

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	07/02698/FUL	<b>Valid Date</b>	29 October 2007
<b>W No:</b>	07604/02	<b>Recommendation Date</b>	17 January 2008
<b>Case Officer:</b>	Mr. James Jenkison	<b>8 Week Date</b>	<b>28 January 2008</b>
		<b>Committee date</b>	<b>31 January 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Erection of 3 no. 1 bedroom, 3 no. 2 bedroom, 1 no. 3 bedroom, 4 no. 4 bedroom dwellings with associated garaging, car parking, landscaping and new access from Bull Lane to include land at Fairlawn and Cherry Trees.
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<b>Site:</b>	St Aubyns Bull Lane Waltham Chase Southampton Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	<b>Y/N</b>	<b>Y/N</b>	<b>Y/N</b>	<b>Y/N</b>	<b>Y/N</b>	<b>Y/N</b>

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

**AMENDED PLANS DATE:-**

Amended Plans have been submitted showing minor amendments to the rear elevations of plots 3 and 4 and the omission of the footpath from plots 4 and 9 onto Bull Lane. The minor amendments to plots 3 and 4 are within the building envelopes of existing buildings and now specify obscure glazed windows, which were not specified on the original plans submitted. It has not therefore been considered necessary to advertise these minor amendments.

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<b>Item No:</b>	<b>Item 4</b>
<b>Case No:</b>	<b>07/02698/FUL / W07604/02</b>
<b>Proposal Description:</b>	Erection of 3 no. 1 bedroom, 3 no. 2 bedroom, 1 no. 3 bedroom, 4 no. 4 bedroom dwellings with associated garaging, car parking, landscaping and new access from Bull Lane to include land at Fairlawn and Cherry Trees.
<b>Address:</b>	St Aubyns Bull Lane Waltham Chase Southampton Hampshire
<b>Parish/Ward:</b>	Shedfield
<b>Applicants Name:</b>	Heritage Property Group
<b>Case Officer:</b>	Mr James Jenkison
<b>Date Valid:</b>	29 October 2007
<b>Site Factors:</b>	An oak tree located on an adjacent site to the rear has a Tree Protection Order.
<b>Recommendation:</b>	Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received and at the request of Shedfield Parish Council, whose request is appended in full to this report.

There have been two previous applications for development on these sites. The first application (06/00502/FUL) was for 14 dwellings and included Fairlawn, Cherry Trees and Wrenbeck and was refused planning permission on 16 May 2007 as essentially being overdevelopment and a poor form of development. The second application (06/03512/FUL) comprised Fairlawn and St. Aubyns and was for four dwellings only. It was refused planning permission on 24 January 2007 for similar reasons.

Amended plans have been submitted showing minor amendments to the rear elevations of Plots 3 and 4 and the omission of the footpath from Plots 4 and 9 onto Bull Lane. The minor amendments to Plots 3 and 4 are within the building envelopes of existing buildings and now specify obscure glazed windows, which were not specified on the original plans submitted. It has therefore not been considered necessary to advertise these minor amendments.

### Site Description

Fairlawn, Cherry Trees, Wrenbeck and Grouville comprise a row of similar 2-storey detached residential properties facing Bull Lane and have very deep back gardens approximately 58 metres long.

St. Aubyns comprises a single storey bungalow with a wide west side garden and a shallower back garden (30 metres depth) and the adjacent property to the west of the application site, Samarinda, is also a bungalow and has large dormer windows in the roof.

Adjoining properties at the south and south-west of the site are part of Brooklyn Close and have small back gardens adjacent to the application site with depths ranging between 11 and 15 metres and widths ranging from 13 to 16 metres. All of these properties are detached 2-storey dwellings. The properties at the south boundary of the application site have their flank walls facing towards it, with the space between Nos. 34 and 36 Brooklyn Close comprising a car parking forecourt.

