

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

Winchester City Council
Planning Department
Development Control

**TEAM MANAGER
SIGN OFF SHEET**

Committee Decision

Case No:	05/02746/FUL	Valid Date	17 November 2005
W No:	15317/06	Recommendation Date	17 January 2006
Case Officer:	Mr David Cunningham	8 Week Date	12 January 2006
		Committee date	2 February 2006
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Erection of 4 no. two-bedroom semi-detached dwellings with associated parking and new access (RESUBMISSION)
------------------	---

Site:	Land to rear of 1 Ashburton Villas and 2 Oak Villas, Winchester Road Bishops Waltham Southampton Hampshire
--------------	--

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
FTRACK	Y	N	Y	N	6	Y

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

AMENDED PLANS DATE:- 05/295/02-B received 21/12/2005

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

Item No: 05
Address: Land to rear of 1 Ashburton Villas and 2 Oak Villas, Winchester Road
Bishops Waltham Southampton Hampshire SO32 1BR

Parish/Ward Bishops Waltham

Proposal Description: Erection of 4 no. two-bedroom semi-detached dwellings with
associated parking and new access (RESUBMISSION)

Applicants Name H H Builders and Contractors

Case No: 05/02746/FUL

W No: W15317/06

Case Officer: Mr David Cunningham

Date Valid: 17 November 2005

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors: Tree Preservation Order

Site Description

- Two semi-detached properties with access off unadopted access lane – the lane has unrestricted right of access
- The rear gardens are characterised by ancillary garage structures and parking areas
- There is a mature fir tree in the rear garden of 2 Oak Villas
- The access lane is in poor condition and narrow in parts
- The site lines at the junction with the Avenue are currently sub-standard
- There are no adjoining residential properties to the immediate south as this forms the rear garden of 'Lyndhurst' and is characterised by garages and outbuildings
- An assessment of the surrounding area reveals that similar housing developments have been permitted to the rear of Warden Lodge, Woodlea House, Ashley House and at the Brambles whilst the subject site was also granted planning permission for a single detached dwelling – the majority of these dwellings obtain access via the unadopted lane
- At the western end is a large three storey housing development on the site of the former Tyrella Club which reinforces the precedent of residential infill development between Winchester Road and Park Road
- The site is located in close proximity to a local shop and bus stops off Winchester Road

Relevant Planning History

- W15317 – Two storey side extension (*Application Permitted 23/02/1998*)
- W15317/01 – Conservatory to the rear (*Application Permitted 28/06/2001*)
- W15317/03 – Two storey extension to front and single storey extension to rear (*Application Permitted 10/09/2003*)
- W15317/04 – 1 no. three bedroom dwelling to the rear of 1 Ashburton Villas; new drop kerb to Winchester Road (OUTLINE) (*Application Permitted 24/06/2005*)
- W15317/05 – Erection of 4 no. two bedroom semi-detached dwellings with associated parking and new access (*Application Withdrawn 22/11/2005*)

Proposal

- As per Proposal Description

Consultations

Engineers: Drainage:

- No objection subject to the granting of building regulation approval and SW confirmation that easements are not encroached upon
- The public sewer record indicated that a public foul sewer passes close to the building line of this proposed development, please consult Southern Water so that they can judge whether an easement will be encroached upon by this proposal
- There are no storm water drains in the vicinity of the site and disposal will be to soakaways

Engineers: Highways:

- No highway objection subject to a condition requiring the submission and approval of roads and footways details to ensure satisfactory construction standards
- The latest plan has been revised following a meeting on site with the application and his agent during which I expressed the concerns of the highway authority as set out in my previous response
- It was explained that the application is prepared to undertake works to remove the overgrown vegetation which is infringing into and therefore causing an obstruction to the private track over which he has full rights of way
- In doing this vehicles emerging from the track onto The Avenue will be more centrally located, which will in turn increase the inter-visibility between pedestrians and motorists
- The applicants are also prepared to improve the running surface of the carriageway but are

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

reluctant to upgrade this to a hardened macadam surface as this is likely to increase the risk of other vehicles using the private lane as a “rat run”

- I have some sympathy with this argument but pointed out that as this is a new development then access by all users (including pedestrians, cyclists and those with mobility impairment) must be catered for
- It was therefore agreed that a 1.2 metre macadam footpath link having a dropped kerb laid almost flush (i.e. 25mm upstand) with the adjoining carriageway surface would provide a properly defined pedestrian route in between the site entrance and the nearest public footpath network located in The Avenue – the footpath link would be constructed by the developer at his expense
- Providing the above works are completed prior to the occupation of the dwellings, I consider it will be difficult to successfully sustain a highway reason for refusal at appeal
- It should also be noted that if the site is progressed, a financial contribution of £8,000 will be required towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy (CHARTS)

