

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 April 2008

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/00003/FUL	Valid Date	15 January 2008
W No:	02384/04	Recommendation Date	27 March 2008
Case Officer:	Mrs Julie Pinnock	8 Week Date	15 April 2008
		Committee date	24 April 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	4 no. one bed, 4 no. two bed, 2 no. three bed and 2 no. four bed dwellings with associated external stores; 22 no. car parking spaces and landscaping
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Site:	Land Between Rozelle Close And Larch Cottage Main Road Littleton Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	YES	NO	YES	NO		

COMMITTEE ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 3
Case No: 08/00003/FUL / W02384/04
Proposal Description: 4 no. one bed, 4 no. two bed, 2 no. three bed and 2 no. four bed dwellings with associated external stores; 22 no. car parking spaces and landscaping
Address: Land Between Rozelle Close And Larch Cottage Main Road Littleton Hampshire
Parish/Ward: Littleton And Harestock
Applicants Name: Hyde Housing Association Ltd
Case Officer: Mrs Julie Pinnock
Date Valid: 15 January 2008
Site Factors:
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Site Description

The site is situated to the north west of Littleton on the edge, but outside of, the settlement boundary.

The site area is 0.38 hectares, and fronts onto Main Road, the through road which bisects Littleton north west to south east. There is a difference in levels within the site with a fall of 1.5m north to south and there is a 2 metre bank down to Main Road which contains mature trees.

To the south of the site are dwellings which front Rozelle Close, which serves 21 dwellings. Along the road front, also to the south of the site, is No. 49 Main Road which has vehicular access onto Main Road. To the north of the site is Larch Cottage which has vehicular access onto Main Road.

To the east on the opposite side of the road are a series of dwellings which front Main Road, and access to New Road which serves 12 dwellings. These are within the designated settlement boundary of Littleton.

The Conservation Area lies to the north of the site, approx 80m away at its closest.

The site is currently used as a paddock. It is set behind a line of high trees along the road frontage (east boundary). To part of the north boundary is a 3m hedge and the remainder of this boundary is fairly open with a post and rail fence. The west boundary is open to the surrounding fields and the south boundary has post and rail fencing and wood panel fencing.

260 metres to the west is Littleton Lane from where there are good views of the village and the site.

Proposal

The proposal is to provide an 'exceptions scheme' of 12 dwellings (4 no. one bedroom, 4 no. two bedroom, 2 no. three bedroom and 2 no. 4 bedroom)

This provision is based on the housing need survey and waiting list which has identified a need in Littleton.

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A new access is proposed along the road frontage onto Main Road, and the existing access will be stopped up and reinforced with landscaping.

The density is 31.6 dwellings per hectare.

The proposal promotes a series of buildings around a central courtyard area, which provides an amenity area and parking. There is also parking along the southern boundary of the site. A single bin store area is proposed to the south of the site.

The buildings are to be constructed from red face brickwork, with some timber cladding, and natural slate roofs with open eaves. The design and access statement advises that materials will take their influence from 'Old' Littleton. No particular materials have been submitted for approval, therefore a condition is recommended to require the submission of materials prior to the commencement of development (Condition 2).

The dwellings are to be designed and environmentally assessed to achieve a 'very good' EcoHomes rating as defined by the Building Research Establishment's Environment Assessment Method (BREEAM).

Relevant Planning History

W02384 - Residential development including a proportion of starter homes approx 4 acres - Application Refused - 20/09/1976

W02384/01 - Erection of a dwelling - Application Refused - 19/05/1978

W02384/02 - Erection of three dwellings - Application Refused - 10/11/1980

Consultations

Engineers: Drainage:

The proposal is to dispose of foul water to a mini treatment works sited on the north side of the road. The effluent generated would overwhelm the soakaways and is not acceptable. A porosity test is required in accordance with BS 6297 to calculate the area of drainage field required for this scale of development. A drainage layout should then be submitted for approval. Storm water can go to sustainable soakage system, therefore requests that hard landscaping is kept to a minimum.

