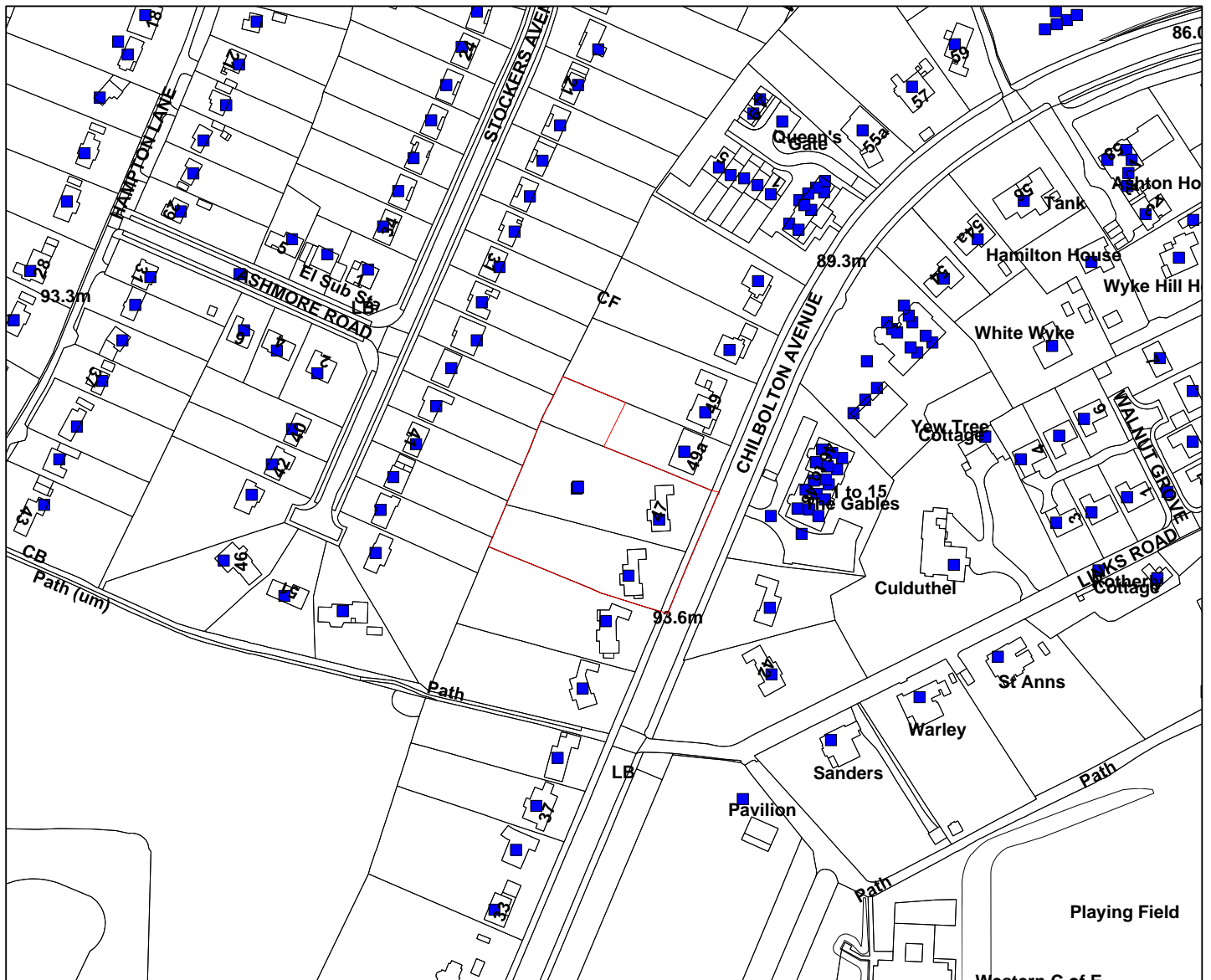


45 Chilbolton Avenue, Winchester

10/00764/FUL

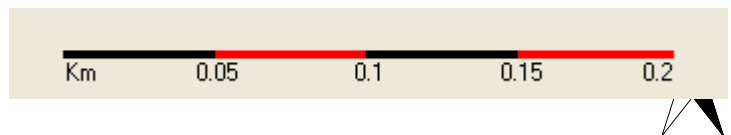


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	03 February 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 10/00764/FUL / W21765
Proposal Description: (AMENDED DESCRIPTION) Demolition of existing 2 no. dwellings at 45, 47 and including land to the rear of 49a Chilbolton Avenue and replace with 6 no. two bedroom dwellings and 6 no. four bedroom dwellings with associated access, car parking and landscaping
Address: 45 Chilbolton Avenue Winchester Hampshire SO22 5HJ
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Alfred Homes
Case Officer: Lorna Hutchings
Date Valid: 22 March 2010
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received. A full set of amended plans were received and fully re-advertised to show a more formalised layout, omission of a dwelling, improvement of the soft landscaping and tree management.

There are no associated applications, there are however applications for residential redevelopment being considered at 27, Chilbolton Avenue (which is to be considered elsewhere on this committee paper). There is also an application for consideration at 34 Chilbolton Avenue for the redesign of an extant planning permission; this will be brought to a later committee for consideration.

Site Description

The site is located at Chilbolton Avenue and comprises the complete curtilage of two properties No.s 45 and 47, to be demolished, and part of the rear garden of No. 49a. The site measures 0.43 hectares and lies within the defined settlement boundary of Winchester. The site is located on the western side of the Avenue towards its northern point where it meets Stockbridge Road.

Chilbolton Avenue varies in character with construction being intermittent since the late 19th Century but defined from the road frontage by individual properties set in large plots. The existing properties to be demolished were constructed in the 1970s and are mixture of timber and stone clad, brick and concrete interlocking roof tiles.

