



Legend

Scale: 1:2500



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	15 July 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	3
Case No:	09/00463/FUL / W06564/22
Proposal Description:	Demolition of redundant extensions to existing care home; renovation of original building and construction of 2 and 3 storey extensions to provide specialist, dementia and general care accommodation for the frail elderly and associated developments (Resubmission).
Address:	St Cross Grange Residential Care Home 140 St Cross Road Winchester Hampshire SO23 9RJ
Parish/Ward:	Winchester Town
Applicants Name:	Greensleeves Home Trust
Case Officer:	Mr Simon Avery
Date Valid:	11 March 2009
Site Factors:	Conservation Area
Recommendation:	Application Permitted

General Comments

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

It is a resubmission. A previous application (ref: 08/01331/FUL) was refused by the Committee on 1st October 2008 because it was considered that:

- The size and mass of the proposed extensions would overwhelm and dominate the original building, and would not respect its character, scale and plan form;
- The proposed extensions, and resultant loss of a substantial number of established tall trees, represent further urbanisation of an area that is currently still viewed as part of the “country” approach to the City of Winchester from the south;
- The scale, mass and position of the proposed extensions, and the removal of a substantial number of established tall trees on the west and south boundaries, would have a harmful impact on the residential amenities of the adjoining residential properties in terms of a significant loss of privacy and outlook;
- The loss of a substantial number of mature trees from within the site, as a result of the proposed development, would have a negative impact on ecology through the loss of important habitat areas for wildlife, including protected species. The compensation measures for the loss of this habitat are considered inadequate for a development of this size and scale and therefore the proposals are unacceptable from an ecological perspective.

This revised scheme has reduced the scale of the proposed extensions and proposes a significant reduction in the number of trees to be removed. Additional arboricultural information has been submitted with the application. Additional plans have also been received amending the detailed design and appearance of the buildings.

The application includes the demolition of existing extensions and these works require Listed Building Consent in their own right. An application for Listed Building Consent for this demolition (ref:09/00462/LBC) has already been approved, but is subject to a condition to ensure that demolition cannot take place until planning permission has also been granted for the replacement extensions.

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Site Description

No. 140 St Cross Road is a 19th Century building now in use as a residential care home. It is set some way back from St Cross Road on its west side, towards the rear of the site, and is in an elevated position higher than the road.

The original house dates from the mid to late 19th Century, and is a substantial building of red brick construction with a steeply pitched tile roof with overhanging gables, decorative bargeboards, dormers and ornate chimney stacks. The front elevation had a largely symmetrical composition, but has now been extended on its north side with a two storey extension in a broadly similar, but simplified, architectural style. Further large extensions, mostly single storey, exist at the rear and to the south of the original house. The care home currently provides 29-bed accommodation for the elderly. Within the grounds to the north of the main house, close to St Cross Road, is a new three-storey block of flats (Argyll Court), separated from the care home by the sweeping drive from the main road.

The area in front of the main building consists of a large area of grassed lawn that slopes down towards the road, where a number of large mature trees form the boundary of the site. These trees are the subject of a Tree Preservation Order (ref: TPO 02056). A number of mature trees are also located towards the south of the site.

The site is bounded on its west and south sides by new two and three-storey houses in Grange Close and Grange Road. The site is included in the Winchester Conservation Area, being part of the St Cross Character Area, and the boundary of the conservation area runs along the western boundary of the site including, at its southern extent, eleven houses on the part of Grange Road that lies immediately to the south of the application site.

Proposal

These resubmitted proposals are to demolish the northern two-storey extension to the building and replace this with a new two-storey block. A further extension of three storeys would be built to the south and west of the original house, and the existing two-storey north wing extension would be rebuilt to a larger footprint. The new build elements proposed would, as in the earlier proposals, still cover a large part of the entire site to the south and west and north of the present buildings, but the proposed footprint of the extensions has been reduced by 512m² when compared with the refused scheme, and the overall floorspace reduced by 800m², and the height of the new south wing has been reduced. The total number of beds has been reduced from 62 to 58. Additional parking is proposed to the front of the building and additional planting also proposed on the site.

