

Planning (Viewing) Sub Committee – Tuesday 22 November 2016

Extract from Update Sheet – 10 November 2016

Item No	Ref No	Address	Recommendation
6	16/01483/FUL	Land to the Rear of, 24 St Catherines Road, Winchester, Hampshire	PER
<p style="text-align: center;">Agenda Page:</p> <p>Officer Presenting: Katie Nethersole</p> <p><u>Public Speaking</u> Objector: Steve Quinn & David Chidgey Parish Council representative: Ward Councillor: Supporter: Andrew Smith & Huw Thomas</p> <p><u>Update</u> Additional text: 'The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions 9 and 10 have been recommended to ensure that these standards are met.' Added to section headed 'Principle of Development' on pages 5 + 6.</p> <p>Additional paragraph: '<u>Other matters</u></p> <p>Concern has been raised about the impact the proposal will have on the structural integrity of the garage to be retained. A method statement has been provided to demonstrate how the demolition will be carried out without causing damage to the garage to be retained. However this does not fall under the remit of planning and is a civil matter to be agreed between the applicant and the neighbour.' Added to page 7.</p> <p>Added conditions 9 + 10, 11, 12 and 13: (pages 9 and 10) 09 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.</p> <p>09 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.</p>			

10 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

10 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A - H of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

11 Reason: To protect the amenities of the neighbouring properties

12 Notwithstanding the windows shown on the plans hereby approved, no windows shall be installed to the north, east and south elevations without the prior written consent of the Local Planning Authority.

12 Reason: To protect the amenities and prevent overlooking to no's 23 and 24 St Catherine's Road and no 17 Canute Road

13 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

13 Reason: In the interests of the amenities of the locality.