The application site consists of 0.41 hectares and comprises the property of St. Aubyns and the rear gardens of Fairlawn and Cherry Trees. The land is predominantly flat lawn with ornamental trees and shrubs as well as boundary vegetation. There is a mature Oak tree on the south boundary of the site which is subject to a Tree Preservation Order.

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## Proposal

The proposal relates to the erection of 11 dwellings and associated garaging, carport, driveway and hardstanding area and comprises two main elements. A bungalow style building with rooms in the roof is proposed in the side garden of St. Aubyns and adjacent to Samarinda. This building comprises three 1-bedroom apartments which are proposed to be affordable housing units. This property will have a small area of amenity space in the back garden which is adjacent to a small shared carparking courtyard with a garage.

The second, more significant, element of the proposal comprises of 3 detached houses, 2 link-detached houses and 3 terraced houses in the rear gardens of Cherry Trees, Fairlawn and St. Aubyns. The proposed dwellings are all two storeys high and will essentially be arranged in two rows from east to west. These dwellings, as well as the affordable housing, will be served by a driveway situated between St. Aubyns and Fairlawn. The driveway has a slight curve to it and landscaping is proposed along either side. The drive way leads south from the access directly towards the TPO'd Oak tree, located in the forecourt between Nos. 34 and 36 Brooklyn Close, which acts as a visual end stop to views from the access. The southward direction of the driveway terminates in a group of carparking spaces and the driveway turns to the west to serve Plots 1-6. This also allows manoeuvring for pantechincons. Plots 3-7 have back gardens approximately 10 metres deep, with dwellings being set back 10-11 metres from the south boundary of the site. The proposed dwelling on Plot 7 will be set much closer to the west boundary, with the north-west corner of the dwelling being set back 3 metres from the common boundary with No.52 Brooklyn Close.

## Relevant Planning History

**W19949** (06/00502/FUL) - Residential redevelopment following the demolition of Fairlawn comprising: 14 no. detached and semi-detached three bedroom dwellings, associated parking, landscaping and communal play area with new access (site including land to the rear of Cherry Trees & Wrenbeck) - Refused 16/05/2006 - Appeal withdrawn.

**W07604/01** (06/03512/FUL) - Erection of 4 no. dwellings with associated garaging and car parking, landscaping and new access on land to the rear of St Aubyns and Fairlawn - Refused 24/01/2007.

## Consultations

### Engineers: Drainage:

A public foul sewer is available. Stormwater could be problematic due to the heavy nature of the ground and its poor absorption properties. Minimising hard landscaping with permeable paving, water butts for each dwelling and a cellular type soakage system might overcome the problem. A drainage strategy needs to be presented showing the disposal of both foul and surface water in a sustainable manner prior to commencement of development (Condition 16).

### Engineers: Highways:

The proposed number of car parking spaces complies with the requirements of the Hampshire Parking & Strategy Document.

Concern raised about the pedestrian footpath link into Bull Lane from Plots 9-11 which could lead to short-term parking along Bull Lane (footpath link now removed).

A financial contribution of £42,748 may be required for Sustainable Transport Improvements.

### Landscape:

There is insufficient room for medium or large growing tree species to replace the amenity which

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was provided within the site by the existing trees now removed. Proposal considered unacceptable in landscape terms for this reason.

Environment Agency:

The Environment Agency assessed the application as having low risk.

Southern Water:

Southern Water able to provide foul sewage connection to the development. Surface water disposal should not involve disposal to a public foul sewer.

Strategic Housing.

30% of units required to be affordable housing, which equates to 3.3 dwellings. The 3 x 1-bedroom flats have been agreed. The size, design and location of the affordable units are acceptable and there is a real identified need for their provision, with social rented units the greatest need. Financial contribution for remaining 0.3 fraction is acceptable.

**Representations:**

Shedfield Parish Council

Emergency services and refuse collection not considered.

Overdevelopment – inadequate carparking.

Traffic problems along Bull Lane.

Lack of amenities and schooling.