Relevant Planning History

05/00304/FUL - W06564/16: Three storey block of 14 no. residential flats comprising 3 no. one bedroom units, 7 no. two bedroom units and 4 no. three bedroom units; bin/cycle store; associated car parking and landscaping and new access road - Permitted - 11/04/2005.

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08/01331/FUL - W06564/19: Demolition of redundant extensions to existing care home; renovation of original building and construction of two and three storey extensions to provide specialist, dementia and general care accommodation for the frail elderly and associated developments - Refused - 02/10/2008

Consultations

Conservation

The building, particularly its east facing principal elevation, and the west and south elevations seen from Grange Road in views into the conservation area from the west and south-west, makes a positive contribution to the character of the conservation area. In considering additional extensions to the building, the primacy of the original building should be maintained, as required by Policy HE.5 of the Winchester District Local Plan Review. The character of this part of the conservation area, which is included in the St Cross Character Area, still maintains large areas of green and open space. The proposed development, as a result of its substantial overall footprint, would result in a further decrease in the openness of the site, and add a substantial element of built form to the area. The effect of this change would, however, be tempered by the fact that, particularly from St Cross Road, which is the principal thoroughfare, the buildings are largely obscured from plain view by the substantial mature planting to the eastern boundary of the site. A greater number of trees are now proposed to be retained on the site compared with the extent of removal proposed in the refused scheme and this, together with the proposed planting of further trees, would assist in the screening of the extended building in views from the south and east. From the south-west, views of the building from public space (at the junction of Grange Road and Grange Close) would be largely of the roofscape, due to the steep change in levels immediately to the west of the site.

In conjunction with the reduction of the footprint and the reduction in overall height of the south wing, the design of the building has now been amended. The elevations of both the north and the south wing are now treated in a manner which pays more heed to the architectural style of the original building, with the addition of further string courses and eaves detailing of a similar character to the original house. The reduction in both footprint and height of the proposed south wing is also beneficial in ensuring that the original house retains its primacy in views of the principal east elevations.

As far as the current application is concerned, the assessment required is whether the revised proposals would preserve or enhance the character or appearance of the conservation area. The enlargement of the building would certainly have some effect on the *character* of the conservation area and, whilst it would be difficult to say that such enlargement would effectively preserve that character, the screening of the building from the majority of public viewpoints would mean that the effect of the proposals on the *appearance* of the conservation area is likely to be neutral.

In all the circumstances, it is considered that an insufficiently strong case could be made to sustain a refusal of the current application on historic environment grounds, particularly when the advice in paragraph 4.19 of PPG15 is taken into consideration.

Highways Engineer

The layout drawing shows 22 car parking spaces, but in addition 3 turning areas are also shown, which are capable of accommodating a further 6 car parking spaces if required

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during times of peak demand. The additional traffic generated as a result of this proposal is likely to be low, which the recently constructed access road will be well able to accommodate. The site is located adjacent to a main arterial route into Winchester City Centre, which is well served by public transport. Paragraph 27 of the supporting statement, headed "Transport Assessment, Car Parking and Bicycle Use", explains the reasoning behind providing the car parking spaces/turning areas/stopping zones. Of particular note is the statement that *"It is also a known characteristic that EMI (elderly who are mentally infirm) has a visiting rate lower than normal care because family involvement drops off"*. I am also mindful that the building is situated in a large plot of land situated well away from the nearest adjoining public highway and therefore it is unlikely that any overspill car parking will occur on St Cross Road. Should a parking problem arise, then there is always the possibility that an overspill car parking area could be created within the grounds. Mindful of the above, it is unlikely that the proposals will interfere with or cause danger to users of the nearest public highway.

