

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 31 January 2008

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/02687/FUL	<b>Valid Date</b>	26 October 2007
<b>W No:</b>	02350/09	<b>Recommendation Date</b>	15 January 2008
<b>Case Officer:</b>	Mr Simon Finch	<b>8 Week Date</b>	<b>21 December 2007</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>	Demolition of existing bungalow and replace with 3 no. detached five bedroom houses, 1 no. detached four bedroom chalet style bungalow and 4 no. one bedroom apartments with associated detached garages and cycle/bin stores, access from Ashley Gardens.
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<b>Site:</b>	Lawsonia 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</b>	<b>N</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>Y</b>

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

**AMENDED PLANS DATE:-Received 13 December 2007**

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<b>Item No:</b>	<b>Item 6</b>
<b>Case No:</b>	<b>07/02687/FUL / W02350/09</b>
<b>Proposal Description:</b>	Demolition of existing bungalow and replace with 3 no. detached five bedroom houses, 1 no. detached four bedroom chalet style bungalow and 4 no. one bedroom apartments with associated detached garages and cycle/bin stores, access from Ashley Gardens.
<b>Address:</b>	Lawsonia Bull Lane Waltham Chase Southampton Hampshire
<b>Parish/Ward:</b>	Shedfield
<b>Applicants Name:</b>	Foreman Homes Ltd
<b>Case Officer:</b>	Mr Simon Finch
<b>Date Valid:</b>	26 October 2007
<b>Site Factors:</b>	
<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 (Appendix A).

This application proposes the erection of 8 dwellings and follows on from 2 previous applications submitted for 9 units which were refused by Committee last year, essentially because the proposals were considered to be unacceptable forms of development detrimental to the character and appearance of the area (decision notice for 07/01433/FUL, attached at Appendix B).

Amended plans were submitted in December 2007 which showed revisions to the rear fenestration of Plot 5 and the fenestration and orientation of the house on Plot 6, which overcame officer concerns regarding the potential loss of privacy from neighbouring dwellings.

An application to erect 11 dwellings on another site in Bull Lane (St. Aubyns) is included elsewhere on this agenda. It may be relevant, in certain instances, to consider the cumulative impact of development proposals on an area; for example, where there is a capacity problem at a highway junction in the locality which would serve the proposed developments. However, in this case, it is considered that this application, and the application at St. Aubyns, should be considered on their own merits as, at this moment in time, there is not an issue of cumulative effects in terms of highway matters or other issues.

### Site Description

The application site has an irregular shape with an approximate area of 0.26 hectares and lies on the north side of Bull Lane approximately 113 metres from its junction with the B2177.

The site is occupied by a brick built single storey bungalow (Lawsonia) with access from Bull Lane and the land slopes gently to the south and east. The frontage on to Bull Lane is defined by a low bank and hedgerow and the plot also has a frontage onto Ashley Gardens which lies to the east.

To the north, the site is bounded by the rear gardens of houses in Ashley Gardens and further residential properties located in Bull Lane and Ashley Gardens lie immediately to the east and west of the plot.

The character of the area around Lawsonia is somewhat mixed with a variety of dwelling types along Bull Lane itself ranging from detached bungalows/chalet bungalows to 2-storey houses, most of which appear to be post-war in origin, although there are also several far older premises evident, including Hawthorn Cottage, which is the neighbouring dwelling to the west of the site.

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The properties in Ashley Gardens by comparison have a more consistent character, having largely been built during the same period (circa 1970's) and this road consists of a mix of 2-storey detached, semi-detached and terraced houses.

### Proposal

The application seeks permission for the demolition of the existing bungalow and the erection of 8 dwellings consisting of a detached 2-storey building comprising 4 one bedroom flats with bin/cycle store which would front onto Ashley Gardens (Plots 1-4), 1 detached four bedroom chalet style bungalow (Plot 5) and a detached 5 bedroom house (Plot 6) (both fronting onto the new access road within the site) and 2 detached five bedroom houses fronting onto Bull Lane (Plots 7-8). Parking for 17 cars (including garages) would be provided and each unit would have dedicated parking space(s).

Access to the development would be from a lay-by in Ashley Gardens and would involve the loss of 1 existing parking space. Detached garages are proposed to serve the chalet bungalow and houses on Plots 5-8.