Engineers: Highways:

No objection – application acceptable from a highway point of view, with car and cycle parking to current standards and adequate bin storage.

Environmental Health:

No adverse comment to make, subject to recommended conditions (Conditions 8, 9 and 10) to investigate and propose strategies for dealing with contamination. Also suggest informatives about working hours during construction works, and that there should be no burning at the site.

Landscape:

Arboricultural officer – No tree protection or method statement submitted. (Condition 11)

Landscape Architect – No objection subject to slight amendments to the landscape plans and landscape management and implementation condition. (Condition 12)

Environment Agency:

Comments that the proposal has a low environmental risk.

Southern Water:

Comments that there are no public foul or surface water sewers in Littleton. Alternative means of disposal will be required.

Others: Strategic Housing:

Fully supports the proposal, commenting that all 12 units will provide much needed socially rented accommodation for local people of Littleton. Comment that a public exhibition was held on 22/11/2007 which was attended by approx 140 local people, invitations for comments resulted in 25 written comments, with 5 supporting the scheme, 15 provided comments about design and

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access and 10 objected to the scheme outright. Advises that the site has been carefully selected from 12 sites and that the allocation of the affordable units will be controlled through a S106 Agreement, and there will be a requirement for potential applicants to possess a local connection with the parish and these criteria will be agreed with the Parish Council. Further advises that Hyde Housing Association have been successful in securing £820,000 of government funding to subsidise this scheme, which would be in jeopardy if planning consent cannot be obtained.

Representations:

Littleton and Harestock Parish Council:

The Parish Council have commented on some differences in the submitted application to the one presented to them and request amendments to deal with these matters. These include the following:-

“On the plans submitted 7421/P002 the entrance appears to have moved. It should be as the current farm gate entrance to the site; this has been confirmed with Hyde Housing.

Close boarded fencing is not shown on the plans and should be erected to the property boundaries to Rozelle Close.

Adequate screening of Larch Cottage should be made from Sites 1, 2, 3 and 4.

If possible, another two parking spaces should be supplied.

There is concern at the safety of pedestrians crossing the road and a safe position for pedestrians to stand with good visibility must be created.”

40 letters received:

35 objections, 2 concerns, 2 comments and 1 no objection, for the following reasons:

- Greenfield site should be protected from large development
- Government promotes development on brownfield sites – there are sufficient brownfield sites in the area, including Stockbridge Road for the Waitrose development and The Chimneys site
- Contrary to adopted Local Plan which seeks to protect the site as an important open area
- Out of character with the area’s predominantly detached dwellings
- Site raised from the road, and will dominant local environment and affect landscape setting
- Poor detailed design, layout and parking arrangement for the dwellings
- Visible and detracting in longer views
- High density development sets a precedent in an area which has a density of 8 dph
- Contrary to Littleton VDS – future development to be on lower land and not at one of the highest points and land should remain agricultural land and that existing trees and hedges should remain
- Contrary to Littleton VDS – few terraced dwellings in village which are spread, and not placed in one area
- Contrary to Littleton VDS – ‘future developments should seek to deliver an interesting mix of housing within any development scheme rather than the uniform styles which are more suitable to large modern estate developments’
- Issues and Options paper provides for large scale development in area of Winchester not far from Littleton – affordable housing may be accommodated within the design of these other areas.
- Highway safety
- Noise and pollution as a result of increased traffic
- Road width of 5m does not meet DOE Design Standard, which requires 6m
- Concern over access which has moved since public exhibition and concern about potential access to field beyond
- Previous decisions to refuse still valid
- Loss of privacy to occupiers of Nos. 18 and 19 Rozelle Close and 49 Main Road by vehicle headlights - Infringement of Human Rights – Article 8 Right to Privacy
- Require a 1.8m close boarded fence and 3m planting margin