The site levels fall away from the road frontage significantly from east to west. The rear site boundary adjoins the end of the rear gardens of the properties of Stockers Avenue. There is very tall mature vegetation on the boundary which screens the site from the west beyond. The sound boundaries comprise similar mature fir hedging with close boarded fencing and chestnut paling. There are some gaps within the vegetation including the northern end of the rear boundary.

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Proposal and amendments

The proposal is for 6 no. 2 bed houses (plots 1-6) fronting the Avenue and 6 no. 4 bed houses (plots 7 to 12) at a perpendicular angle to the frontage stepping down the gardens. Previously the frontage had two blocks of 7 split into blocks of 3 and 4, one additional unit overall. The general architectural concept has been retained and a better space within the site upon entering in between the buildings has been created. There is also more space to the side boundaries with the omission of the garage on the western boundary with more space given over to rear gardens also.

Relevant Planning History

94/01811/OLD Repositioning of vehicular access permitted 06.09.1994

Consultations

Environmental Protection: This is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Given this, the proposal involves a use that would be particularly vulnerable to the presence of contamination. Information held by this Service has not highlighted any potentially contaminative land uses located on or within the immediate vicinity of the development site. Condition recommended for development to cease should contamination be found. (Condition 16)

Ecology: SINC (Royal Winchester Golf Course (Teg Down)) designated for its grassland habitats and various notable species adjacent. However, it is not considered that there will be any impacts on this designated site. The proposal appears to involve considerable vegetation (including tree) removal. This should be minimised and any retained vegetation should be adequately protected through the works. The planting scheme appears to be mostly ornamental and consideration should be given to the use of more native species. Condition recommended for vegetation removal or works limited to outside of the bird breeding season and ecological enhancements. These comments still stand on amended scheme – no objection. (Condition 09, 10, 11).

Engineers: Drainage: Southern Water need to ensure that the public foul sewer in Chilbolton Avenue has the capacity to accept the flow that this development will generate. Foul water will need to be pumped from the development to the foul sewer and the application indicates that this will be a private system maintained by a resident's management company. Stormwater will be disposed of via a suitable soakage system but please ensure that permeable material is used for paving wherever possible and promote the use of rainwater harvesting. (Condition 15).

Engineers: Highways: No objection. (Conditions 12, 13, 14).

Environmental Agency: No objection.

Landscape Trees: The site has a number of mature trees and shrubs of variable quality, The trees and shrubs in the centre of the development site are of poor quality and are at the end of their useful life expectancy and not worthy of retention the proposed development. There may be protected species on the site to be surveyed. (Condition 03).

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Southern Water: Initial investigations indicate that 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 informative recommended. (Condition 15).

Design Review Panel: Comment on initial scheme that whilst there were some successful elements to the scheme, the proposal is ultimately undermined due to the overdevelopment of the site and incoherent approach to the built form.

Crime Prevention: standard advice given on specification for fencing, lighting, surveillance, utilities, fenestration, boundaries.

Landscape: Initial concerns related to the lack of new structure planting within the site and along the boundaries and the increase in the dominance of the new properties fronting Chilbolton Avenue considered harmful to the character and appearance of Chilbolton Avenue. This was reviewed and concerns of overdevelopment allayed but additional points of detail were raised relating to levels, management and maintenance of landscaping etc (Condition 04, 05, 06).

Representations:

City of Winchester Trust: Object – The reduced number of dwellings is welcomed and the buildings proposed to face onto Chilbolton Avenue area an improvement, despite their size. However 2 storey houses at western end of site still built too close to boundary with gardens of Stockers Avenue and be overbearing to residents below if screen didn't survive which could happen. No dedicated areas for terraces for bins or bikes? No general bin storage area provided so lorry may have to reverse down the site access? Close proximity of houses with boundary of Stockers Avenue gardens indicated that the site is being overdeveloped.

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

- Poor timing of application and advertised over public holiday;
- Chilbolton Avenue has changed substantially;
- Care in development needed, too many high density developments already allowed;
- Large houses and large plots is character;
- Building line should be respected;
- If appeared as four houses then that would be acceptable;
- Increase in traffic;
- Trees need to be retained and replaced with large specimens;
- Height, mass, size and design, scale and layout, large parking area, inappropriate and out of keeping;
- Great impact on the Ridge from Stockers Avenue;
- Viewed from surrounding countryside;
- Loss of privacy;
- Too high a density;
- Flood risk on sloping site;
- Character family homes being lost and replaced with inferior houses and apartments;
- Poor design, excessive glazing, white outer making them very visible and intrusive;

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- Inappropriate and excessive development;
- Damage character of the area;
- Three storey development very high;
- Demand is for large houses but fewer on plot in this area;
- Some objections not 'in principle' but policy and public interests must both be considered;
- Fails to accord with design statement in terms of relationship to surrounds, neighbours and open spaces;
- Fails to accord with DP3 (viii) particularly;
- No contribution to woodland setting;
- Protected species on site and impacted;
- Impact on traffic safety;
- Construction impact must be compromised;
- No full analysis of impact;
- Boundary treatment inadequate; cypress are poor trees;
- Protection of neighbours trees required;
- Inadequate new tree planting;
- Poor distribution of density; poor layout;
- Does not respond to character;
- No further development should be allowed on the Avenue;
- No amenity play space;
- Overdevelopment;
- Detrimental impact on green corridor of gardens and green character;
- Less emphasis on appearance of rear buildings than front;
- Tall buildings close to boundary;
- Levels not dealt with;
- Water run off;
- No consultation with neighbours;
- Need for affordable housing is recognised;
- Impact on skyline;
- Greater visual impact;
- Garden grabbing no longer appropriate;
- Precedent and trend needs to be halted along the Avenue;
- Single houses in reasonably sized plots preferred;
- Noise and impact;

Further neighbour representations – amended plans:

- Amendments do not address the initial objection grounds;
- Application should have been refused;
- Brick finish preferred;
- Minimal changes limited density reduction;
- Impact on biodiversity;
- No longer any density requirements so should be refused;
- Front hedge is to be removed;
- Development should create or enhance distinctive character;
- Narrow gap between blocks;
- Contrary to DP4;
- Boundary planting not protected;
- Speed of Chilbolton Avenue too fast to be safe for more traffic; difficult to cross

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- and exit onto;
- National policy changes;
 - Large blocks close to the road;
 - Noise;
 - Lack of capacity in education system;
 - Poor advertisement;
 - Inadequate survey info;
 - Impact on quality of life;
 - Too much car parking;
 - Disjointed development of the Avenue;
 - Overbearing to Stockers Avenue;
 - Impact on privacy;
 - Loss of family houses;
 - Minimum requirements for energy efficiency;

Relevant Planning Policy:

South East Plan 2009:

SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.10, HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1, CE.9, CE.10, CE11.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

Supplementary Planning Guidance

Chilbolton Avenue Local Area Design Statement

Parking Standards 2009

Planning Considerations

Principle of development

The site is located within the defined settlement boundary of Winchester and so there is a presumption in favour of additional residential development in accordance with policy H.3 of the Winchester District Local Plan Review (WDLPR). The Government on 9th June 2010 issued an amended version of PPS3, which excludes private residential gardens from the definition of 'previously developed land', and deletes the reference to a minimum national density of 30 dwellings per hectare.

Notwithstanding the Councils own local plan policy H.7 (minimum density range of 30-50 dph) is still relevant insofar as it promotes the efficient use of land. Sites within the defined settlement boundaries (H.3) are still in principle capable of development. More emphasis is now placed on conserving local features or character, even if the resulting development falls below 30 dwellings per hectare.

In this case the proposal is about 27 dwellings per hectare and proposes 6 no. 2 bed houses and 6 no. 4 bed houses which in consideration of the above is compliant with policy H.7. The principle of development is therefore acceptable subject to an assessment of usual development control criteria contained in DP.3 and the Chilbolton

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Avenue Local Area Design Statement (CALADS).

CALADS

In terms of landscape and overall character, Chilbolton Avenue itself is a broad and leafy road, characterised by a fine avenue of mature trees, and throughout its length these and other substantial trees dominate the road and define its essential character and scale'.(Para 1.2 p3).

Roofs are often quite a dominant feature of houses along the avenue, but the overall mass of houses is reduced because many ground floors are below the road. Houses are not therefore the dominant feature, but it is the scale and straightness of the road, framed by many tall and mature trees, that give it its principal sense of scale and identity'. (Para2.4 p12).

The site is located in Character Area 'E' of the CALADS which is described as being partly screened but with partial and intermittent views from Chilbolton Avenue and other external viewpoints. It is an area of smaller detached residential properties with long narrow plots sloping away from the road. There is rather less tree cover in this character area particularly adjacent to Chilbolton Avenue.

This area is summarised as having potential redevelopment in mostly sloping back areas. There are issues of building and tree skylines, although the fall of the land could help to reduce the effects of this from Chilbolton Avenue. Redevelopment proposals should address enhancement of the Avenue's woodland setting and issues of overlooking lower adjacent properties.

Design/layout

It was considered with the initial layout that in principle it would be acceptable given the CALADS to accept development of dwellings into the rear of the site. There is an existing example of this, in this character area, immediately north.

The initial scheme proposed 14 units but they were ordered in a less coherent and formal way and encroached into the boundaries of the site with limited structure planting. More specifically, with regard to the units at the front, it was considered that they were in general well conceived and had the potential to be successful in design terms. But that this was undermined by being too cramped with a larger gap needed between the buildings with more space around them, particularly around the entrances. It is considered that this has now been achieved and the other issues noted above addressed, with the reduction in the number of units by one in these front blocks, allowing more space between the buildings and moving the buildings marginally back from the highway further which now allows for more space and landscaping at the front of the site in accordance with the CALADS and Design Panel and other consultee comments. The formality of the avenue at the centre of the scheme is a positive feature and the distance to trees proposed at the front is now adequate.

The staggered units proposed initially to the rear of the site were considered chaotic, excessive in terms of scale and related poorly to the formality and coherence of the rest of the scheme. The amended plans now address this material concern with another unit being dropped from a staggered terrace and the siting and design altered so that the units to the rear will appear ordered, coherent and successful buildings. Two rows of three larger linked dwellings are now proposed which mirror each other in design and

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footprint. The site is not now considered to be overdeveloped with a scheme of this nature.

With the amendments, the access into the site can now be read as it is meant as a new street achieved with the active frontages being created addressing it, with side elevations of the front terraces articulated with landscaped thresholds in front. Further amendments of minor detail improvements may be sought to improve the articulation of the east end elevations of plots 7 and 12 to improve the entrance space further. The site slopes significantly and so there will be retaining walls to the houses and around rear gardens adjacent the sloping access, however additional planting and the omission of garage courts with all parking on plot, has created a more attractive environment upon entering the site. The staggered form of the larger houses behind which will successfully deal with the site levels in this form, as site sections demonstrate.

Overall, it is considered that this proposal has evolved into a successful scheme, which is in accordance with Local Plan policy and the CALADS. The buildings will be stepped down into the site with this and the existing and proposed planting containing the development, greatly minimising the impact of it in views from Chilbolton Avenue. There will be no materially harmful views from the Stockers Avenue with glimpses only through existing breaks in the tree lined boundaries which will be planted up in any case. The new dwellings proposed to the front will not be a dominant feature on the Avenue as building lines and heights are predominantly in keeping with their context. The architecture responds to the development to the north on this side of the Avenue (Queens Gate) and its scale is minimal in comparison to the more imposing new development recently erected opposite (The Gables).

Landscape and Trees

The site has a number of mature trees and shrubs of variable quality. The layout and site plan proposed has a semi mature line of Lawsons/Leyland cypress bordering the development which have had varying types of management but predominantly are managed as a screen. The trees and shrubs in the centre of the development site are of poor quality and are at the end of their useful life expectancy and not worthy of retention within the proposed development. Adequate tree protection is proposed in the Arboriculture report which is conditioned for implementation and the houses to the front and sides have been pushed back to allow new trees to establish to enhance the Avenue in line with the requirements of the CALADS, and to relieve pressure and allow successful retention and management of the boundary tree lines. (Condition 03).

Some concern has been raised further to initial comments from the landscape team. It is however considered this has been addressed in the amended plans and the points do not warrant a reason for refusal. It is noted that existing levels and ground profile are significant site constraints as the site is quite steeply sloped, falling away east to west from the street frontage towards the rear gardens of properties along Stockers Road and to a lesser degree as a north to south crossfall along Chilbolton Avenue. However as noted above the form and linked units are shown in sections generally following the contours of the site and additional levels details are conditioned to ensure this. (Condition 04). The prominence of the development is also noted and that a number of trees on adjacent sites overhang the development area. Clarification was sought regarding future maintenance of this and existing vegetation retention and management. (Conditions 04-06).

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The impact of the development is considered above where the scale and height of the development is not considered to be materially harmful to the street scene of Chilbolton Avenue. A further landscaping plan with species specification (which will be native planting to enhance the landscape and ecological value of the site), and management and maintenance are required through condition which is usual practice for this scale of development and will mitigate any concerns. The tree protection is adequately dealt with in the arboriculture report which is conditioned for implementation. (Condition 03 & 06). The landscape plan is omitted from this application to correct discrepancies in the tree management.) Adequate amenity area is proposed with over 6m frontage green spaces with hedge planting and railings. There are robust areas of planting to the sides of the front housing as noted above and along the access to the front of the larger houses with a 9m green area left to the rear boundary which will be visible immediately upon entering the site.

Ecology

There are no concerns regarding the proposal in this respect. Although the phase 1 habitat survey report failed to identify the presence of the immediately adjacent SINC (Royal Winchester Golf Course (Teg Down)), which is designated for its grassland habitats and various notable species, there will be no impacts on this designated site as the works are adequately contained within the site boundary.

The proposal does involve considerable vegetation (including tree) removal and whilst there are no concerns in terms of loss of amenity, retained vegetation will be adequately protected through the works to minimise impact on ecology. An improved planting scheme will be sought (condition 03 & 11) to ensure that there will be more use of native species.

The habitat survey has identified that there is no evidence of bat activity in the internal or external areas of the houses proposed for demolition or the trees affected by the development. In addition the dominant vegetation type in the properties comprises well maintained amenity grassland which is considered entirely unsuitable for reptile species. Representation has been made in this respect but considering the findings of the survey with no further evidence presented, the likely risk to such protected species is considered minimal and would not justify further more detailed survey works. There is however always potential for the site to be host to a transitory individual and therefore some conditions are proposed to mitigate this in respect of the ecological enhancements including bat boxes (condition 11) and a cautionary condition to so that existing piles of vegetation, compost heaps, log piles etc shall be dismantled by hand between March and September only (condition 10) which is considered to deal appropriately with the material matter of protected species in accordance with PPS9, Circular 06/05 and the Conservation of Habitats and Species Regulations 2010 Regs.

A condition is also required so that any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only to be carried out immediately following an inspection to confirm the absence of nesting birds. Condition 09).

Considering the scale of the development, ecological enhancements are sought as an integral part of the scheme and this is conditioned in line with the requirements of PPS9. Enhancements will include, for example, native planting, creation of wildflower

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areas or other habitat features, or provision of bat and bird boxes.

Highways/Parking

The proposal is considered acceptable in this respect. 2.6 spaces per dwelling on average are proposed but this is divided into 2 spaces for each 2 bedroom house, with 3 no. spaces for each of the four bedroom houses, all located on the plot in garaging or on hardstanding. This is in accordance with the revised minimum parking standards. Turning may be tight on site but is nevertheless considered achievable. (Condition 12-14).

A contribution of £44,298 for sustainable transport improvements is required by the development and this is agreed to be secured through a Legal Agreement.

A contribution of £24,084 is required for Open Space provision in accordance with policy RT.4 of the Local Plan. This is agreed to be secured through a Legal Agreement.

Impact on neighbours

This is an important consideration of the CALADS and the proposal effectively mitigates any overlooking with clever design and the levels and tree lines boundaries and distance between properties also prevents any loss of privacy or amenity to surrounding residents. There is a distance of 7m and 12m between proposed house 1 and 6 respectively to the side elevations of the immediately adjacent existing neighbour's no. 49a to the north and no. 43 to the south. There is a 12m gap from the rear elevations of proposed houses 7-9 to the rear garden of no. 43.

The larger properties to the rear part of the site are designed so that rear windows are inward looking to their own garden areas with 13m to the boundary which is also heavily planted. The rear blocks will not be perceived as overbearing from Stockers Avenue properties due to the very high tree line in between and that there is over 40m separation between the houses.

Conclusion

The proposed dwellings will be developed in accordance with the Code for Sustainable homes at a minimum of Code Level 3 or higher as required by building regulations (conditions 07). In conclusion, the proposal is considered to enhance the architecture of the area which will be additionally uplifted by good quality materials – self coloured render (shade to be considered carefully), timber sash windows, and slate roofs, also conditioned (02 & 17). The proposal is therefore recommended for approval, subject to the conditions set out below and the payment of Open Space and Highways contributions.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space and Sustainable Highways, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

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Subject to the applicant entering into a legal agreement to deal with off site highway contributions and open space contributions then the Application Permitted subject to the following condition(s):

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

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

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

03 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001 revised Oct 2010 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the map TPP-45Chilb/001 and the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001. Telephone 01962 848428.

Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848428.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/Alfred/45Chilb/001 section 9 and appendix 4.

No deviation from agreed method statement

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Any deviation from works prescribed or methods agreed in accordance with Method Statement the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001 section 10 shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision

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

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

04 No development shall take place until full 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);
- Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (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;
- implementation programme.

04 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

05 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

06 A management plan, including long term design objectives (for landscaping), management responsibilities and maintenance schedules for all landscape areas and common parts, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape and common parts management plan shall be carried out in accordance with the details hereby approved.

06 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features and other areas of communal, public, nature conservation and historic significance.

07 No development shall take place until a Sustainability Strategy for delivering the most up to date standards of renewable energy provisions including measures to achieve at least code level 3 of the Code for Sustainable Homes, or to meet Building Regulations standards should they exceed this, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

07 Reason: To ensure that the development incorporates appropriate sustainability measures in the interests of environmental responsibility and so as to meet the objectives of South East Plan policy CC4 and PPS 1 supplement Planning and Climate Change

08 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 are occupied. Development shall be carried out in accordance with the approved details.

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

09 Any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only carried out immediately following an inspection to confirm the absence of nesting birds.

09 Reason: To ensure adequate protection of breeding birds.

10 Any existing piles of vegetation, compost heaps, log piles etc shall be dismantled by hand between March and September (inclusive) only, allowing any animals to disperse naturally into the remaining area of garden. Any grassland/scrub vegetation impacted by the works will be carefully cleared by hand (e.g. strimmed) and then closely mown, working towards the site boundaries, during the period March to September (inclusive) only, allowing any animals to disperse into the surrounding areas. Thereafter the vegetation shall be maintained as closely mown to dissuade reptiles from using the area until site clearance is completed.

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10 Reason: In order to secure adequate ecological mitigation, in particular for protected species.

11 Prior to commencement of the works a scheme of biodiversity and ecological enhancements shall be submitted to and approved in writing by the local planning authority, and thereafter implemented during development. Enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds, bats and reptiles, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes (this should be cross referenced to the requirements of the landscaping and species mitigation conditions). Development shall be carried out in accordance with the approved details with enhancements thereafter permanently retained.

11 Reason: In order to provide biodiversity enhancements in line with PPS9 and policy CE11 of the Local Plan.

12 Details of provisions to be made for the parking and turning on-site of contractual, operative and construction vehicles parking and turning, and plant and storage of building materials and any excavated materials, huts and all working areas 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.

12 Reason: In the interests of highway safety

13 The existing access(es) to the site shall be stopped up and abandoned and the footway crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

13 Reason: In the interests of highway safety and the amenities of the area.

14 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.

14 Reason: In the interests of highway safety.

15 Development shall not begin until a surface water and foul sewage drainage scheme and programme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a management and maintenance programme and establish ownership of the drainage system.

15 Reason: To ensure adequate drainage and future maintenance.

16 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

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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.

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

17 No development shall commence until large scale 1:10 fully detailed and annotated elevations and typical sections through the elevations of the fenestration, doors, roof eaves, parapet walls of each building has been submitted to and approved by the Local Planning Authority in writing. Windows shall show a minimum of 100mm reveals. Each building shall be constructed in accordance with the approved details before it is occupied and the external works shall be implemented in accordance with the approved details before the last unit occupied.

17 Reason: In the interests of preserving the visual amenities and character of the area.

Informatives:

01 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

South East Plan 2009: SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.10, HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1

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

04 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

05 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

06 No materials shall at any time be burnt on site.

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