Environment Agency:

- The agency has no objections to the proposed development as submitted

Landscape:

- No objections in principle
- There is an existing fir tree which could be retained and needs to be accurately plotted on the plans. A survey drawing should be submitted accurately showing the existing trees on the site and the extent of the boundary vegetation, which should be retained to minimise the impact of the proposals
- A semi-rural frontage to the plots, with hedging and new tree planting should be introduced and the parking areas minimised to enhance the informal character of the country lane
- Provided amended plans can be submitted to incorporate existing landscape features and a full landscape conditions attached requiring the submission of hard and soft landscape details and boundary treatment, I've no objections

Southern Water:

- The sewer records plan show the approximate position of a public sewer in the vicinity of the site – the exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised
- Please note that no development or new tree planting should be located within three metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works
- In order to protect drainage apparatus, Southern Water requests that if consent be granted, a condition be attached to the planning permission requesting details of the measures which will be undertaken to protect the public sewers
- Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the development but requires a formal application for a connection to the public sewer will need to be made by the developer
- If planning permission is granted, it is requested that an informative be included advising the applicant that a formal application would need to be made
- Initial investigations indicate that there are no public surface water sewers in the area to serve this development
- Alternative means of draining surface water from this development are required and this should not involve disposal to a public foul sewer
- With regards to the water supply, the site is not located with Southern Water's statutory area for water supply and that the applicant should contact Portsmouth Water Company.

Tree Officer:

- The revised proposals show retained trees and these will need to be adequately protected
- Recommend condition be imposed requiring the submission and approval of an Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

Representations:

Bishops Waltham Parish Council

- Support development of four smaller houses although concerns over loss of road surface and verges

Letters of representations have been received from 12 Neighbours – 9 Objections, 2 Support and 1 Comment

- Object
- Density of development (4 x 2 bedroom houses) represents over-development
- Proposed houses are out of character with other houses adjoining the lane
- Car parking provision is not sufficient particularly as there are no garages proposed – this will lead to cars being parked on the lane impeding the flow of other vehicles
- The Avenue already has limited on-street car parking and this development will only exacerbate the problem
- The width of the lane is too narrow to accommodate an additional eight vehicles
- The junctions of the lane with Tangiers Lane is substandard
- Some residents do not want the lane to be upgraded for fear of ‘rat-running’ – the speed of vehicles using this lane will increase as a result
- Existing users of the lane will be adversely impacted due to inadequate parking – all other recent development on the lane have provided 2 or more spaces per unit
- Emergency vehicles will be blocked by cars utilising the development
- How will refuse bins be collected as vehicles currently do not enter the lane?
- The developer does not own the track – what right do they have to cut down vegetation and upgrade track to the Highway Engineer’s specifications?
- Who will be responsible for the up-keep of the track if the Council does not own it?
- The private access road is limited to a specific number of houses (5 accesses are allowed) – what ruling is the Council proposing to use to enable the access to be used for the new houses?
- The developer does not have a legal right to remove the vegetation or infill the drainage ditch as proposed
- The proposed development conflicts with a number of the adjoining residents deeds and as such the developer should have consulted with affected parties prior to an application being submitted
- Development will affect surface water drainage in and around the private lane – the garages on the lane have already been flooded three times over the past 18 months
- The sewage infrastructure is insufficient to accommodate a further four dwellings
- The proposed dwellings will overlook adjoining properties resulting in loss of privacy
- Permitted Development Rights should be removed to control any subsequent conversion of roof space
- The loss of greenery abutting the end of the access track (adjoining Strathdee) will be detrimental to the streetscene and will deplete a valuable wildlife habitat – provision of hedges rather than wooden fences would partly address this point
- Builders lorries will block and break up the track and will impede access to garages at the rear and safety of pedestrians will be impeded during building works
- Working hours should be restricted to ensure that the amenities of nearby residents is not adversely affected
- Support
- The development will not see any net increase in vehicular traffic as part of the garden is already used for parking
- The lane is wide enough for cars to pass each other – previous appeal decisions made by the Planning Inspectorate on other planning applications in the locality have reaffirmed this
- The lane is private and the site enjoys un-restricted rights of access for the length of the lane
- Precedent has already been set with regards to housing that has already being developed in the rear gardens of those houses fronting Park Road and nearby Warden Lodge

