

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 30 March 2006

**Item No:** 09  
**Address:** Crossways, Curdridge Lane Curdridge Southampton Hampshire  
SO32 2BJ

**Parish/Ward** Curdridge

**Proposal Description:** Redevelopment of site for the erection of three dwellings, revised  
access and internal footpath to serve Curdridge Lane (OUTLINE)

**Applicants Name** Mr And Mrs R Carne

**Case No:** 05/03041/OUT

**W No:** W14873/04

**Case Officer:** Mr David Cunningham

**Date Valid:** 23 December 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor  
**Reason for Committee:** Parish Council submitted representations contrary to officer  
recommendation  
**Reason for Committee:** 6 or more representations contrary to the Officer's recommendations  
have been received

**Site Factors:** Tree Preservation Order



### Site Description

- 'Crossways' is a large corner plot which is characterised by a detached brick bungalow with dormer windows at the upper level
- The site is bounded by Botley Road to the west, Curdridge Lane to the north, an adjoining residential property known as 'Eastfield' to the east and a heavily vegetated area to the south
- The adjoining properties at 'Eastfield' and 'The Plantation' to the south east of the plot are characterised by two storey dwellings which are sited relatively close to the highway frontage
- Access to the plot is via a small driveway located off Curdridge Lane which leads to a detached garage with a flat roof
- There are currently no footpaths along either frontage of the site – Curdridge Lane is characterised by a small gully feature that provides a drainage mechanism for surface water
- Beyond the dwelling, there are some smaller ancillary buildings located towards the rear of the plot – beyond these outbuildings lie significant trees that are subject of a TPO
- Located between the subject plot and the adjoining property 'Eastfield' is a two metre high hedge
- Eastfield does not have any windows facing the subject property; however an extension was permitted in 2003 which will result in the adjoining dwelling being closer to the subject plot than what currently exists. This extension has recently been commenced

### Relevant Planning History

- W14873 – Single storey side extension and formation of dormer on front elevation (*Application Permitted 17/03/1997*)
- W14873/01 – Conservatory at rear and pitched roof on garage (*Application Permitted 24/08/1998*)
- W14873/02 – Erection of six dwellings with associated garages and car ports (OUTLINE) (*Application Refused 18/12/2002 – Appeal Dismissed 14/08/2003*)
- W14873/03– Erection of five dwellings with associated garages and car ports (OUTLINE) (*Application Refused 09/01/2003 – Appeal Dismissed 14/08/2003*)

### Proposal

- As per Proposal Description
- The proposal has been amended from four dwellings to three following discussions between the applicant and the officers
- The reduction in the number of dwellings is as a result of the previous appeal decisions (for 5 and 6 houses) which were both dismissed on the basis that the external infrastructure required to service the development (that is pedestrian footpaths along Botley Road and Curdridge Lane) was considered detrimental to the rural character of the area

### Consultations

#### Engineers:Highways:

- No highway objection subject to conditions relating to access design requirements, provision of turning space and car parking availability
- A financial contribution of £6,000 for sustainable transport measures was originally required for the scheme for four dwellings, however since the scheme has been amended to only three dwellings, the highway officer considers this request to be unreasonable given that there is no designated transport improvement scheme within Curdridge at present
- Based on the outcome of the previous appeal decisions, and mindful that this scheme is for fewer dwellings, it will be difficult to sustain a highway reason for refusal at appeal on the impact of highway safety
- The proposed private footpath within the site is acceptable subject to boundary hedges being well maintained in order to provide maximum inter-visibility between pedestrians and drivers using the adjoining highway network

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- I understand that some concern has been raised regarding the safety of this junction, however accident records identify that only one accident has occurred at this junction during the last three years – one of the drivers provided a positive breath test
- Further correspondence on this matter reveals that HCC only has access to the official police injury accident database that contains those collisions that are reported to the police (either over the counter within 30 days or dealt with at the scene) where personal injury occurs – therefore ‘damage only’ incidents are not counted in these figures

Environment Agency:

- No objection in principle
- Would advise the applicant that that the sewer is served by Peel Common Wastewater Treatment Works and that a formal application for connection to this system will require the prior agreement of Southern Water
- The risk of pollution can significantly be reduced by providing secondary containment measures as detailed in the Environment Agency Pollution Prevention Guideline No.2