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- Health risk as a result of the siting of the bin store – smell, air pollution and vermin
- No details of disposal of rainwater, site is elevated and surface water will flow from hard surface and cause flood to No. 19 Rozelle Close
- No mains drainage
- Odour from sewage treatment plant
- Lack of consultation with local people
- Better alternative sites for low cost development within Harestock and Littleton
- Developments since the 2004 needs survey have the potential to meet some/all the need such as The Park, Stockbridge Road and housing within the village at Hall Way, Hollands Close and the mobile home park in North Drive.
- No consultation in June as indicated in the Design and Access Statement
- Public consultation in November did not show same layout
- No reason for dismissing other sites considered
- As part of site search, should have included land adjacent to Harestock
- Needs survey in 2004 identified a need for privately owned 'low cost' housing not affordable housing
- The needs survey relates to both Harestock and Littleton
- Concern that eventual take up of the houses will be by non-local people
- Contrary to affordable housing policy which states that 'normally no more than 5 dwellings grouped in one location'
- Question the methodology, accuracy and interpretation of the Parish Housing Need Survey, which is felt not to reflect genuine need
- Lack of significant employment in the area, will encourage commuting and is not sustainable
- Lack of amenities - village shop and Post Office likely to be closed under the current cuts in the number of post offices, nearest shops are Harestock or Weeke.
- The design and access statement states that there is a village pub, this is not a village pub, but a restaurant
- The frequency of the bus is only every 2 hours (some quote every 3 hours), last service back from Winchester 1640 and no Sunday or Bank Holiday service and it is only a matter of time before this facility is lost
- No school in Littleton, could impact on Sparsholt (catchment school for area) and Weeke and impact on Crawley residents who are further away from Sparsholt catchments
- Large influx of people into Littleton will lose community and village status.
- Detrimental to the character of the Littleton Conservation Area
- Infilling gaps is preferable to expansion
- Would like to see provision of a footpath onto main road adjacent to the access road

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

- Land values
- Potential changes to legislation as a result of new government policy
- More appropriate for private residential housing/apartments for older people, a number of Littleton residents are over 80 and would move from their large family houses if more suitable accommodation was available.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

T5, E16

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.5, HE.4, H.6, H.7, T.1, T.2, T.3, T.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

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PPG 13 Transport
PPG 17 Planning for Open Space, Sport and Recreation
PPS 23 Planning and Pollution Control
PPG 24 Planning and Noise

Supplementary Planning Guidance
Littleton Village Design Statement

Other Planning Guidance
Landscape Character Area Key Characteristics/Strategies/Built Form Strategies
– Sparsholt Woodlands Landscape Character Area.
Guide to the Open Space Funding System
Movement, Access, Streets and Spaces
Parking Standards 2002
Technical Paper: Open Space Provision and Funding
Winchester Housing Needs Survey

Planning Considerations

Principle of development

Policy H.6 of the Winchester District Local Plan allows small scale residential development outside the policy boundary as an exception to other policies of the Local Plan, to meet the needs of local people unable to afford to rent or buy property on the open market. Sites should be well related to existing defined settlement boundaries.

To accord with this policy the Local Planning Authority should be satisfied that the need cannot be met within the settlement where the need exists; the development provides affordable housing in perpetuity for local people in proven housing need who cannot afford accommodation locally on the open market; there is access by public transport, walking or cycling to local facilities (particularly shops and schools); the development is well related to the scale and character of the adjacent settlement, and the development does not intrude unduly into the countryside or setting of settlements.

The proposal is for a mix of 12 units which provides 8 no. smaller 1 and 2 bedroom dwellings, and 4 no. 3 and 4 bedroom dwellings to meet a proven need in the local area.

The Housing Need Survey was last undertaken in 2004 and at that time there were 19 eligible households with an identified housing need in the area. In May 2006, there were 39 eligible households on the housing list with a local connection. The current need identifies 22 eligible households with a proven local housing need.

WCC's Strategy and Development Officer advises that the site was selected following an initial investigation of 12 sites. Four sites were short listed, although all sites were made available for comment at the exhibition held in November 2007.