### Relevant Planning History

**W02350/06 (04/03021/FUL)** – Demolition of Lawsonia and erection of 2 two bedroom bungalows, 5 three bedroom bungalows, 1 detached double garage, 1 No. 2-storey block of 4 one bedroom flats and 16 parking spaces - Refused 11/04/2005 - Appeal dismissed 26/06/2006.

**W02350/07 (06/01012/FUL)** – Erection of 3 four bedroom houses, 2 three bedroom bungalows, 2 two bedroom bungalows, and 4 one bedroom flats and parking garaging and access - Withdrawn.

**W20413 (06/03477/FUL)** – 4 one bedroom flats with bin/cycle store which front onto Ashley Gardens, 2 detached four bedroom chalet style bungalows, a single storey bungalow and 2 detached five bedroom houses fronting onto Bull Lane - Refused by Committee 19/4/07 - Appeal withdrawn.

**W02350/08 (07/01433/FUL)** - 4no. one bed, 1no. three bed, 1no. 2 bed, 1no. four bed and 2 no. five bedroom dwellings; new access from Ashley Gardens - Refused by Committee 13/9/07 - Appeal pending.

### Consultations

#### Engineers: Drainage:

A public sewer exists in Bull Lane and Ashley Gardens which could be used to serve this development. There is no storm water sewer so the only means of disposal will be by soakaways (not very efficient in prevailing ground conditions) or to water-courses. The area of hardsurfacing has increased so the applicant must submit a drainage strategy showing how storm water will be disposed of in a manner which will not increase the rate of run-off that currently exists and this needs to be agreed by this Authority before work commences.

#### Engineers: Highways:

Proposed road will remain in private ownership. If permission is granted conditions should be imposed (Conditions 10, 13 and 21). Sustainable Transport Contribution of £14,000.

#### Landscape/Arboriculture:

Proposal acceptable in principle in landscape terms (neighbouring Monterey Cypress tree is the main landscape feature) and site is contained by a fairly good, well-clipped hedge which lacks tree cover and leaves the surrounding properties open to impact from the development. A landscape plan which includes appropriately positioned and sized tree planting will help overcome

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this problem. If permission is granted, conditions recommended (Conditions 3-5).

No trees on site. Monterey Cypress adjacent will require protection during the construction phase (Condition 6). New tree planting required.

Environment Agency:

The Environment Agency has assessed this application as having low environmental risk.

Strategic Housing

There is a requirement for 2.4 units of accommodation to be affordable housing. Previously agreed with the developer that 2 of the 1 bedroom flats will be affordable and the remainder (0.4 units) could be made up by a commuted sum (£46344).

Southern Water:

Our initial investigations indicate that Southern Water (SW) can provide foul sewage disposal to service the proposed development. SW requires a formal application for a connection to the public sewer. The Council's Building Control/Technical staff should comment on the use of soakaways.

**Representations:**

Shedfield Parish Council

Proposal should be viewed in conjunction with other housing development in Bull Lane and 22 additional houses will exacerbate drainage problems. Specific objections to:

- Inadequate parking. Number of houses reduced but rooms increased.
- Flats higher than existing development
- No consideration to emergency access/refuse collection.
- Large family houses but no school places available
- Effect on landscape given density of development
- Lack of amenities

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

- Overdevelopment/cramped form of development/excessive density/detrimental to the area's rural character. There is a building line locally which was accepted by the appeal inspector.
- Waltham Chase is subject to development pressure for new housing and the cumulative impact of the applications must be assessed.
- Flats are out of character and would be overbearing on neighbouring properties
- Loss of parking/inadequate parking provision on site/development will encourage parking on Bull Lane/Ashley Gardens which is unacceptable and these roads are already congested.
- Bull Lane is too narrow, has limited footways and lighting, is already busy and congested and additional traffic will increase highway danger. Access proposed is too narrow and unsafe as are the junctions of Bull Lane with other roads. Gates of neighbouring houses would interfere with the proposed access road and change in levels will be a problem for existing development adjacent to the drive.
- Foul drainage in the locality is inadequate, prone to flooding and further development will exacerbate these problems
- Surface water is a problem in this area and soakaways are unacceptable given prevailing ground conditions
- Drains run under the site and must be preserved
- Contrary to the applicant's assertion Waltham Chase is not a sustainable location. Village bus services have been reduced making the location less sustainable and not in accordance with policy. Inadequate local services and infrastructure including school places.
- Waltham Chase is at saturation point for housing
- Impact upon wildlife and loss of green space

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- Overlooking of and loss of light, outlook and boundary hedges/screening from, neighbouring houses in Ashley Gardens.
- Amended scheme does not address previous concerns and objections as there are fewer dwellings but the units proposed are larger.