Environmental Protection

No objection, subject to conditions.

Trees

Following clarification of numbers of trees to be removed, no objection raised, subject to conditions.

Landscape

The variety and wealth of outdoor terraces and courtyard spaces proposed are a real merit to the scheme and will provide invaluable outdoor amenity space for the residents. The proposed woodland walk would complement the existing walk being completed to the east of the site. The tree belt along the eastern boundary of the site, adjacent to St Cross Road, helps to significantly screen the proposals from the conservation area beyond. Although the proposed extensions are large, they have a reduced footprint and height from the previous refused application and the majority of trees are to be retained, which is important. The proposed planting is acceptable.

Drainage

No objection.

Southern Water

Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

HCC Ecology

The number of trees to be removed has dropped dramatically. This will considerably reduce the ecological impact that the previous application threatened and, with appropriate mitigation (i.e. planting of native species etc), any remaining impact should be minimised. Clearance of any vegetation must be done outside of the bird breeding season (March to August). Considering the scale of the development, it must be ensured that ecological enhancements are incorporated into the development. This should include an appropriate landscape planting plan which seeks to provide native planting to create new habitats for wildlife. In addition, it must be ensured that the ecological interest to be

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retained on site is protected throughout any construction, by adherence to a conditioned method statement. Further surveys are required. If minded to grant permission without this information, it is essential that these surveys for various protected species, including reptiles and bats, are required by condition, in line with the submitted Habitat Survey.

Natural England

Based on the information provided, the proposed development would not be likely to have a significant effect on the interest features of the River Itchen SAC, or any of the features of interest of the River Itchen SSSI. However, further protected species surveys are required prior to this proposal taking place, in accordance with the Extended Phase 1 Habitat Survey.

Representations

City of Winchester Trust

Comments: The interior layout seems to be well considered and the design of the exterior of this large building is felt acceptable. The reduced height and bulk of the buildings is welcomed, especially for the block on the south. However, it is wondered whether it would be possible to provide the bathrooms in this block with windows, since it is felt this would benefit both the residents and the appearance of the west elevation, which might consequently have a less institutional flavour. It is hoped that the proposed number of parking spaces will, in fact, be adequate and that parking along the drive will not be allowed, as has happened on other sites in the city.

Neighbour Representations

11 letters of objection from 9 households, for the following reasons:

- Size and mass of the proposed building.
- Increase from 2 to 3 storeys.
- Overdevelopment/scale of the development.
- Urbanisation of the conservation area.
- Proposal out of keeping with the village area.
- Need to keep the façade of the existing house.
- The original building will be lost by the extensions.
- Lack of privacy for residents of the care home using the communal area.
- Noise disturbance due to extraction fans.
- Light pollution.
- Impact of construction works/use of narrow access road.
- Loss of trees/loss of screening.
- Loss of privacy for neighbouring properties.
- The height of the extension to the west wing will result in a loss of light and overlooking to No. 39 Grange Close.
- Noise and disturbance from the proposed terrace and bridge.
- Impact on trees and wildlife.
- Disturbance from kitchens and laundry room.
- Parking of contractors vehicles in Grange Close and Grange Road.
- Construction hours need to be controlled.
- Increase in traffic movements.
- Inadequate parking.

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1 letter of support received, for the following reasons

- The new home would have more spacious and comfortable surroundings with level access and corridors and it would allow the Greensleeves Homes Trust to continue at St Cross Grange with better facilities to provide care for local people.

2 letters of comment received, as follows:

- Need for additional planting to provide privacy for neighbouring properties.
- Concern that boundary trees will be retained.
- Concern that construction vehicles will not park on Grange Road or Grange Close.
- Need for Grange Close road to be resurfaced.
- In views of southern boundary, No. 21 Grange Road is not shown.
- Concern that a three storey building will set a precedent, change the character of the area and have an impact on surrounding views.
- Additional screening is required.
- A larger building may not be better.
- Other Homes in Winchester provide for patients with Alzheimer's.
- Request that construction hours be restricted.

