four bed dwellings with access, landscaping and associated works following the demolition of 11 & 12 Hoe Road
Address:	11 Hoe Road, Bishops Waltham, Southampton, Hampshire, SO32 1DU
Parish/Ward:	Bishops Waltham
Applicants Name:	Mapledean Developments Ltd
Case Officer:	Mr James Jenkison
Date Valid:	8 December 2008
Site Factors:	
Recommendation:	Application Permitted

General Comments

This application is reported to Committee because 11 Hoe Road is owned by the Council and because of the number of objections received.

Amended plans are to be submitted in response to concerns raised by the Landscape Department, Urban Designer and Architects' Panel. The applicant has agreed to plant tree species as recommended by the Landscape Officer at the north boundary adjacent to Nos.1-6 Hoe Road, the design details for plots 2 and 3 are required to be amended to create a more simplified roof form in order to maintain a coherent cottage design theme for the proposed development, and the entrance porches have been changed to a simple flat roof with brackets for all of the dwelling entrances. Plot 5 is intended to have its sidewall moved away from the common side boundary with Uplands.

Site Description

The site comprises approximately 0.2 hectares of relatively flat land and incorporates the plots of 2 large semi-detached houses, Nos. 11 and 12 Hoe Road.

Nos. 11 and 12 Hoe Road are part of an estate development and form one side of a cul-de-sac comprising 2 other pairs of similarly designed semi-detached houses. The cul-de-sac is essentially a backland development situated behind Nos. 1-10 Hoe Road, which also comprises groups of large semi-detached properties of similar design to the dwellings of the cul-de-sac, and which face onto Hoe Road. The back gardens of Nos.11 & 12 are much larger than the gardens of the houses fronting Hoe Road itself and the housing developments to the north and south-west. Boundary treatment, shrubbery, and tree planting surrounding these properties is limited, ensuring open views between properties and a visual preponderance of grass lawn and unrelieved hard surfaces such as buildings, fences, pavement and parked cars. The rear boundaries of Nos. 11 & 12 are notable for having several mature trees situated along the length of the common boundary with Uplands.

To the east of the application site are much larger properties which front onto Hoe Road, and which have much deeper back gardens, and these plots are occupied by larger detached houses. The property adjoining the east side boundary of the application site

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(Uplands) has a substantial hedgerow along the common boundary with Nos. 11 & 12 and mature trees planted in its back garden, including a substantial eucalyptus tree centrally located within the garden.

To the south of the application site is the Hoe Road recreation ground, from where the backland housing developments along Hoe Road and Hamble Springs are clearly visible, particularly in winter months. The recreation ground has playing fields adjacent to the application site (including an intervening landscaping screen), with the halls, hard surfaced courts and parking areas located at the western end of the grounds.

The surrounding area is notable for the more dense modern residential housing estates which have been constructed at Gunners Park, Oak Road and Hamble Springs. These developments have utilised the back gardens of older properties whilst ensuring that the approaches into the village centre along Hoe Road, and other roads leading to the village centre, maintain a spacious well landscaped appearance.

Proposal

The proposal is for 8 houses and is intended to be managed by a Registered Social Landlord (Swaythling Housing Society Ltd.). However, as the site is located within the settlement boundary, and comprises fewer than 15 dwellings, there is no requirement under Local Plan policy to provide affordable housing for the scheme and the proposal has been assessed on its planning merits.

The proposal is to demolish the existing pair of semi-detached houses and construct a 2-storey courtyard development of three 2-bedroom, four 3-bedroom and one 4-bedroom dwellings in the rear gardens, with a single access and car parking courtyard at the front. Two of the 2-bedroom dwellings (plots 2 and 3) comprise maisonettes and the development as a whole forms a staggered L-shape around the car parking courtyard, with back gardens located adjacent to the south (Hoe Road recreation ground) and east (Uplands) boundaries.

The proposed development is notable for the tree and hedgerow planting proposed alongside the back gardens of Nos.1-6 Hoe Road. An area of landscaping is proposed at the entrance to the development, where a significant tree will be planted, and another tree will be planted within the courtyard. Together, the new trees and landscaping will provide a positive landscape framework for the new and existing houses.

The north sidewall for the dwelling proposed for Plot 1 will be the closest building element to 1-6 Hoe Road and will face down the rear garden of No.2 Hoe Road and situated 32 metres away from the rear wall of No.2 at its closest point. This sidewall will be set approximately 1.6 metres from the rear boundary of that property and no windows are proposed in it.