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

- Traffic problems and conflict with pedestrians and school children as Bull Lane is narrow and has a bad junction.
- Insufficient on-site carparking on site, Bull Lane too narrow for on-street parking.
- No visitor parking provided.
- Problems for emergency vehicles.
- Existing sewage flooding will be exacerbated.
- Bin store will be an eyesore and hazard.
- No local school spaces available.
- Proposed houses have higher roof levels than existing houses.
- Loss of greenery and wildlife habitat.
- Loss of amenity to St. Aubyns.
- Overlooking and loss of privacy to neighbours.
- Space about houses being eroded.
- Overbearing and over shadowing impact of flats on Samarinda.
- Noise impact of vehicles on Samarinda.

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

- Bus service infrequent.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, H3, H5, H7, RT4, T1

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

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## **Planning Considerations**

### Principle of development

The site is located within the settlement boundary of Waltham Chase and does not have any designations that would prevent the development of the site in principle in accordance with Policy H3. The principle of residential development is therefore considered to be acceptable.

### Dwelling Mix/ Density

Five of the proposed dwellings (Plots 6, 9, 10 and 11) will have an internal floor area of less than 75m<sup>2</sup> and can thus be classified as small dwellings in accordance with Policy H7. The dwelling on Plot 8 is 77m<sup>2</sup>, marginally over the floorspace referred-to in the policy, but this is not considered to be significant. The remaining 5 dwellings can be classified as large dwellings. One of these dwellings has 3 bedrooms whilst the rest have 4 bedrooms. The dwelling mix is therefore considered to be acceptable in accordance with Policy H7. Condition 14 is recommended to ensure the properties remain compliant with this policy in the future.

The dwelling density amounts to 26 dwellings per hectare, which is less than the minimum figure encouraged in PPS3. PPS3 is not prohibitive of allowing lower densities, noting that density will differ for different locations across the district. This density, whilst slightly below the figure in PPS3, is considered to be appropriate in this case taking into account the shape of the site, proximity of neighbouring dwellings and the character of the surrounding locality.

### Design/layout

#### Flats - Side Garden of St. Aubyns (Plots 9-11).

The design of this building is intended to reflect the character of the two dwellings to either side of it (St. Aubyns and Samarinda) and is essentially a bungalow design in terms of its appearance, which incorporates a 1-bedroom apartment in the roof slope with two ground floor units below. The proposed building will have a roof ridge height of 7 metres and an eaves height of 2.5 metres. The roofslope will therefore be reasonably large, but will be screened from most public viewpoints by St. Aubyns and Samarinda, with which the building is set in line. This building will contain three small dwellings, comprising the affordable housing element of the development.

#### Form of Development

The layout of the proposal generally reflects that of its surroundings, consisting of dwellings with space about them. The layout is fundamentally that of a lane overlooked by houses, the density, mass and scale of which is consistent with the surrounding locality. The main difference is the requirement to build smaller dwellings as part of the mix and this has resulted in some dwellings having a smaller garden than is typical for the area. The use of multiple roof spans and hip and half hip roofs will ensure that these two storey buildings (with ridge heights ranging from 8 to 8.5 metres) maintain a modest profile in relation to neighbouring sites and are not significantly larger than Fairlawn, Cherry Trees, Wrenbeck and Grouville.

The design of the buildings is traditional in form and style. Materials proposed are brick and tile.

### Impact on character of area and neighbouring properties.

#### Flats - Side Garden of St. Aubyns (Plots 9-11).

St. Aubyns has a significantly wider front garden than neighbouring dwellings (28 metres compared to 14 metres for Samarinda and 16 metres for Fairlawn), and allowing development in the side garden would sit comfortably within the streetscene. The proposed building comprises 3

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small flats and is set in line with the neighbouring dwellings of Samarinda and St. Aubyns, with the roof ridgeline set further back than that of these neighbouring dwellings. Whilst the gap with St. Aubyns will be small (1metre) there will remain a large gap between St. Aubyns and Fairlawn, ensuring adequate space about building groups. Because of the downward slope of the roof, which is single storey level at the front and rear, views of the sidewall from the street will be restricted by Samarinda and St. Aubyns and this is assisted by the introduction of a half-hip roof, bringing the side wall height down to 5 metres at its highest point. It is therefore considered that the proposed building will not materially harm the amenities of neighbouring dwellings.