Relevant Planning Policy

South East Plan:

BE6, CC6

Winchester District Local Plan Review

H8, SF6, HE5, DP3, DP4, DP5, CE10, T1, T2, T3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

Other Planning Guidance

Winchester Conservation Area Project (2003)

Planning Considerations

The main planning issues relate to:

- Principle of development
- Need for development
- Size, scale and massing
- Impact on the character and appearance of the conservation area
- Impact on residential amenity
- Ecology
- Parking and highways
- Other matters

Principle of development

Policy H8 of the Winchester District Local Plan Review allows for extensions to existing residential care/nursing homes within settlements, subject to a number of specific criteria. Of particular relevance to the proposed scheme is that the policy requires that any extension should be in proportion to the main building. In addition, the policy requires that the site should be in an accessible location in relation to public transport, local facilities and open space, and have access to private amenity space.

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With the previous application, it was established that the site related to an existing nursing home that is considered to be in an accessible location within Winchester, approximately 2km to the south of the city centre, and the proposals allowed adequate private amenity space to serve the establishment. Therefore, the policy was partially satisfied. It was also established that there was a need for the extended facility and, in particular, the need for such a facility to serve the local catchment area.

However, the application failed because the size and scale of the proposed extension was not in proportion to the main building and its resultant impact on the surrounding conservation area and environment was considered to be unacceptable. The issue to be considered, therefore, is whether the revised scheme has overcome these concerns, and this is discussed in more detail below.

Size, scale, layout and design

The proposal will involve the demolition of single storey extensions on the south and west side, which would be replaced with a new two and a half storey extension. The existing two and a half storey extension to the north of the original building will also be demolished and replaced with one of approximately the same height. New extensions would therefore be formed to the north, west and south of the original building, amounting to an increase of 775m² to the footprint size. However, they have been significantly reduced in scale from the previous application, where the additional footprint was 1283m². This has been achieved by reducing the size of the footprint on the southern and western sides and also, to some extent, on the northern side.

The proposed two and a half storey extension on the southern side has a larger footprint than the existing single storey extensions and will extend further towards the southern boundary of the site. The footprint is 'L' shaped, with the extension sited to the rear of the existing building, but on the southern end it includes a section which will project forward to approximately the same line as the front elevation of the main building. This extension has been reduced in height from the previous scheme. On the previous application, the extension was proposed to be the same height as the original building and also had two elements which were higher - a gable containing a lift tower, and a flat roofed section on the far southern end of the building. This height, in conjunction with the large footprint, would have resulted in an extension of such scale that it would have overwhelmed the original building, detracting from its character, scale and plan form. Apart from a section of the new extension behind the existing building, the extension now being proposed on this side is 0.9 metres lower than the existing ridge of the house and no longer contains the gable and flat roof section, which previously jutted up even higher. The overall projection to the south has also been reduced by 4.8 metres from the previous scheme. Therefore, due to this reduction in height and bulk and given that the majority of this extension is set back from the front of the existing building, it is now considered that this element of the proposal is acceptable and would appear sufficiently subservient to the original building to ensure that the frontage of the main house retains its primacy.

On the northern side, the proposed extension will have a much larger footprint than the element it replaces because it will project further to the west. It has a 'U' shaped footprint, creating an inner courtyard on the north side of the existing building. Despite the increase in footprint size, this extension will still be approximately the same height as the extension it replaces and therefore, at one and a half storeys, will appear subservient to the main building. The increase in floorplan will also be hidden behind the

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main front elevation of the building. In these circumstances, this element of the proposal is also considered to be acceptable.

In terms of design, the extensions are traditional in form and it is considered that they appropriately respond to the character of the original house. Amended plans have been received to change certain details such as dormer windows, to more closely reflect the features and proportions of the existing house.