Following the exhibition and taking into account the comments raised this site was selected as the most appropriate. Some minor changes were made to the layout following comments made at the exhibition.

The principle of providing affordable housing on this site, as an exception to normal countryside policies, is therefore acceptable.

The Design and Access Statement suggests that two exhibitions took place, however the one scheduled for June 2007 was postponed at short notice.

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Policy DP3 of the Local Plan requires, amongst other things, that development responds positively to the character, appearance and variety of the local environment; keeps parking to a minimum; does not have an unacceptable impact on adjoining land uses and property; provides sufficient amenity and recreational space and makes adequate provision for the storage of refuse and recyclables.

The proposal for 12 dwellings provides a site density of approximately 32 dwellings per hectare, which is at the lower end of 30-50 range recommended in Policy H.7 of the Local Plan.

Policy H.7 of the Local Plan requires all development to provide a range of dwelling sizes, with at least 50% small 1 or 2 bedroom units with a gross floor area of no more than 75 sq.m. The proposal achieves 75% smaller dwellings, and 50% of those have a floor area of less than 75 sq.m.

Policy RT.4 of the Local Plan seeks to provide and improve public recreation space within the district. All new residential developments are required to provide sufficient space and facilities to meet the needs of their residents. In this instance an off-site financial contribution is proposed, and the applicant has indicated a willingness to enter into a legal agreement to fulfil the aims of this policy.

Littleton Village Design Statement (VDS) was adopted in 2001 as supplementary planning guidance to the Local Plan. It includes chapters on the historical growth of Littleton, landscape and vegetation, the settlement and buildings, and a chapter on highways, including a strong desire to provide interconnecting footpaths. Each chapter provides guidance for the future. The proposed development is not in conflict with the advice and guidance in the document.

The planning history shows 3 previous refusals at this site for residential development, between 1976, and 1980. The first application (W02384) was an outline application and proposed a residential development on a 4 acre site with 6 dwellings proposed as starter homes. This application was dismissed at appeal on the basis that there would be harm to the rural aspect of this part of Main Road, concerns about sub-standard access and no proven local need for housing. A subsequent scheme for 3 dwellings (W02384/02) was also dismissed on appeal on the basis that the small gap between the old and new part of the village was important and its loss would be to the detriment of the character and old world charm of the old part of the village and that there was no evidence of a particular pressing local need for more housing in the village.

It is acknowledged that there is appeal history resisting residential development. However, there has been a material change in policy both nationally and locally and it is considered that this is sufficient to outweigh the presumption against development of this site. Furthermore the scheme has been well thought out and, as detailed below, does not detract from the rural character of the area.

The principle of development as proposed is therefore considered to be acceptable.

Design/layout

The layout provides dwellings around a central public courtyard area with an adjacent car parking area. There is also a band of parking to the southern edge of the site. The fronts of the dwellings face onto the central area, with footways leading to the car parking areas.

There is a strong sense of enclosure formed by the buildings around the central space not unlike a groups of farm buildings. The dwellings vary in roof heights, with 1, 1 ½ and 2 storey heights. The buildings have narrow plan forms, which keeps the ridge heights to a minimum and reduces the impact of these buildings in public views.

Impact on character of area and neighbouring property

The scheme proposes strong planted boundaries of native hedgerows and trees in a 3m deep

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green edge.

In longer views, particularly from the west, from Littleton Lane, the site will be viewed as an integral part of the village, and will not appear isolated or detached.

Further to the north of the site is the Littleton Conservation Area. The scheme does not impact on or affect the setting of the Conservation Area.

The proposal relates well to the existing character of the area, providing, public, semi-public and private spaces.

The site is surrounded by residential dwellings, with the rear boundaries of dwellings which front Rozelle Close adjacent to the southern boundary. On either side of the site along the road front are dwellings which front Main Road. To the south is No. 49 Main Road which is a single storey dwelling which sides onto the southern boundary of the site. Although it is close to the site boundary it will be screened by the existing boundary and the proposed perimeter planting. The bin store and car parking is sited along the southern boundary, although at their closest they are 3m away from the rear boundary of Nos. 19 Rozelle Close, and 49 Main Road. Concern has been raised about light spill from headlights of cars parking in these spaces. However, given the 3m dense planting zone, it is not considered that the proposal will affect the residential amenities of these dwellings.

To the north is Larch Cottage, a two storey dwelling, which is situated well away from the site boundary with an existing 3m high mature fir hedge which provides an effective screen.

On the opposite side of the road are 3 dwellings. No. 80 Main Road, a two storey dwelling, fronts onto Main Road and sides onto New Road. This dwelling has two vehicular access points off Main Road. The new access to the site will be opposite one of these accesses and there is concern by the occupiers that this will result in light pollution from vehicles leaving the site. However there is 28m from the edge of the carriageway to the front elevation of this dwelling, and there is a mature screen to the front of No. 80.

To the north of No. 80 Main Road is New Road, and further north are Nos. 82 and 84 Main Road. It is considered that the proposed development will not impact on the residential amenity of these two dwellings.

Landscape/Trees

The Council's landscape architect has provided detailed advice to the applicant about the need to create a landscape framework for the development which will reflect and contribute to the character of the area.

The submitted landscape plan broadly follows this advice, although some amendments to the planting species have been suggested. Amended landscape plans are to be submitted to deal with this.

The Arboricultural Officer comments that an Arboricultural Method Statement and tree protection details are required. The proposal involves the removal of some trees to facilitate the new vehicular access, and new tree and hedge planting will be required at the site of the existing access. A condition is recommended to require an Arboricultural Method Statement and details of tree protection measures. (Condition 11)

Highways/Parking

The proposal provides 22 car parking spaces which is acceptable and accords with parking standards. In addition, secure cycle storage is provided for each dwelling.

The Parish Council have suggested that 2 further parking spaces are provided. However, the

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proposal as submitted accords with parking standards and it is not reasonable or necessary to require further parking.

Other Matters

Concern has been raised that the proposal will result in undue smell both from the mini sewage treatment works and from the bin store and that the bin store will attract vermin. The Council's Environmental Health Officer has assessed the proposal and raises no concern in this respect. The provision of a bin store will facilitate a single point of collection.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions 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

That, provided:

- satisfactory amended plans are received with appropriate drainage details
- amended landscape plans are received, and
- a legal agreement is secured to provide for:
 - A financial contribution of £20,604.00 towards public open space
 - All 12 units are affordable units and for social rented accommodation for local people in perpetuity,

Then planning permission be granted subject to the following conditions:

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

Conditions/Reasons

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

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

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

2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 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.

3 Reason: In the interests of highway safety.

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4 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.

4 Reason: In the interests of highway safety.

5 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 15.0 metres from the highway boundary.

5 Reason: In the interests of highway safety.

6 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

6 Reason: In the interests of highway safety.

7 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

8 Prior to the commencement of the development approved by this planning permission (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practise and include unless otherwise agreed in writing by the LPA:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

8 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

9 Prior to the occupation of the development, written verification by the competent person approved under the provisions of Condition 8 clause (c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Condition 8 clause (c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

9 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

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10 If, during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under the provisions of Condition 8 clause (c) has been completed and a scheme to deal with any additional contamination shall be submitted to and approved in writing by the Local Planning Authority.

10 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

11 Prior to the commencement of development an Arboricultural Method Statement (to be prepared in accordance with BS5837:2005) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall incorporate a detailed scheme for tree protection during development.

11 Reason: To retain and protect the trees which form an important part of the amenity of the area.

12 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.

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

13 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.

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

14 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 of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

15 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 are occupied. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reason:

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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.

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

Hampshire County Structure Plan Review: T5, E16
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.5, HE.4, H.6, H.7, T.1, T.2, T.3, T.4

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

4. A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. SO23 9EH. Tel: 01962 858600 or www.southernwater.co.uk.

5. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

6. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.