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

- Continual submission of applications is a drain on Council resources.
- Neighbouring garage may be undermined by the proposed drive

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

T5, E8.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, H.3, H.5, H.7, RT.4, T1, T.2, T.4.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 13 Transport

PPG 17 Planning for Open Space, Sport and Recreation

PPG 25 Development and flood risk

Other Planning Guidance

Guide to the Open Space Funding System

Hampshire Biodiversity Action Plan

Housing Monitoring Report

Parking Standards 2002

Rural Housing Information Booklet

Technical Paper: Open Space Provision and Funding

Winchester District Urban Capacity Study

Winchester Housing Needs Survey

**Planning Considerations**

Principle of development

This site lies within the policy area of Waltham Chase where the development plan policies support the principle of new housing development. As a result, providing the nature of the development put forward would be compatible with the character of the locality and neighbouring land uses and properties, approval can be granted. A previous proposal on the site for 11 dwellings was refused permission by the Council and dismissed on appeal, mainly on the grounds that the layout and design of the development were inappropriate. The principle of developing the land for housing was not disputed. Further applications for 9 dwellings (06/03477/FUL & 07/01433/FUL) were considered by Committee in March/April and September last year and were refused, contrary to the officer's recommendation, primarily because of their layout and design and the resultant impact upon the character and appearance of the area. This application is significantly different from these two previous proposals in that the current application seeks permission for 8 units as opposed to 9.

Design/layout

The layout and design of the proposal is basically the same as the previously refused schemes in relation to development proposed fronting Ashley Gardens (a single 2-storey building containing 4 flats) and Bull Lane (2 detached 5 bedroom houses), although the building adjacent to Hawthorn Cottage (Plot 7) has been reduced in height from a maximum of c8.5 metres to c8 metres. However, the layout within the site has been significantly amended in that one unit has been omitted (the 2 bedroom bungalow) and the design of the dwellings behind 29 Ashley Gardens and Hawthorn Cottage has been revised. Plot 5 remains as a chalet style bungalow,

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albeit the footprint and external appearance have been changed, and it now includes a separate single garage. Plot 6 would be occupied by a single 2-storey house whereas, before, this end of the site was to be developed for a bungalow and a second chalet bungalow.

The effect of deleting a unit is that the development would now provide a greater sense of openness and, in so doing, would avoid a cramped layout. There is also a better opportunity to soften the appearance of the scheme by soft landscaping and the hard-surfaced areas for parking and manoeuvring have been redesigned so that they would not dominate the development. The buildings sit comfortably in reasonably spacious plots and therefore would not give rise to a congested form of development. Overall, this is considered a significant improvement when compared to the refused applications and would represent a density of approximately 31 dwellings per hectare which is only just above the minimum recommended in PPS3. This quantum of development would not be appear at odds with surrounding development in this part of the village.

Impact on character of area and neighbouring property

As in the case of the refused schemes, the proposal maintains variety in terms of its built form, which reflects the mix of dwelling types in the area, and is particularly evident in Bull Lane.

The houses fronting Bull Lane remain relatively large but their scale, detailing and materials are considered to be appropriate and would mean that they would not constitute an intrusive or discordant form of development.

Similarly, the flats proposed fronting Ashley Gardens have again been designed to resemble a large detached house. It is considered that this approach, coupled with an appropriate scale and palette of materials, would mean that they would not be detrimental to the visual amenities of the area. The building has also been reduced in height from c8 metres to c7.5 metres so that it would be comparable in scale to nearby houses, which would help it to fit in better with the street scene of Ashley Gardens.

The other units proposed within the site are substantial family homes but are considered to be appropriate in terms of the scale, mass and design. They would be relatively well screened by the buildings on Plots 1-4, 7 and 8 and by surrounding dwellings so that they would have only a modest and acceptable impact upon the area's character.

The layout of the scheme and design of the individual units result in a proposed development that would relate sympathetically to the character and appearance of the area.

The proposed dwellings would have some impact upon the neighbouring houses. The flats proposed (Plots 1-4) would be some 14.5 metres from No. 13 Ashley Gardens, 11 metres from No. 25 and approximately 16 metres from No. 1. Given the height of the building which is now at around 7.5 metres, its hipped roof design and taking account of the fact that the only side wall windows are to serve bathrooms, it is considered that there would not be a materially harmful loss of outlook or privacy from these houses.