In summary, it is considered that the proposed extensions, which have been reduced in size and height from the previous scheme, are now considered to be appropriate in scale, layout and design.

Impact on the character and appearance of the conservation area

The existing building at St Cross Grange is considered to make a positive contribution to the character of the conservation area, as does its setting behind mature planting and sloping areas of lawn to the St Cross Road frontage. Although already extended to the north, the principal elevation retains its original character as a strong element in the built form of the area.

As noted, the proposed extensions have been reduced in scale, height and massing from the previous scheme, to the extent that the original house retains its primacy in views of the principal east elevation. This, in conjunction with dense tree cover which provides screening of the building from the majority of public viewpoints, means that the impact of the proposals on the appearance of the conservation area is now acceptable.

Impact on residential amenity

The site is bordered to the north, west and south by existing residential properties. The flats that have been built within the grounds of the home, which are located to the north east, are not considered to be adversely affected by the proposed development, as the replacement extension to the north of the home predominantly follows the footprint of the existing building and the proposed windows in the north elevation are at a distance and orientation that do not create any additional overlooking.

With the previous scheme, the extension projecting to the west and south would have led to the removal of most of the existing mature trees and vegetation along the boundaries with the neighbouring residential properties. To the west, the recently built properties of Nos. 26–39 Grange Close abut the rear of the site at a significantly higher level. These properties are set at a higher level than the nursing home and have their rear gardens abutting the site. The existing trees growing on the steep bank of the rear boundary of the site form the backdrop to the gardens and largely screen the nursing home and its grounds from the private gardens and rear elevations.

It was considered that the loss of these boundary trees would have resulted in a very open boundary with the neighbouring properties to the rear, creating increased overlooking to the detriment of the residential amenity of neighbouring houses.

The neighbouring properties of Nos. 19-24 Grange Road to the south of the site are arranged in a small cul-de-sac. No. 21 and No. 22 both abut the nursing home site. In the previous scheme, the removal of the tall trees on the boundary would have also opened up views of the site and it was considered that the proposed extension would have had a substantial overbearing impact when viewed from No. 21.

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This new application has sought to address these concerns by pulling the proposed development away from the south and west boundary and therefore allowing the mature trees to be retained. Additional planting is also proposed, including tree planting and lower level planting to provide screening.

There are bedroom windows and a first floor terrace garden proposed on the west elevation of the care home, facing Grange Close. The houses on Grange Close are approximately 25 to 30 metres to the west of the building and are at a higher level. At this distance, and if the intervening planting is retained and strengthened, it is not considered that there would be any inappropriate loss of privacy for occupiers of these houses or for residents of St Cross Grange.

The proposed extension to the south has been reduced so that it is 5 metres from the southern boundary. This allows trees to be retained and pushes the building further away from the corner of the curtilage of No. 21 Grange Road. As such, it is not considered that the building would now appear overbearing and it would be sufficiently screened from views from the south. A third floor bedroom window faces south on this elevation, but it is not considered that this would compromise the privacy of the garden of No. 21, as it would only look toward the far north west corner of this garden, and would be screened by planting.

In summary, it is considered that that the proposal would not have any unacceptable impact on residential amenity.

Trees and Ecology

With this new application, only 9 trees are to be removed as opposed to 51 with the previous scheme. These trees are all smaller specimens located to the north of the existing building. There is now no removal of trees around the boundaries or to the front of the site. The impact on the ecology of the site will therefore be significantly reduced, and, with additional planting, the habitat for wildlife, including protected species, can be enhanced. An ecological report has been submitted with the application and this recommends that further surveys are carried out prior to the commencement of works and that clearance does not occur within the bird nesting season. These surveys have therefore been required by condition and on this basis the proposals are considered to be acceptable from an ecological perspective and in accordance with Policy DP.4 of the WDLP Review (Conditions 11 and 12).