Impact of Plots 9-11 on Samarinda

The distance from Samarinda is larger, increasing from 3.5 metres at the front to 4.5 metres at the rear, with the separation distance increasing further towards the rear due to the design of Samarinda. The reduction in the height of the roof at the side wall to 5 metres and the separation distances between the proposed development and Samarinda ensures that there will be no material overbearing impact on that neighbouring property. Because the proposed building consists of flats it will not benefit from permitted development rights.

A double carport, car parking spaces providing for 5 parked cars and a cycle store will be set at the rear of these flats, and about 14 metres from the main rear wall of Samarinda. Because of this separation distance and the small number of car parking spaces provided here, the impact of vehicles on the amenities of Samarinda is not considered to be materially harmful.

Development in the back gardens of Fairlawn and Cherry Trees.

The rear gardens of Fairlawn, Cherry Trees, Wrenbeck and Grouville differ from the surrounding locality in that they are significantly deeper, allowing dwellings to be placed in the rear gardens of Fairlawn and Cherry Trees which generally reflect the spacing of buildings in the locality. The layout of the scheme is also similar to that of the surrounding locality, forming a cul-de-sac. Because the rear gardens of neighbouring properties and the properties proposed are modest in size (about 10 metres) care has been taken to protect the privacy between the dwellings proposed and the existing dwellings on neighbouring sites. This has mostly been overcome by the orientation of dwellings, with Plots 3-7 having rear walls facing towards the side of neighbouring properties, rather than into the rear elevations that have windows for habitable rooms. The design of the proposed dwelling on plot 7 ensures no windows at 1<sup>st</sup> floor level on the elevation would overlook Nos. 50 and 52 Brooklyn Close. The privacy of Nos. 20, 34 and 36 Brooklyn Close is not considered to be materially harmed as the proposed dwellings on Plots 3-5 face the side walls and back gardens of these properties. The perception of a loss of privacy to rear garden living areas of Nos. 20 and 34 Brooklyn Close has also been alleviated by the amended plans which have been submitted, which reduce the level of clear glazed windows at 1<sup>st</sup> floor level on the proposed dwellings. Additionally, these windows are modest in size and a slight amendment has been made to the rear elevation of Plot 3 that creates a step back in the rear wall at 1<sup>st</sup> floor level. This step back creates a higher separation distance from the gardens of Nos. 20 and 34 and makes the clear glazed window here less visually evident. Conditions 11 & 12 prevent the insertion of new windows or the enlargement of existing windows and require a level of obscure glazing to the windows.

Generous gaps have been maintained at 1<sup>st</sup> floor level in respect of the buildings proposed, both within the site (10-12 metres) and between proposed dwellings and neighbouring properties (11-17 metres) ensuring that there is no solid mass of buildings and no overbearing impact on neighbouring properties or within the site. The mature Oak tree also creates a landscape foil to these buildings.

Landscape/Trees

The size of the gap between St. Aubyns and Fairlawn has allowed the provision of planting along both sides of the driveway leading into the development and the curvature of the driveway will make this landscaping more visually apparent in views from Bull Lane at the access. Views

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into the site from the access will be focused towards the mature Oak tree, with views of buildings being much more incidental. Additionally, the entire development (apart from the existing dwellings of Fairlawn and Cherry Trees) will be served by a single access, allowing for the provision of a significant level of front garden landscaping along Bull Lane. Within the site, one tree with sufficient space for it to mature has been shown, as have the side boundary hedgerows. The comments of the Landscape Architect are duly noted and it is accepted that the level of landscaping for the proposed development is not generous but it is considered that the general arrangement of dwellings and access road will allow for sufficient open space/landscaping and would not be harmful to the character of the area. Conditions 3, 4 and 5 require the protection and retention of these trees and hedgerows and for new landscape planting.