Forward Plans:

- Proposal H3 of the emerging Winchester District Local Plan Review has been criticised by the Local Plan Inspector who recommended a replacement ‘criteria-based’ policy
- Proposed modifications which include this policy are currently subject to public consultation
- Therefore neither the emerging WDLPR’s policy H3 nor the proposed modification version of H2 can be accorded significant weight at the present time
- This proposal should, therefore, be assessed on the basis of the adopted WDLP (1998) policy H2 and other relevant policies
- The proposal appears to accord with the requirement for development to be of a ‘frontage’ nature

Landscape:

- No objections subject to the outcome of the tree survey and tree officer comments
- The site has a distinctly rural character but provided the development does not impact on the existing mature trees along Botley Road (TPO 1763) and a new hedgerow is planted along the Curdrige Lane frontage, I have no objections as there are no other physical landscape constraints within the site
- A full application would require a tree survey in order to fully assess the potential impact of the development on the TPO trees

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 Southern Water can provide a water supply to the site
- Southern Water requires a formal application for connection and on-site mains to be made by the application or developer – an informative should be included advising that a formal application is to be made

Tree Officer:

- No objection subject to model condition requiring the submission of detailed Arboricultural Implications Assessment and Arboricultural Method Statement, prepared by a suitably trained and qualified arborist in accordance with BS5837:2005

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**Representations:**

Curdridge Parish Council – Object to 4 house scheme for the following reasons:

- The scale of the development would be harmful to the rural character and appearance of the area and that of the settlement to which it relates
- It would alter the very rural nature of the approach to the village to a more urban street scene
- Consider that the proposed garages constitute backland development
- Proposed layout does not show any room for parking other than garages/carports which would lead to service vehicles, visitors etc parking on road in close proximity to B3035 junction
- The site is on the junction of the B3035 Botley Road and Curdridge Lane which is a dangerous junction with a history of accidents including fatalities
- The proposed footpath serves no useful purpose and emerges directly onto the dangerous junction
- There are TPO orders on many of the trees on this site – we note that the area of sparse woodland not included in the application will be landlocked and only accessible by the creation of an access onto the B3035
- The application does not comply with the Planning Guideline 1 expressed in the Village Design Statement
- The application is contrary to H.2 and H.3 and does not meet the criteria of the emerging Local Plan and the draft supplementary Planning Document ‘Implementation of Infilling Policy’
- There are no pavements in the immediate vicinity and no buses pass the site – there is an infrequent bus service in the village but bus stops are not accessible by a pavement or footpath
- Neither the village school nor the convenience store near Botley railway station is fully accessible by footpath
- We ask that this application go to Development Control Committee for full consideration of the planning matters detailed above

Letters of representations have been received from 14 Neighbours – 13 object, 1 comment

- Object
- Concerns about positioning of driveway and width of it through the development site
- Not clear as to how the land to the rear will be accessed if developed in the future
- The scale of the development is contrary to Curdridge Village Design Statement and Winchester District Local Plan – allowing such a development would create a precedent for similar developments thus undermining the plan’s policies
- The development would result in additional traffic using the dangerous junction at the corner of Curdridge Lane and Botley Road
- The lack of parking provision on site will result in cars parking on Curdridge Lane which is unacceptable
- The access into the site is not wide enough for two cars to pass and may cause vehicles to reverse onto Curdridge Lane
- The surrounding roads do not have adequate footpath provision to safely cater for pedestrian traffic caused by the development
- Would question whether there is sufficient sewer infrastructure to serve the development?
- Concern that Curdridge is to become a village of mini estates and therefore detrimental to the rural character
- The site is not sustainable due to the poor provision of public transport and inadequate local facilities – there are inadequate footpaths to the bus stops along Botley Road
- There is currently no crossing on the Botley Road to enable safe access to the school or church – there is also no streetlighting in the area which also detracts from the overall safety
- The proposed density is far too high and totally out of keeping with the character of the area
- The use of garages in the rear of the garden amounts to ‘backland’ development
- The resulting streetscene would be considered detrimental to the character of the area