The chalet style bungalow on Plot 5 would be set some 6.0 metres off the north boundary and would be around 11 metres from No. 29 Ashley Gardens and 13.5 metres from No. 27. Clearly, the new dwelling would have some impact upon the amenities of these houses to the rear but this degree of separation, in conjunction with its chalet design, which keeps down the mass and height of the building (ridge circa 7.3 metres and eaves circa 2.6 metres), would mean that an overbearing effect and materially harmful loss of outlook would be avoided. The only windows facing north would be obscurely glazed or high level and so the privacy of the houses in Ashley Gardens would not be unduly compromised.

The dwelling on Plot 6 would be a substantial 5 bedroom house and originally officers were

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concerned about the degree of overlooking possible from its rear (west facing) windows and the effect this would have on the amenities of Woodbine Cottage. Consequently, the design was amended so that only 1 rear first floor window would be clear glazed at the north end of the building and the remaining 3 windows would be either high level or obscurely glazed. Given the distance between the new house and the neighbours behind (Hawthorn Cottage, Woodbine Cottage and No. 33 Ashley Gardens), it is considered that the development would not result in a materially harmful impact upon these properties in terms of loss of privacy or outlook and the house would not have an overbearing effect.

The house proposed on Plot 7 would be more than 20 metres from the neighbouring house to the west (Hawthorn Cottage) and would not represent an overbearing form of development. The only first floor window in the west elevation would be to a bathroom.

The unit on Plot 8 would be set some 2 metres off the boundary with No. 1 Ashley Gardens and would be sited roughly adjacent to the existing property. It is considered that the new dwelling would not have an overbearing impact on No.1, which has no windows in its main west elevation, and would not unduly compromise its privacy as the only first floor side windows proposed are for bathrooms.

The houses on Plots 7 and 8 essentially respect the building line along this section of Bull Lane and it is considered that they would not appear as intrusive features in the street scene.

#### Landscape/Trees

There are no trees of merit within the site and therefore new landscaping will be needed to help assimilate the development into its surroundings (Condition 3). The Landscape Officer has raised no objections to the scheme but has recommended that new planting will be required as part of the scheme. The Monterey Cypress tree in the garden of Hawthorn Cottage is a prominent feature in the locality, albeit that it does not have a particularly good form, and the development should allow for its retention.

The hedgerow growing along the Bull Lane frontage is an important landscape feature and is to be kept as part of the development (Condition 4).

#### Highways/Parking

The development would have access off Ashley Gardens through a lay-by. The scheme includes parking for each dwelling to the maximum prescribed in the Hampshire Parking Strategy (1 space per 1 bedroom flat and 3 spaces per 4/5 bedroom dwelling) albeit that Plot 6 actually includes 4 spaces which is slightly in excess of this standard. Consequently, it is considered that the provision of 17 spaces (including garages) is satisfactory and that it would be unreasonable and contrary to policy to seek additional parking provision. A highway reason for refusal based on the loss of existing parking in Ashley Gardens caused by the formation of the site access would be unsustainable, given that the reduction is small and that the units in Ashley Gardens have off road parking.

The Highway Engineer has assessed the means of access and the off-site implications of the development in terms of the impact of the likely level of additional traffic generated and has raised no objections to the scheme in its amended form.

There are no proposed pedestrian accesses onto Bull Lane from Plots 8 and 9 in order to discourage parking on the road which would have been unacceptable in terms of the impact on highway safety.

A financial contribution of £14,000 has been requested by the Highway Engineer for Sustainable Transport Improvements. However, at the present time, the Council has not adopted Hampshire County Council's highway contributions policy and so this payment cannot be sought in relation to this proposal.

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Other Matters

Local residents have again raised issues regarding drainage matters and this was a consideration at the time of the dismissed appeal for 11 units, although the Inspector was satisfied that the issue could be resolved and did not dismiss the scheme on this basis.

Southern Water has again confirmed that it should be possible to discharge foul water from the development to its sewer. Officers have also been forwarded correspondence between SW and local residents and it would appear from this that there may be an issue regarding the condition of the drains in this area (possible ingress of tree roots). However, SW do not seem to be advising that this is a capacity problem *per se* and, in the circumstances, it is considered that a refusal of permission on the grounds of inadequate foul drainage would be unsustainable.

In relation to surface water drainage for the development, the Council's Drainage Engineer has advised that the developer will need to produce a drainage strategy for the scheme which should be agreed by the authority before work commences on site (Condition 2).