The dwelling proposed for plot 8 will be set side by side with No.13 Hoe Road, with a separation distance of approximately 8 metres between the main sidewalls. The angled shape of the plot ensures that the rear corner of the dwelling on plot 8 will be located 2 metres from the common boundary.

The front elevations of plots 6-8 will face towards the rear elevations of Nos. 3-6 Hoe Road, with the front elevation of the dwelling for plot 8 being approximately 41 metres

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from the rear wall of No.5 Hoe Road, and the front elevation of the dwelling for plot 6 being approximately 54 metres from the rear wall of No.3 Hoe Road. The proposal ensures that the plots are staggered and the proposed landscaping and tree planting along the rear boundaries of Nos. 1-6 Hoe Road will assist in screening the new building forms.

The 3 back gardens for the proposed dwellings 1-4 (maisonette dwellings 2 & 3 share a back garden) will have a depth ranging from 11-13 metres for plot 1 to 7-8 metres for plot 4. These back gardens will back onto the rear section of the back garden for Uplands, with the closest north-east corner of the application site being approximately 20 metres away from the rear elevation of this dwelling. The windows at 1st floor level for dwellings 1-5 will either be obscure glazed for bathrooms, high level for landings and kitchens, or oriel windows for bedrooms.

The net dwelling density of the proposed development will be approximately 40 dwellings per hectare.

Relevant Planning History

There have been no planning applications for these sites since the construction of the present houses located on them.

Consultations

Engineers: Highways:

The proposal is acceptable from a highways point of view.

The principle of additional development at the end of this residential cul-de-sac is acceptable from a highways perspective. Thirteen car parking spaces are shown to be provided and are acceptable given the site's sustainable location. Secure and under cover cycle parking is also being provided. The proposal is acceptable from a highways point of view.

Landscape:

The Landscape Officer supported the scheme as responding positively to its location, providing an attractive entrance to the development and making a positive contribution to the cul-de-sac.

The Landscape Officer also noted that the site was not being overdeveloped, with a low number of units on a large plot of land.

Advised that the units all have generous rear gardens which provide a green buffer against the boundary with the playing fields. Conditions recommended (Conditions 3 to 8).

Suggested tree planting specimen changes at boundaries with Nos. 3-6 Hoe Road to provide better screening and minor changes to the internal courtyard (Amended plans to be submitted).

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Architects' Panel:

The Architects' Panel commented on the original plans submitted and was concerned that the proposal was overdevelopment and that a layout was preferred that was more spacious and sympathetic to the character of the area and which had the potential to provide more units than that proposed, in a manner more complementary to the character of the area.

Engineers: Drainage:

Development can be connected to the foul sewer in the cul-de-sac. Sustainable urban drainage system can be used for stormwater disposal. Condition of planning consent recommended to achieve this (Condition 19).

Southern Water:

Initial investigations indicate that foul sewage can be provided. Surface water drainage will be required to be achieved on-site (Informative 3)).

Environmental Health:

Informatives recommended to cover working hours and restrictions relating to burning of materials on-site (Informatives 4 & 5).

Environment Agency:

No objections to the scheme were raised and advisory comments were recommended.

Representations:

Bishops Waltham Parish Council

Objected to the application, raising concerns about overdevelopment, highway safety, parking and impact on neighbours' amenities. 20

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

- Traffic and pedestrian safety, emergency access and parking concerns.
- No parking for visitors and delivery vehicles.
- Overdevelopment and proposal out of character with the area.
- Loss of wildlife and green space.
- Strain on facilities and infrastructure.
- Loss of privacy and outlook.
- Noise.
- Drainage.

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

Bishops Waltham Parish Council and several representations supported the provision of affordable houses.

Relevant Planning Policy:

Winchester District Local Plan Review

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

National Planning Policy Guidance/Statements:

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PPS 1 Delivering Sustainable Development

PPG 3 Housing

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Bishops Waltham and the principle of housing development is therefore acceptable, in accordance with Policy H3 of the Local Plan. The proposal provides only two small dwellings, which is less than the requirement of policy H7. This policy states that 50% of all dwellings should be small (i.e. less than 75 sq. metres, measured internally).

However, all of the dwellings are modest in size and have been designed to satisfy an identified local need. The sizes of the dwellings are as follows:

2 x 2 bedroom apartments 68 sq metres and 74 sq metres;
1 x 1 bedroom dwelling 80 sq metres;
3 x 3 bedroom dwellings 85.6 sq metres;
1 x 3 bedroom dwelling 91 sq metres; and a small
1 x 4 bedroom dwelling 114.5 sq metres

All of the houses are to be provided by a Registered Social Landlord and it is considered that a departure from Policy H7 should be made in this instance, provided the houses can be secured as affordable housing by a Section 106 legal agreement.

Design/layout

The dwellings are traditional in form and design and their arrangement will create an enclosure with a well designed car parking and landscaped area and create a 'sense of place'. The cottages will be required to be built of soft stock red brick (typical of Bishops Waltham) and plain clay tiled roofs (with chimneys) and recessed timber casement windows. The cottages emphasise width rather than depth, ensuring small flank walls and better perceptions of space from the interior of the dwellings.

The courtyard arrangement of the proposed development will also create a more spacious environment around the existing cul-de-sac, as the existing houses on the application site are to be demolished. The demolition of the existing houses and creation of a landscape and parking area adjacent to the rear boundaries of Nos. 3-6 Hoe Road will also create the opportunity for a significant tree, hedgerows and shrubs to be planted here, introducing a strong landscape element to what is currently a very hard surface environment around the cul-de-sac. Landscaping of this nature at the rear boundaries of Nos. 3-6 Hoe Road will also allow the creation of a landscape screen between Nos. 3-6 and the rear properties comprising the proposed development and Nos. 13-16 Hoe Road. Such landscaping also has the potential to improve the outlook of all surrounding properties, as well as from dwellings within the proposed development.

The layout of the proposal is also designed to ensure that a large specimen tree can be planted at the entrance to the site and adjacent to the rear boundary of No.6 Hoe Road. The central location of the tree with respect to all of the properties here, and its ability to be planted a substantial distance from dwellings, will provide a good landscape focal point for all surrounding development.

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The layout of the proposed development is also designed to achieve continuity of the cul-de-sac with the dwelling proposed for plot 8 being set side by side with No.13 Hoe Road and the staggered building line improving the perception of space, landscaping and openness, whilst also providing a definitive end point to the cul-de-sac.

Impact on character of area and neighbouring properties

The substantial depth of the back gardens of Nos. 1-6 Hoe Road means that the distances between the rear windows of the houses there and the facing windows of plots 6-8 range from 41 to 54 metres, which is regarded as a reasonable distance of separation in a suburban area. Furthermore, the facing windows of the proposed dwellings for plots 6-8 are not wide or extensive, comprising a total of six 1.2 metre wide casement windows separated by substantial wall space, and the elevations are staggered, ensuring that there is much less perception of loss of privacy than would occur for a solid terrace with extensive unrelieved windows and glazing. In addition to this, the ability to implement substantial planting at the common boundaries should ensure that building elevations are glimpsed through plant foliage rather than facing one another across an open and unrelieved space. The side elevation of the proposed dwelling of plot 1 does not have any windows located in it and Condition 18 will prevent unrestricted future insertions. It is therefore considered that the proposed development will not have a materially harmful effect on the privacy of Nos. 1-6 Hoe Road.

The rear elevations of plots 1-4 will face over the rear section of the back garden of Uplands. However, the back garden of Uplands has a depth of approximately 67 metres and the immediate outdoor living area at the back of Uplands will remain largely unaffected. The proposed dwellings on plots 1-4 seek to place non-habitable rooms, with obscure glazed windows, along these elevations, or high level windows for rooms and areas which do not require outlook. Where windows for habitable rooms are required for outlook, oriel windows have been proposed which direct views over the very rear section of the garden of Uplands. Condition 17 ensures the permanent retention of obscure glaze windows where specified. There is also substantial boundary vegetation along the common boundary and this vegetation only needs to achieve a height of 3-4 metres to screen cross-views. It is therefore considered that the proposed development will not have a materially harmful effect on the privacy or amenities of Uplands.

The built form of the proposed development consists of staggered elevations and rooflines, shallow building depths, and symmetrical window and door openings which do not dominate elevations and will be predominantly located away from site boundaries, ensuring that boundary landscaping can be retained and enhanced. The north side elevation of the proposed dwelling for plot 1 will be situated 1.6 metres from the rear boundary of No.2 Hoe Road, and has a hip roof with a depth of only 6 metres and a wall height of only 4.8 metres, ensuring that the visual profile of the building from this direction is modest and not materially harmful to the amenities of neighbouring properties.

The design and layout of the proposed development, along with its proper landscaping, will therefore ensure that the development as a whole is not materially harmful to the privacy or amenities of neighbouring properties.

It is considered that the proposed development as a whole, whilst maintaining a denser building form than houses fronting Hoe Road, is nonetheless characteristic of the locality, where denser housing developments have occurred behind the properties fronting onto Hoe Road here. The building density is similar to that of Hamble Springs, which also

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faces over Hoe Road recreation ground, and there will remain boundary vegetation screening views of the development from the recreation ground.

Landscape/Trees

The application site and neighbouring properties within the estate currently consist of predominantly grass lawn and the proposed development will introduce much more substantial planting, including trees, particularly at the north boundary with Nos.1-6 Hoe Road and at the entrance to the proposed development. This will ensure that buildings will be viewed behind foliage and branches, rather than the open uninterrupted views between houses which currently exist.

Highways/Parking

The site is located adjacent to a well-equipped sports and recreation ground and is within relatively level walking distance of Bishops Waltham County Infants School, Ridgemean County Junior School and approximately 850 metres from the village centre, including the village library and St. Peters Church. Additionally, the site is also near to the countryside footpath network. The site is therefore considered to be a highly sustainable location where walking and cycling are likely to dominate travel patterns, and the development has made provision for cycle storage in this respect. The level of car parking provided is therefore considered to be appropriate for the situation and consistent with Government guidance in this respect, creating a cul-de-sac serving a total of 12 dwellings. By comparison, Gunners Park serves 24 dwellings and Hamble Springs serves 50 dwellings.

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 £11,826.

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 £24,182.

Planning Obligations/Agreements

In seeking the planning obligation(s) for financial contributions for public open space (£11,826) and sustainable transport improvements (£24,182), 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. The applicant will be completing a unilateral undertaking in this respect.

Conclusion

The proposal has been carefully designed to achieve the appropriate dwelling density for the site in this sustainable location, adjacent to a sports ground with other recreation facilities and in close proximity to a local school. Substantial landscaping is included in the scheme, ensuring visual benefits for the proposed dwellings on the application site as well as adjacent properties. The ability to achieve such a housing density and landscaping, results from allowing the building form to be centrally located within the site with

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appropriate landscaping at the boundaries. It is considered that the scheme will relate sympathetically to its setting and to the amenities of neighbouring properties.

Recommendation

Application Permitted, subject to a Section 106 Agreement for:

1. A financial contribution of £24,182 towards highway improvements
2. The provision of 8 units of affordable housing
3. A financial contribution of £11, 826 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);

and the conditions listed below:

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. These details shall include the following, as relevant:

- hard surfacing materials:
- other vehicle and pedestrian access and circulation areas:
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- car parking layout:

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- means of enclosure, including any retaining structures:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

- planting plans;
- implementation programme;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- written specifications (including cultivation and other operations associated with plant and grass establishment.

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

4. 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.

5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, 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.

6. 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.

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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.

7. 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 dwellings hereby approved are occupied. Development shall be carried out in accordance with the approved details.

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

8. The plans and particulars submitted in accordance with Conditions 3 and 7 shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

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

9. 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.

10. 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.

11. The building(s) shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: To ensure satisfactory road access is provided.

12. Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

13. 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.

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Reason: In the interests of highway safety.

14. The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

15. The windows at 1st floor level in the elevations of the dwellings on the plots of the approved plans listed below (excluding the clear glazed aspects of the oriel windows of the dwellings on plots 1-4, as shown on the approved plans) and hereby permitted shall be glazed in obscure glass and fixed shut to a height of 1.7 metres above 1st floor level and thereafter retained:

- (i) the east elevations of the dwellings on plots 1 to 5 (facing over the back garden of Uplands);
- (ii) the bathroom window of the dwelling on plot 7.

The obscure glazing shall have an obscurity rating of no less than level 4 from the Pilkington glass range (or an equivalent range and rating subject to prior agreement with the Local Planning Authority) and thereafter retained unless the Local Planning Authority gives prior written consent to any variation.

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

16. 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 all elevations (including roofslopes) of all of the dwellings hereby approved excluding:

- (i) the rear south facing elevations of plots 5-7.

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

17. The dwellings shall be constructed in accordance with the approved plans 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.

18. Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

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19. 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.

20. Details of the cycle parking as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the site. The cycle parking shall be provided in accordance with the approved details 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.

Informatives:

This permission is granted for the following reasons:

1. 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 via the website, www.southernwater.co.uk.

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.

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.

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