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- The proposal would have a detrimental impact on the amenity of adjoining neighbours
- There is a lack of visitor parking to service this development
- The proposal will create a cramped streetscene, particularly in light of the already permitted side extension to the neighbouring property at Eastfield
- The design of the layout appears to be inconsistent with the prevailing locality
- The proposed development protrudes beyond the current building line which is harmful to the character of this semi-rural area
- In material terms, the proposal does not improve upon the previous refused schemes that were dismissed at appeal
- Comment
- Would request that the proposed 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, T6, UB3

Winchester District Local Plan

- EN.5, EN.7, EN.9, H.2, H.7, RT.3, T.8, T.9, T.11

Winchester District Local Plan Review Deposit and Revised Deposit:

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

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Curdridge Village Design Statement
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Winchester District Local Plan Review – Implementation of Infilling Policy (Consultation Draft)

National Planning Policy Guidance/Statements:

- PPS 1 – Delivering Sustainable Development
- PPG 3 – Housing
- PPS 7 – Sustainable Development in the Countryside
- PPG 13 – Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/street scene
- Impact on TPO trees
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The key policy consideration in the assessment of this application is H.2 of the adopted Local Plan – this policy supports the principle of residential development within defined development frontages, to which the site is included
- This policy has a number of criteria to which a proposal must comply including i) the proposal should reflect the curtilage sizes and character of the locality; ii) avoid development of plots in depth, such as backland or tandem development; iii) provide for vehicles to park and turn

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- within the site; iv) combine access points wherever possible and; v) comply with Proposals EN.5, EN.13, T.9 and other relevant proposals
- Policy H.3 of the WDLPR, which was intended to carry forward the principle of defining development frontages, has received criticism from the Local Plan Inspector who recommended its replacement with a criteria based policy. Subsequently Supplementary Planning Guidance has been published for public consultation
  - The 'Implementation of Infilling Policy Consultation Draft' cannot, however, at this moment in time be afforded any material weight in the determination of this planning application (See Head of Forward Planning's Consultation response above)
  - The other key material planning consideration in the assessment of this application are the appeal decisions dated 14 August 2003 for 6 dwellings and 5 dwellings, both of which were dismissed – these appeal decisions have a significant influence in the determination of this application
  - The outcome of this appeal was that the developments could *"only proceed if adequate footways were provided to enable pedestrians to negotiate the narrow lanes to bus stops and other destinations"* (paragraph 20)
  - The Inspector dismissed both appeals on the grounds *"that the construction of the necessary infrastructure would have a significant impact on the existing character of the area"* (paragraph 21)
  - In simple terms, the Inspector found that as a direct consequence of the appeal proposals, the associated infrastructure such as footpaths along Botley Road and Curdridge Lane, would have an adverse urbanising impact on the countryside – as such the proposal was considered to be contrary to proposals EN.5 and H.2 of the Winchester District Local Plan
  - Notwithstanding this, the Inspector found the principle of residential development within this H.2 frontage to be acceptable. As a result, the erection of 3 houses is acceptable in principle

Impact on character of area

- This is an outline application for the erection of 1 detached and 2 semi-detached dwellings with only means of access reserved for subsequent approval – the only issues to be considered in this application is the principle itself and the number of dwellings/density
- It should be noted that the plans submitted are for illustrative purposes only and the exact details will be determined at the Reserve Matters stage
- **1) Density** – the original scheme for four dwellings achieved a density of approximately 25 dwellings per hectare. This has been further reduced to 18.75 dwellings per hectare following discussions between officers and the applicant in light of issues raised by the Inspector
- Although this is lower than the densities specified in PPG3, such density requirements need to be carefully balanced with other material planning considerations (including the Inspector's decision in this case) and the lower densities associated with this semi-rural area
- The Inspector found *"that the increased in density, by itself, would not be a sufficient ground to dismiss the appeals"* (paragraph 16)
- Even though the proposed density is less than the minimum suggested in PPG3 the proposal for 3 dwellings does lead to a more efficient use of land as specified in this guidance and far more so than just the existing single bungalow
- It should be noted that a similar scale development for 4 dwellings at 'Bosky Dell', The Plantation permitted in November 2003, achieved a density of only 5.5 dwellings per hectare which is also well below the PPG3 recommendations
- **2) Backland Development** – In paragraph 18 of the appeal decision, the Inspector stated that the proposed garages and car ports sited to the rear of the dwellings did not amount to backland or tandem development for the purposes of applying Proposal H.2
- Furthermore, the Council's Forward Planning Manager confirmed that the proposal accord with the requirement for development to be of a 'frontage' nature (see Consultations above)
- **3) Streetscene Appearance** – the Inspector considered that the proposal for 5 and 6 dwellings would create *"a broadly comparable streetscene to that which already exists within some parts of the wider locality – for example The Plantation, between No. 2 and Woodside (which is roughly the equivalent distance to the Curdridge Lane frontage of the appeal site)"*