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

- Part of the site also has planning permission for a single detached dwelling which sets a further precedent
- Small starter homes would give a better community mix – there is a need for these type of units in the area for young families
- There will be no impact on neighbouring properties to the rear as they are screened by mature trees and only overlook large gardens
- The design, appearance and layout are sympathetic to the surrounding area and neighbouring properties
- Comment
- Would request that the propose dwellings be made accessible to disabled people
- Steps to front and rear entrances should be avoided as far as possible and corridors and passageways should be wide enough to enable wheelchair access and use where possible
- Considerations should also be given to providing accessible light switches and electrical sockets

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E8, H5, H7, R2, T2, T4, T5, T6, UB3

Winchester District Local Plan

- EN.5, EN.7, EN.9, H.1, H.7, RT.3, T.8, T.9, T.11, T.12

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, DP.5, DP.6, H.2, H.7, RT.3, T.1, T.2, T.4, T.5

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester District Urban Capacity Study
- Housing Monitoring Report 2003
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Drainage/flooding
- Comments on representations

Principle of development

- The site is included within the development boundary of Bishops Waltham
- As such, the principle of residential infill development is acceptable in accordance with planning policies H.1 of the WDLP and DP.3 of the WDLPR
- The proposal for 4 dwellings seeks to achieve a high density in accordance with the provisions of PPG3 and policy DP.3 of the WDLPR

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

Impact on character of area

- The proposal seeks to develop 4 no. two-bedroom semi-detached dwellings at a density of 82.47 dwellings per hectare
- This density is considered acceptable given the sites close proximity to Winchester Road which includes shops and bus stops and is within walking distance to Bishop's Waltham town centre – PPG3 seeks to achieve higher density developments in sustainable locations
- Furthermore the density falls within the range between the higher density three storey development to the west at the former Tyrella Club (reference 99/00963/FUL) and the lower density of the recently developed detached dwellings at the rear of Warden Lodge, Woodlea House, Ashley House and the Brambles
- The development of these dwellings in recent years clearly sets a precedent for further development to occur between Winchester Road and Park Road – the fact that a single dwelling has already been permitted on part of the application site only reinforces this precedent
- The proposed plot sizes appear to be consistent with surrounding dwellings (eg. Ashley House and Woodlea House) and therefore can be considered to be in keeping with the character
- Overall, the proposed dwellings represent a more efficient use of land as compared to the previous single dwelling which was recently permitted – this is in accordance with the provisions of PPG3 and Council's Housing Mix Policy Better which identifies a shortfall of two bedroom housing stock in Bishop's Waltham

Detailed Design

- The materials of the dwellings facing brick and plain tile roofs which is considered appropriate for this area of Bishop's Waltham
- The design is considered to be acceptable and would be in keeping with character of the surrounding area
- A condition has been included requiring the submission of materials to the Local Planning Authority's satisfaction

Residential amenities

- The proposed dwellings will have a minimal impact on residential amenities as there are no adjoining properties to the south, whilst there are no proposed window openings to either side elevation at the upper level
- There are two smaller windows in the side elevation at the lower level, however these have been conditioned to be obscure glass
- The nearest dwellings to the north are located approximately 27 metres from the proposed dwellings which is considered an acceptable setback distance
- Furthermore, the location of the fir tree between the properties will also reduce any overlooking impact associated with the development
- The neighbours concerns about working hours has been noted and an informative has been included to restrict working hours to between 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays
- Permitted Development Rights have been removed to allow the Local Planning Authority to retain control over future development

Highways

- The previous application was recommended for refusal on highway grounds due to the substandard visibility at the junctions with The Avenue and Tangier Lane and concerns relating to the unmetalled surface of the private access road which could not adequately cater for all types of traffic that may wish to use it
- Since the previous refusal, the applicant has met with the highway officer to discuss the requirements to upgrade the lane to a standard which is considered acceptable to the Local Planning Authority

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

- A condition has been imposed to ensure the road is upgraded to an acceptable highway standard prior to the development of the houses taking place – it is up to the developer to negotiate with other parties who may have an interest in the land to ensure the development can proceed
- The legal rights and implications of the private lane is not a planning matter and can not be considered in the assessment of this application
- The highway officer has assessed the application and is satisfied that should the required works be carried out, the access is considered acceptable in highway terms to service this type of development – it is also noted that a highway ground for refusal could not be sustained at appeal
- With respect to parking, the highway officer considers that 1.5 spaces per dwelling is sufficient to cater for the smaller two bedroom dwellings, particularly as there are regular bus services located in nearby Winchester Road – this is also in accordance with paragraph 62 of PPG3 which states *“that developments with more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government’s emphasis on securing sustainable residential environments. Policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted”*
- A condition has been imposed requesting that a car parking plan be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings
- The highway officer has also requested a financial contribution of £8,000 be made towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy

Public Open Space Provision

- A request has been made for a financial contribution to be made towards public open space provision and payment of this contribution is awaited
- It should be noted that a previous payment of £1,928 has already been paid under reference W15317/04 leaving a balance of £4,508 to pay

Drainage/Flooding

- The Local Planning Authority have consulted the Council’s Drainage Engineer, Southern Water and the Environment Agency to provide expert advice in relation to drainage and flooding
- None of these parties raised an objection to the proposal subject to conditions and Informatives being attached to the permission
- Southern Water requests that if consent be granted, a condition be attached to the planning permission requesting details of the measures which will be undertaken to protect the nearby public sewer
- Southern Water have indicated that they can provide foul sewage disposal to service the development but a formal application for a connection to the public sewer will need to be made by the developer
- Southern Water have indicated that there are no public surface water sewers in the area to serve this development and therefore it is the responsibility of the applicant to provide alternative means of draining surface water from the development in consultation with Southern Water

Comments on representations

- The issue raised by residents concerning the number of accesses and houses allowed off the Lane is not a material planning consideration and therefore is not a determining factor in the assessment of the planning merits of this application
- Similarly works within the private lane (that have been recommended by the highway officer) and the legal implications of such works is also not a material planning matter and are not considered material in the assessment of this application
- The concerns raised by the residents with respect to drainage, is noted. However Southern Water have advised that these problems can be overcome should the applicant enter into a

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

formal agreement with Southern Water to provide the necessary surface water sewerage infrastructure required to service this development

- A number of the concerns raised by the objectors, including construction hours, parking of construction vehicles, refuse collection and drainage have been resolved by way of conditions and Informatives in which the applicant will provide further details in writing to the Local Planning Authority's satisfaction
- The objections raised by the neighbours have been carefully considered in the assessment of this application, however it is considered that the proposal is acceptable in planning policy terms and a refusal could not be sustained at any future appeal
- For these reasons, it is recommended the application be approved subject to a Section 106 Agreement and conditions detailed below

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for off-site highway improvements and off site open space 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.

Recommendation

APPROVE – subject to a Section 106 Agreement/Unilateral Undertaking for:

- 1. A financial contribution of £8,000 towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy**
- 2. A financial contribution of £4,508 towards the provision of public open space through the open space funding system**

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

and subject to the following condition(s):

Conditions/Reasons

01 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).

02 Prior to the commencement of development details of the laying out and improvement of the private access road (including the provision of a pedestrian footway) to serve the development together with a programme for implementation (which shall include undertaking these works prior to the construction of any houses), and details for the parking and turning of vehicles within the site (including construction traffic) shall be submitted to and approved in writing by the Local Planning authority. The approved scheme shall be completed in accordance with the agreed details and no dwelling shall be occupied until the approved parking areas have been laid out and made available for use. The upgraded road and pedestrian footpath must first be completed before development of the four dwellings takes place.

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

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

04 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- car parking layout;
- hardsurfacing materials;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant:

- planting plans;
- written specification (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate

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

05 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

06 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 hereby permitted are occupied. Development shall be carried out in accordance with the approved details.

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

07 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Method Statement. Any deviation from works prescribed or methods agreed in accordance with the approved Method Statement shall be agreed in writing to the Local Planning Authority. The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Kevin Cloud on 01962 848317.

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

08 The ground floor window(s) in the side end elevations of the development hereby permitted (as shown on the approved plans) shall be glazed in obscure glass and thereafter retained.

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

09 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 other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation(s) of the development hereby permitted.

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

10 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, C, D, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

11 A minimum of six car parking spaces shall be provided in accordance with an approved car parking layout plans which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings hereby permitted. The car park area shall be constructed, surfaced and marked out in accordance with the approved plan and shall be used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling houses as residences.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

12 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.

13 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.

14 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 2 February 2006

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

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

15 Prior to the commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not impact the nearby public sewers.

16 Details of the provision to be made for the storage and disposal of refuse from the dwellings shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the dwellings hereby approved are occupied.

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

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:-

Hampshire County Structure Plan Review: E8, H5, H7, R2, T2, T4, T5, T6, UB3
Winchester District Local Plan Proposals: EN.5, EN.7, EN.9, H.1, H.7, RT.3, T.8, T.9, T.11, T.12
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.5, DP.6, H.2, H.7, RT.3, T.1, T.2, T.4, T.5

03 A formal application for connection to the public sewerage system is required in order to service the proposed development. To initiate a sewer capacity check to provide identify the appropriate connection to the point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire.

04 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.