Parking and highways

In total, 20 designated car parking spaces are proposed to the front and north side of the building. In addition, 8 bicycle spaces, 2 spaces for light goods vehicles and an ambulance bay are proposed. It is noted that EMI accommodation results in a lower visiting rate than normal care because family involvement is generally reduced. It is also noted that the vehicular access road has recently been improved and the Highways Officer considers that the access is adequate to accommodate the small increase in traffic likely to be generated by the proposed development of the site. In conclusion, it is considered that the proposals would not lead to a significant increase in traffic generation or any overspill parking on the main highway, such as to cause a highway safety concern.

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Other Matters Raised in Letters of Representation

It is considered that the site is sufficiently screened and separated from surrounding sites to prevent disturbance from noise or light pollution.

The impact of construction works and construction vehicles can be controlled in terms of hours of operation and parking of vehicles (Informative 3).

Conclusion

The previous application failed due to the scale of the extensions and the resulting loss of trees. The proposed extensions have been sufficiently reduced in size and height to appear subservient to the original building and, therefore, will not be detrimental to the existing character and appearance of the building and its setting. The retention of existing trees and additional planting will retain the important landscape setting and provide a habitat for wildlife species. It will also help to protect the privacy of surrounding sites and of the care home itself. Therefore, the proposals are considered to be acceptable and the application is recommended for approval.

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 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;
- details and levels of the proposed woodland walk;
- hardsurfacing materials;
- external lighting;
- bike stands;
- 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 specification (including cultivation and other operations associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland cover, scrub, hedgerow and woodland;

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- implementation programme.

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

3. 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.

4. 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.

5. The Arboricultural and Planning Integration Report AR/1950/ci, written by C L Ingram of Quaife Woodlands and dated 23rd February 2009, shall be updated to comply with the letter from C L Ingram dated 3rd March 2009, stating that only 9 trees are to be removed and to comply with the submitted Maybourne Projects Tree Removal drawing AL2 328. This updated report shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition, construction, groundwork or clearance commencing on the site.

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

6. Protective measures, including fencing and ground protection, in accordance with the revised Arboricultural and Planning Integration Report AR/1950/ci, written by C L Ingram of Quaife Woodlands as required by Condition 5 and submitted to and approved by the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site.

No arboricultural works shall be carried out to trees other than those specified, and in accordance with this approved Report.

Any deviation from works prescribed or methods agreed in accordance with the revised Report shall be agreed in writing to the Local Planning Authority.

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

7. 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.

8. 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 systems.

9. Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure the satisfactory provision of surface water drainage.

10. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings, along with details of any remedial action required (including timing provision for implementation), have 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. NB - potentially contaminated ground indications include infilled ground, visual evidence of contamination, or materials with an unusual odour or appearance.

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

11. Additional ecological surveys, as recommended by part 6 of the submitted Extended Phase 1 Habitat Survey Ref. RT-MME-103018, shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition, construction, groundwork or clearance commencing on the site. These surveys shall include:

- a bat survey;
- a reptile survey;
- a stag beetle survey.

Works shall be carried out in accordance with the approved details.

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Reason: To ensure that protected species are not disturbed or harmed by the clearance of the site or construction works, in accordance with the Wildlife and Countryside Act 1981.

12. All vegetation clearance work shall be undertaken outside of the bird nesting season (March to September), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that nesting birds are not disturbed or harmed, in accordance with the Wildlife and Countryside Act 1981.

13. No development shall take place until details and samples of the materials to be used in the construction of all the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall include the following details:

- stock brick and brick string course;
- timber windows and doors;
- roof tiles and ridge tiles;
- window cills.

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.

14. Large scale fully annotated elevations, sections and details of all new windows, dormer windows, doors, eaves and bargeboards shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area.

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:-

South East Plan: BE6, CC6

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

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

5. 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 Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester, S023 9EH, tel 01962 858688 or www.southernwater.co.uk