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*currently contains 5 dwellings”*

- The Inspector did not consider the proposed buildings to be so out of character with other residential development in the settlement that this would be sufficient to dismiss the appeal
- Furthermore, the current proposal is 2 less dwellings than the 5 dismissed at appeal, so in visual terms, the streetscene impact is considered acceptable
- **4) External Footpaths** – this is the key consideration in this application in light of the Planning Inspector’s decision
- As already noted above, the Inspector found that the developments for 5 and 6 houses could only proceed if adequate footways were provided in Botley Road/Curdridge Lane. However to construct such external infrastructure would have a significant impact on the existing character of the area and could not be supported therefore
- Officers have negotiated with the applicant to reduce the number of dwellings to three – in this way the site can still be developed for additional housing but it would not be reasonable with this less intensive form of development to require the off-site infrastructure to be provided, which the Inspector considered unacceptable
- The amount of pedestrian/vehicular activity generated by only 3 units would not justify having to provide a footway along Botley Road/Curdridge Lane
- Notwithstanding, the applicant still proposes to construct an internal footpath that will allow safe passage for residents from the site itself to the corner of Botley Road and Curdridge Lane where there is a letterbox, the village pond and a nearby bus stop (currently disused)

Impact on TPO trees

- The tree officer has assessed the impact of the development on the nearby TPO trees and has raised no objection subject to a condition requiring the submission of a detailed Arboricultural Implications Assessment and Arboricultural Method Statement
- The proposed development will not result in the loss of any TPO trees on the site

Residential Amenities

- The neighbour most likely to be impacted by the proposal is that of Eastfield to the south-east of the plot
- As mentioned above, the neighbouring property have been granted planning permission for a side extension which will result in the dwelling being only 3 metres from its north-west boundary
- It should be noted however, that the Inspector decision dated 14/08/2003 was made well after the date of the approved extension – that being 15/03/2003
- Furthermore, paragraph 37 of the Inspector’s decision stated, *“At my site inspection, I was able to judge the relationship that would exist between the proposed dwellings and the permitted extension to Eastfield... Subject to appropriate boundary treatment, I do not consider that this relationship would unacceptably impair the privacy of the adjoining occupiers.”*
- He went onto say, *“I have also taken into account the position of the proposed car ports, but given their height I do not consider that they would have an overbearing or dominating impact on the outlook from the adjoining dwelling or its rear garden. I do not consider that the proposals would unduly affect the residential amenity of occupiers of Eastfield.”*
- The impact on residential amenity is likely to be less than that of the appeal proposals as there is now only 3 dwellings proposed

Highways

- The highway officer has looked at all matter pertaining to car parking, access, footpath provision and highway safety
- He has raised no objection taking into account of the previous appeal decisions
- The level of car parking is seen to be in line with Council parking standards
- The internal footpath will be private and will assist with pedestrian safety – while it may not completely overcome the Inspector’s concerns, it does, albeit exclusively to the residents of the development, represent an improvement to the current situation
- The Highway Officer now feels that because the scheme has been reduced to only three



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dwellings, it is unreasonable to request a monetary highway contribution or for footpath works to be carried out – it was, however, considered necessary for the proposals for five and six dwellings

- It should also be noted that such highway improvements were not required by the Local Planning Authority for the Bosky Dell application due to the urbanising effect they would have upon the semi-rural character of Curdridge