In line with Policy H.5 of the local plan there is a requirement for the provision of affordable housing as part of the development (30% of the units). In this instance the requirement will be met by providing 2 of the flats as affordable units with a financial contribution of £46,344 for the remaining proportion (0.4 units). This arrangement has been agreed by the Housing Manager and will be covered by planning obligations.

A contribution of £13,004 is required for open space and this would be covered by planning obligations in the usual way.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for open space £13,004 and provision of affordable housing (2 one bedroom flats on site plus a financial contribution £46,344, 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

**Recommendation**

Application Permitted subject to the following conditions and above obligation(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. Detailed proposals for the disposal of foul and surface water for the dwellings, including a drainage strategy for the site; shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before any of the dwellings are first occupied.

NB: The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the local planning authority and supported by a drainage strategy with detailed



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calculations. The runoff generated by the 1% probability storm must not exceed the runoff of the undeveloped site. The scheme shall include a maintenance programme and establish responsibility for the system. Foul sewage should be to mains drainage unless otherwise agreed by the local planning authority.

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

3. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4. The existing bank and hedgerow growing along the site's south boundary fronting on to Bull Lane shall be retained in perpetuity and the hedge shall be maintained at a height of at least 2 metres unless otherwise agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the street scene.

5. In this condition "retained tree and hedge" means an existing tree/hedge which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the occupation of the building(s) for its permitted use.

a) No retained tree/hedge 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/hedge 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/hedge 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 enable proper consideration to be given to the impact of the proposed development on existing trees/hedges.

6. The development shall not be carried out other than in accordance with the provisions of the tree report (including the method statement at Appendix 1) produced by Sapling Arboriculture Limited unless otherwise agreed in writing by the local planning authority.

Reason: To protect trees in the interests of the visual amenities of the area.

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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 measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

9. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

10. None of the dwellings hereby permitted shall be brought into use before the parking spaces for each unit (including garages) and turning areas have been provided in accordance with the approved plans and thereafter retained solely for these purposes unless otherwise agreed in writing by the local planning authority.

Reason: To make appropriate provision for off street parking.

11. The existing access onto Bull Lane shall be permanently stopped up and abandoned and the verge crossing reinstated (if applicable) to the requirements of the local planning authority immediately after the completion of the new site access and before the new access is brought into use.

Reason: In the interests of highway safety.

12. There shall be no means of access (vehicular or pedestrian) to and from the site on to Bull Lane

Reason: In the interests of highway safety.

13. The proposed access and drive onto Ashley Gardens, including any footway; shall be laid out and constructed in accordance with detailed plans, sections and specifications to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling unless otherwise agreed 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.

14. None of the dwellings shall be brought into use before bin and cycle storage for each unit has been provided in accordance with details to first be submitted to and approved in writing by the local planning authority.

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Reason: To secure a satisfactory form of development.

15. The first floor dormer window in the north elevation of Plot 5, the first floor windows north and south elevations of Plots 1-4, the dormer windows in the west elevation of Plot 5 and the east and west elevations of Plots 8 and 9 hereby permitted shall be glazed in obscure glass and thereafter retained. The rooflight windows in the north elevation of Plot 5 and west elevation of Plot 6 shall be high level with a minimum floor to cill height of 1.75 metres.

Reason: To protect the amenities of neighbouring residential properties.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B and C of Parts 1 of Schedule 2 of the Order, shall be carried out to the dwelling on any plot without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of neighbouring residential properties.

17. None of the dwellings shall be occupied before the existing dwelling known as Lawsonia has been demolished and the resultant debris removed from the site.

Reason: To secure an appropriate form of development.

18. No development shall commence before details of hardsurfacing materials (including porous materials in the vicinity of the Monterey cypress tree located in the garden of Hawthorn Cottage) have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

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

19. 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 including any retaining walls or other similar structures. The boundary treatment shall be completed before the dwellings are first occupied. Development shall be carried out in accordance with the approved details.

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

20. No development shall commence before samples of all external walling and roofing materials 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 agreed details.

Reason: To protect the visual amenities of the area.

21. The roads and footways shall be laid out and made up in accordance with the specification, programme and details agreed by the Local Planning Authority. No dwelling 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.

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**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, E8.

Winchester District Local Plan Review: DP.1, DP.3, DP.4, H.3, H.5, H.7, RT.4, T1, T.2, T.4.