**Drainage**

Sustainable Urban Drainage solutions such as water butts and soakaways are able to be adopted to reduce stormwater runoff and this is assisted by the used of permeable paving materials such as grasscrete for driveway and car parking areas (ref: Condition 16).

**Highways/Parking**

The Highways Engineer is satisfied with the car parking and access arrangements for the site and cycle storage has been incorporated into the scheme. Concern was expressed regarding private pedestrian access from Bull Lane to plots 9-11 and St. Aubyns as potentially encouraging car parking on the street, however, amended plans have now been submitted removing this pedestrian arrangement.

**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 and has been calculated at £22,408.

**Planning Obligations/Agreements**

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

**Affordable Housing**

A development of this scale would require the provision of 3.3 affordable housing units. Three affordable dwellings are to be provided on-site, and this requires a contribution of £43,146 for the additional percentage.

**Sustainable Transport Contributions**

A financial contribution of £42,748 was requested towards Sustainable Transport Improvements. However, at the present time the Council has not adopted the County Council's policy on such contributions and it is not therefore seeking contributions

**Conclusion**

The proposed development respects the density, dwelling types and spatial characteristics of the surrounding locality and retains a level of landscaping that ensures that local amenities and the amenities of neighbouring residents can be adequately protected. Conditions of consent have been recommended that will ensure this. As contributions for affordable housing and public open space have not been made, a Section 106 Agreement to secure their provision is therefore required.

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**Recommendation:**

**APPROVE (provided the applicant is prepared to make the appropriate provision for affordable housing and public open space through the open space funding system) – 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)**

**Conditions;**

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

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

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

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

3. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- landscape areas.

Soft landscape details shall include the following as relevant:

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

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

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



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

5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the arboricultural impact appraisal and method statement prepared by Barrell Tree Consultancy and dated 6 November 2007 ref: 7404-AIA-PB and submitted as a part of this application and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

6. The proposed access and drive, including the ditch pipe shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

7. Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 39 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

9. The garage and parking hereby approved shall not be used for any other purpose than the parking of cars.

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

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10. The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwellings erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

11. The windows at 1st floor level in the elevations or roof slopes of the dwellings on the plots of the approved plans listed below and hereby permitted shall be glazed in obscure glass and fixed shut to a height of 1.8 metres above floor level and thereafter retained.

- (i) west elevation of the dwelling on plot 7 (facing 50 and 52 Brooklyn Close).
- (ii) west window on south elevation of the dwelling on plot 4 (facing 34 Brooklyn Close).
- (iii) Bathroom window in south elevation of the dwelling on plot 3 (facing 20 and 34 Brooklyn Close).
- (iv) Bathroom windows in north elevations of the dwellings on plots 1 and 2.

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

12. 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 in the elevation(s) listed below:

- (i) all walls and roofs in the west rear elevation of the dwelling on plot 7 (facing 50 and 52 Brooklyn Close) above ground floor level .
- (ii) all walls and roofs in the south rear elevation of the dwellings on plots 3 and 4 (facing over 20 and 34 Brooklyn Close) above ground floor level.
- (iii) north side elevation of the dwelling on plot 8 above ground floor level.

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

13. 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.

14. 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.

15. 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.

16. Prior to work commencing on the site details for the provision and retention of cycle parking in a satisfactory manner shall be submitted to and approved in writing by the Local Planning

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Authority. The cycle parking shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

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

**Informatives:**

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.

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

Hampshire County Structure Plan Review: T5

Winchester District Local Plan Review 2006: DP1, DP3, DP4, RT4, T3, T4, T5

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