Public Open Space Provision

- A request has been made for a financial contribution to be made towards public open space provision and a legal agreement has been submitted by the applicant

Comments on representations

- A number of the issues raised by the objectors have already been dealt with above
- The neighbours concerns relating to the future development of the land-locked plot to the south do not carry substantial weight – any future application to develop this site will be assessed on its merits
- This plot, however, is heavily constrained not least due to the issues relating to access, footpath provision and the high number of TPO trees across the site
- The issue relating to sewer capacity has been assessed by Southern Water and the Environment Agency – both of which have raised no objection subject to informatives (refer to consultations above)
- 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

Conclusions

- This is a finely balanced application and the site has an involved planning history
- The site is highly sensitive given its prominent location, the semi-rural character of Curdridge and the high number of TPO trees along the boundaries and on the adjoining plot
- Furthermore, due regard must be shown to the previous Inspector's decisions which addressed a number of issues raised by local residents but concluded that, in principle, the site was suitable for further residential development
- Given that the proposal is now for 2 and 3 fewer dwellings than originally proposed, it is considered that the revised proposal could not be rejected for the same reasons as given by the Inspector in relation to the appeal schemes
- The site could be developed for 3 units, without materially harming the rural character of the area or highway safety
- 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 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 towards the provision of public open space through the open space funding system**

**(Note: If the Legal Agreement 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 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- i) The layout including the positions and widths of roads and footpaths.
- ii) Landscape considerations including:
  - (a) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
  - (b) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
  - (c) the arrangements to be made for the future maintenance of landscaped and other open areas.
- iii) The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- iv) The design and external appearance of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- v) The details of materials/treatment to be used for hard surfacing.
- vi) The layout of foul sewers and surface water drains.

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- vii) The provision to be made for the parking, turning, loading and unloading of vehicles.
- viii) The alignment, height and materials of all walls and fences and other means of enclosure.
- ix) The provision to be made for the storage and disposal of refuse.
- x) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- xi) The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

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

03 Prior to the commencement of development, a detailed Arboricultural Implications Assessment and Arboricultural Method Statement, prepared by a suitably trained and qualified arborist in accordance with BS5837:2005, shall be submitted to and approved by the Local Planning Authority. The plans and particulars submitted shall include:

- a) a plan showing the location of, and allocating a reference number to each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) trees, over the above size, growing on land adjacent to the site, which are at or within a distance equal to 12 times their stem diameter from the boundary or where their crowns overhang the site boundary;
- c) details of the species, diameter (measured in accordance with paragraph (a) above), height in metres, branch spread in metres, height in metres of crown clearance above adjacent ground level, age class, physiological and structural condition, estimated remaining contribution in years and category R, A, B or C (in accordance with BS5837:2005 table 1) of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- d) details of any proposed surgery or other works to any retained tree, or of any tree on land adjacent to the site;
- e) details of any proposed alterations to existing ground levels, and the position of any proposed excavation;
- f) a tree constraints plan (TCP) including root protection areas (RPA) for each tree and details of the specification and position of fencing (and of any other measures to be taken) to implement a construction exclusion zone (CEZ) for the protection of any retained tree from damage before or during the course of development. The fencing shall conform to the recommendations of BS5837 figure 2 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees.

04 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 and E of Part One 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.

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05 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 Class A of Part Two 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.

06 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 first floor windows, dormer windows or rooflights shall be constructed in the south-east elevation of the dwelling sited closest to the neighbouring dwelling known as Eastfield.

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

07 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

08 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 details of which shall first be submitted to and approved in writing by the Local Planning Authority. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

09 The garages and car ports 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.

Reason: To ensure the permanent availability of parking for the property.

### **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, T6, UB3  
Winchester District Local Plan Proposals: EN.5, EN.7, EN.9, H.2, H.7, RT.3, T.8, T.9, T.11  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.5, DP.6, H.3, H.7, RT.3, T.2, T.4

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03. The applicant is advised that the sewer is served by Peel Common Wastewater Treatment Works and that a formal application for connection to this system will require the prior agreement of Southern Water. 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. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised at the Reserve Matters stage. Please note that no development or new tree planting should be located within three metres wither side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. The developer must advise the Local Authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers.

05. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent.