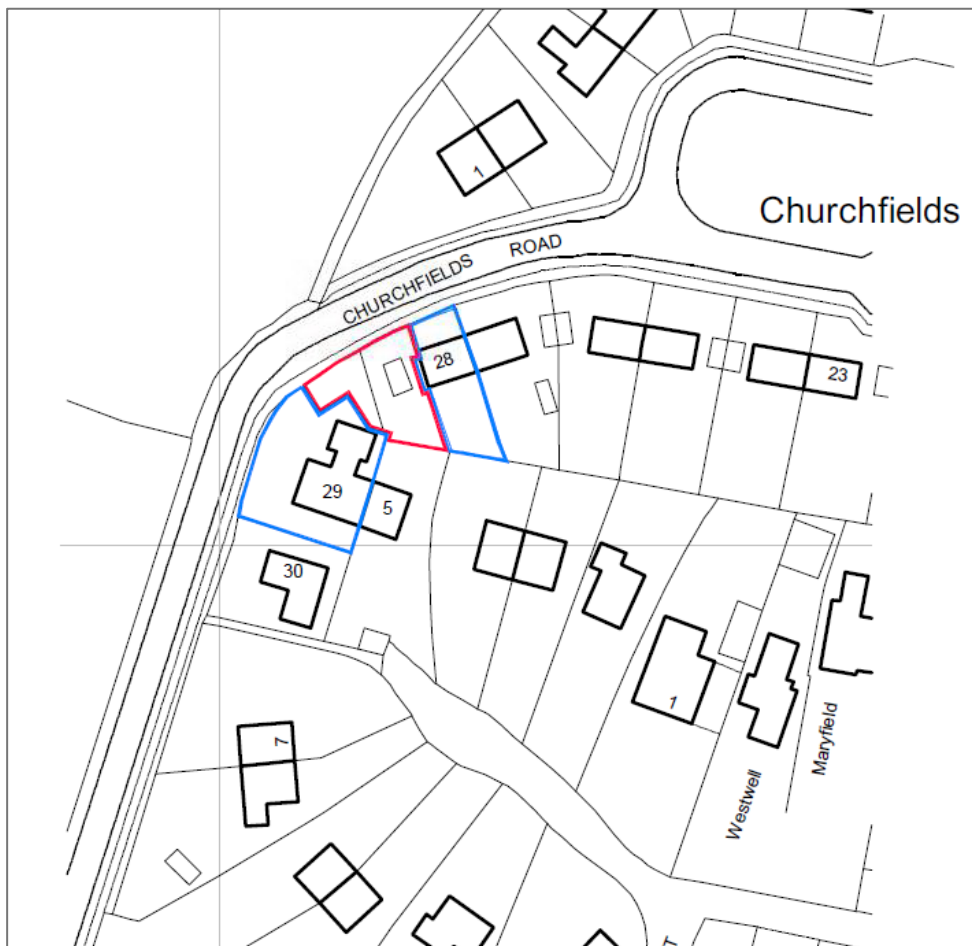


**Item No:** 05  
**Case No:** SDNP/17/04754/FUL  
**Proposal Description:** New detached two-storey dwelling (Amended Plans 18/01/2018)  
**Address:** 28 Churchfields, Twyford, Winchester, Hampshire SO21 1NN  
**Parish, or Ward if within Winchester City:** Twyford  
**Applicant's Name:** Mr R Powter  
**Case Officer:** Mrs Sarah Tose  
**Date Valid:** 27 September 2017  
**Recommendation:** Application Approved



### General Comments

This application is reported to the Planning Committee at the request of the Parish Council, which is appended to this report, and due to the number of representations that have been received contrary to the Officer's recommendation.

## **1 Site Description**

The application site is located on Churchfields in the village of Twyford, which lies within the South Downs National Park. The site comprises parts of the gardens of Nos.28 and 29 Churchfields. Churchfields is located on the western side of Twyford on the north side of Finch's Lane which leads from the main crossroads at the High Street, west to Shawford.

Churchfields runs north from Finch's Lane in a crescent form up to an oval loop at the northeast end. The application site is located on the inside curve of the crescent. The application site is a side garden area which is currently occupied by a number of outbuildings and structures. Several trees are located within the rear garden which is enclosed by fencing.

A footpath known as Church path is located opposite the site which extends towards the northeast to the church and school. Open fields lie to the north and west of the site with other residential development to the east and south. Levels fall from north to south.

The site is located within the settlement boundary of Twyford and is within walking distance of local shops, doctor's surgery and main road bus services.

## **2 Proposal**

The proposal seeks to construct a detached, two storey, two bedroom house between Nos.28 and 29 Churchfields, using part of both neighbour's gardens. The property would front onto the road and take on a more contemporary design, reflective of Nos.29 and 30 Churchfields. Two parking spaces would be provided for the new dwelling as well as a parking space for 28 Churchfields.

Since the submission of the application amended plans have been received following the Council's concerns regarding the scale and siting of the proposed dwelling. The following revisions have been secured:

- Ground floor glazed dining area to the southwest side of the dwelling removed.
- First floor balcony to bedroom 1 removed.
- Dwelling sited further back into the plot.
- Orientation amended so that the dwelling addresses the corner.

## **3 Relevant Planning History**

SDNP/16/03113/PRE - Erection of one dwelling. STATUS: PRE 7th September 2016.

## **4 Consultations**

**WCC - Winchester Highways**  
No objection.

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### **WCC - Drainage Engineer**

No objection, subject to condition

### **WCC - Winchester Trees**

Verbal consultation. Tree Officer confirmed that Tree Preservation Orders can only be placed on trees that are highly visible from the public realm and which have a high public amenity value. Suggest young mature replacement trees to mitigate the existing trees that will be lost.

### **Parish Council Consultee (original plans)**

The plans were reviewed and discussed. Concerns were raised regarding the site lines on the sharp end of Churchfields estate, which makes parking on the corner more dangerous on a route to school. The plans also require the loss of 2 garages and a parking space in an area of high parking demand and inadequate provision. Loss of parking is contrary to policy. The design was also questioned in terms of size and street scene.

It was resolved to object to the plans, with the following comments

1. The plans are not in keeping with the character of the close
2. The property is intrusive for the size of the plot
3. Highway danger and loss of parking is contrary to Policy
4. Design does not fit with the prominent location, both as an entrance to Churchfields, and as the prominence it would have over the Countryside and Lower Church path. The property would be visible over a wide arc of the valley.

If the Officers were minded to grant this application, we require this to go to Committee for discussion.

### **Parish Council Consultee (amended plans)**

In November, Twyford Parish Council made the following comments:

It was resolved to object to the plans, with the following comments

1. The plans are not in keeping with the character of the close
2. The property is intrusive for the size of the plot
3. Highway danger and loss of parking is contrary to Policy
4. Design does not fit with the prominent location, both as an entrance to Churchfields, and as the prominence it would have over the Countryside and Lower Church path. The property would be visible over a wide arc of the valley.

If the Officers were minded to grant this application, we require this to go to Committee for discussion.

In discussion of the application on 1st February 2018, The Council resolved to post the same comments made previously. The application does not provide any significant change, and does not alter our view of 'objection'.

The following comments are made 'If planning are minded to accept the proposal, restrictions have to be put in place for traffic safety, such as safe crossing from the footpath for children travelling to school and church, and traffic entering Churchfields cannot see around the corner'

## 5 Representations

11 representations from 8 households have been received raising objections to the application (original plans) for the following reasons:

- overdevelopment- plot too small
- excessive property density- plots designed for two houses will hold four
- create a precedent
- land registry states there is a covenant on this plot of land for one property only
- out of keeping with the estate
- detract from the layout of Churchfields as originally planned
- reduce size of an already small garden
- proposed driveway is situated on a busy corner
- existing parking problem with cars parked on corner reducing visibility
- any additional parking will exacerbate the existing situation
- Churchfields is the main parking area for school pick up and drop off
- additional traffic will prove a further hazard to users of Church path opposite the site which is frequently used by school children, walkers and visitors to the church
- construction vehicles will prove an additional hazard
- negative impact on area- spoiling aspect for neighbours and the public
- loss of mature trees would have an adverse impact on rural character and local wildlife
- balcony would overlook passers by and 5 The Crescent
- loss of privacy to 5 The Crescent
- noise level and disturbance to 5 The Crescent
- loss of light to 5 The Crescent and its garden
- plot lies approx. 1m higher than 5 The Crescent- any building will be more overbearing and imposing
- house of contrasting style including a balcony is out of keeping with the style of the original properties
- proposed house very close to the street with little outside space at the front
- the impact of reduced infiltration associated with proposal has not been considered
- impacts on biodiversity needs further consideration

Following the submission of amended plans, a further 6 representations have been received. No new issues have been raised.

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)

- South Downs National Park Local Plan - Pre-Submission September 2017

Other plans considered:

- Twyford Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## **7 Planning Policy**

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF07 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- H3 - Housing Provisions

- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- T2 - Development Access
- T4 - Parking Standards

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Pre-Submission September 2017** are relevant to this application:

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD22 - Parking Provision

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1

#### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

## 8 Planning Assessment

### Principle of development

The principle of developing the site for residential purposes is acceptable as the site lies within the settlement boundary of Twyford, subject to compliance with relevant local plan policies.

### Siting, scale & design

The proposed dwelling was originally sited closer to the road and forward of the existing building line, which increased its prominence on this corner site. The siting has since been amended so that the dwelling would now sit further back into the plot on a similar building line to adjacent properties. The orientation of the dwelling has also been amended so that the front elevation now addresses the corner.

The original plans included a larger kitchen/dining area to the southwest side of the dwelling with a balcony above that would serve bedroom 1. It was advised that these elements should be omitted to reduce the bulk of the dwelling on this small site, which has been addressed in the amended plans. The dwelling would be approximately 7.7m in height and would be set at a lower level than the adjacent property 28 Churchfields. The proposed floor area is approximately 89m<sup>2</sup> which is an acceptable size for a two bedroom property and not significantly over the nationally described space standard of 79m<sup>2</sup>. The scale of the dwelling as amended is therefore considered acceptable and would not be unduly prominent in the street scene.

Although the plot size of the new dwelling and the resultant plot size of 28 Churchfields would be smaller than others in the locality, this difference is not considered so harmful to the character of the area to justify a refusal on this basis.

The outdoor amenity space for the new dwelling and the reduced garden size of 28 Churchfields are limited; however there would be sufficient space for bin storage, a shed/cycle store and a south facing patio/lawn area. Also, as the site lies in a rural location there is easy access to the surrounding countryside for future occupants to enjoy. There is no policy relating to amenity space standards and on balance it is considered that the amended plans have reduced the scale of the proposal to an acceptable level.

The proposed dwelling is of a contemporary design which has been influenced by the adjacent properties 29 and 30 Churchfields. The proposed materials comprise a clay tiled roof, rendered elevations with elements of timber cladding to the front and grey powder coated aluminium windows and doors. The materials are considered acceptable and condition 3 is recommended to ensure that samples are submitted for prior approval. It will be important to secure a render colour that blends in with the surroundings rather than standing out. It is acknowledged that the appearance of the proposed dwelling would be considerably different from number 28 and the rest of Churchfields that lie to the east of the site. However, the dwelling would

be sited where the road turns the corner so it would also be seen in the context of the adjacent properties 29 and 30 Churchfields, which are more contemporary in their design and reflective of the proposed dwelling. On balance, the development is not considered to be harmful to the character of the local area and as such a reason for refusal on this basis could not be substantiated.

#### Impact on the landscape character of the South Downs National Park

Policy CP19 requires development to be in keeping with the context and setting of the landscape of the National Park. It is considered that new development in this location would be in keeping with the existing residential character of the area. The design of the new dwelling is considered acceptable and as such the development is not considered to detract from the landscape character and natural beauty of the National Park. Given the rural location of the site it is considered reasonable to apply a landscaping condition to ensure that the proposed planting and boundary treatment is appropriate for its setting. Condition 4 is recommended to secure details of landscaping.

The South Downs National Park is a designated International Dark Sky Reserve. Condition 6 is therefore recommended to require the prior approval of any external lighting at the site to ensure there is no adverse impact on the intrinsically dark nature of the Park.

#### Trees

The proposed site plan shows the removal of existing trees within the site which local residents have objected to on the grounds of a loss of habitat for wildlife and an adverse impact on the rural character of the area. The trees also help to screen the application site from 5 The Crescent so their removal would increase the prominence of the development on this neighbouring property.

The Council's Tree Officer has advised that the loss of the trees can be sufficiently mitigated against by securing replacement planting. A replacement planting scheme could include the provision of young mature species of approximately 4-5m in height which would contribute to the rural character of the area, instantly help to screen views of the development from neighbouring properties to the south and would ensure that the site still provides a habitat for local wildlife. Condition 5 is recommended to secure the provision of replacement planting.

#### Local residential amenity

##### *Loss of privacy*

The original design included a glazed dining area at ground floor level to the southwest side of the new dwelling, with a balcony above for bedroom 1. Concern was raised that these elements of the design would result in overlooking to 5 The Crescent and also to passers by. The design has since been amended to remove the first floor balcony and glazed area below.



There are no windows proposed on the east elevation of the new dwelling that would face 28 Churchfields. Windows on the west side of the development would overlook the garage and front garden of 29 Churchfields which is not considered materially harmful to their amenities. Windows on the front elevation would face towards the road and the front garden of 1 Churchfields which is not considered harmful as this area is currently highly visible in the public realm.

One velux window is proposed in the rear (southeast) facing roof slope which would serve a bathroom and has been conditioned to be obscurely glazed (condition 10). To protect the privacy of neighbours to the south of the site condition 11 is recommended to prevent any other windows being installed on the rear elevation and roof slope of the proposed dwelling without prior approval.

Views from the proposed ground floor windows would be screened by boundary fencing and replacement planting that can be secured by condition. The development is therefore not considered to result in any harmful overlooking to neighbouring properties.

#### *Overbearing impact*

Concern has been raised about the new dwelling having an overbearing impact on 5 The Crescent as the application site lies approximately 1m higher than this neighbouring property. At its closest point, the development would be approximately 9m from the north elevation of 5 The Crescent, ranging to 14m at its furthest point due to the orientation of the new dwelling which sits at an oblique angle to the neighbour. Given the separation distances between buildings, the extent of the difference in levels and the future replacement planting along the boundary that can be secured by condition, it is not considered that the development would result in a harmful overbearing impact to neighbouring properties. Details of existing and proposed levels have been secured in condition 4.

#### *Loss of light*

Concern has been raised about the proposed dwelling resulting in a loss of light to 5 The Crescent. This neighbouring property is located to the south of the application site so the development would not result in a loss of sunlight issue. Given the separation distance between buildings of approximately 9m to 14m it is not considered that any significant loss of daylight issues would occur.

#### *Noise disturbance*

Concern has also been raised that the development may lead to an increase in noise and disturbance at the rear of neighbours' gardens due to an intensity of use of the site. The layout of Churchfields is such that rear gardens back onto one another so there is inevitably the potential for noise disturbance from neighbours. It is not considered that the provision of an additional two bedroom dwelling in an existing residential area would generate a level of disturbance sufficient to warrant a refusal of planning permission. Issues of

noise nuisance from neighbours are addressed via other legislation (Environmental Protection Act 1990).

#### Highways

Concern has been raised by local residents about the development exacerbating the existing parking problem and having an adverse impact on highway safety. However, the Council's Highway Engineer has assessed the proposals and has raised no objections. The proposed layout shows a new relocated car parking space provided for the existing property (no.28) together with a new vehicle crossover. The proposed dwelling is to have two car parking spaces which would accord with the Council's adopted parking standards. No on site turning is provided but given the volume of traffic using this road and the number of occasions when vehicles will enter and depart the private driveway, it is not considered that sufficient demonstrable harm will occur in this instance to justify a highway reason for refusal.

#### Drainage

The Council's Drainage Engineer has assessed the proposals and has raised no objections. The site is at a low risk of flooding so no Flood Risk Assessment is required. Foul water will go to the main sewer which is the most sustainable option. There will be minimal additional loading so there is no need for a capacity check. As there are no main surface water sewers, surface water must be disposed of on site by infiltration. However, this has not been confirmed in the application so condition 7 is recommended to secure further details.

#### Sustainability standards

In March 2015 the Government announced updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of LPP1 Policy CP11. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions 8 and 9 are recommended to ensure that the new dwelling meets these standards.

## **9 Conclusion**

The application is considered acceptable for the reasons outlined above and is recommended for approval.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Samples and details of all materials to be used in the external appearance of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be carried out in accordance with such approved details.

Reason: In the interests of visual amenity and to protect the landscape character of the South Downs National Park.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- Proposed finished levels in comparison to existing ground levels, including the damp proof course and ground floor of the proposed building, and the relationship to the levels of adjacent buildings;
- All boundary treatment;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and to protect the landscape character of the South Downs National Park.

5. No development shall take place until a replacement planting scheme has been submitted to and approved in writing by the Local Planning Authority. Details shall include the species, size and number of replacement trees, together with an implementation programme and maintenance plan. Trees shall be young mature species. The replacement planting shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the development or in accordance with the implementation programme agreed with the Local Planning Authority.

Reason: To mitigate the loss of trees from within the site which contribute to the character of the area, provide a habitat for wildlife and provide some screening of the development from neighbouring properties.

6. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution and to minimise the impact on surrounding habitats.

7. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

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

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

9. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be occupied in accordance with these findings.

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

10. The velux window in the rear (southeast facing) roof slope of the dwelling hereby permitted shall be fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and thereafter retained.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no windows shall be installed on the southeast elevation or roof slope of the dwelling hereby permitted without the prior written consent of the Local Planning Authority.

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

**Informatives:**

1. 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.

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

Winchester District Local Plan Review (2006): H3, DP3, DP4, T2, T4.

Winchester District Local Plan Part 1 - Joint Core Strategy (2013): MTRA3, CP11, CP13, CP19, CP20.

South Downs Local Plan: Pre-Submission (2017): SD4, SD5, SD8, SD11, SD22.

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- In this instance a site visit was undertaken with the Applicant.

4. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

5. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

6. During Construction, 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.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. 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.

8. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on

which planning permission first permits development. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: <https://www.southdowns.gov.uk/planning/community-infrastructure-levy/>

## 11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## 12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## 13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## 14. Proactive Working

Officers have worked with the applicant and agent to overcome concerns with the original siting and scale of the proposed dwelling.

## Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	L01 C		16.09.2017	Approved
Plans - SITE ELEVATION	1741-02 A		16.09.2017	Superseded
Plans - SITE PLAN	1741-01 A		16.09.2017	Superseded
Plans - EXTERNAL VIEWS	05		16.09.2017	Superseded
Plans - ELEVATIONS	04 A		16.09.2017	Superseded
Plans - FLOOR PLANS	03 A		16.09.2017	Superseded
Plans - SITE ANALYSIS	SITE ANALYSIS		16.09.2017	Approved
Plans - CONCEPT SKETCH	CONCEPT SKETCH		16.09.2017	Approved
Plans - AMENDED SITE PLAN	1741-01B		18.01.2018	Approved
Plans - AMENDED SITE ELEVATION	1741-02B		18.01.2018	Approved
Plans - AMENDED FLOOR PLANS	1741-03B		18.01.2018	Approved

Plans - AMENDED ELEVATIONS	1741-04B		18.01.2018	Approved
Plans - AMENDED EXTERNAL VIEWS	1741-05A		18.01.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



Twyford Parish Council response to original plans:

## **Consultee Comments for Planning Application SDNP/17/04754/FUL Application Summary**

Application Number: SDNP/17/04754/FUL

Address: 28 Churchfields Twyford Winchester Hampshire SO21 1NN

Proposal: New detached two-storey dwelling

Case Officer: Sarah Tose

### **Consultee Details**

Name: Mrs Joanne Nicholson (Twyford Parish Council)

Address: Twyford Parish Council, PO Box 741, Twyford Moors Winchester,  
Winchester SO23 3QA

Email: twyfordclerk@gmail.com

On Behalf Of: Parish Council Consultee

### **Comments**

The plans were reviewed and discussed. Concerns were raised regarding the site lines on the sharp end of Churchfields estate, which makes parking on the corner more dangerous on a route to school. The plans also require the loss of 2 garages and a parking space in an area of high parking demand and inadequate provision. Loss of parking is contrary to policy. The design was also questioned in terms of size and street scene.

It was resolved to object to the plans, with the following comments

1. The plans are not in keeping with the character of the close
2. The property is intrusive for the size of the plot
3. Highway danger and loss of parking is contrary to Policy
4. Design does not fit with the prominent location, both as an entrance to Churchfields, and as the prominence it would have over the Countryside and Lower Church path. The property would be visible over a wide arc of the valley.

If the Officers were minded to grant this application, we require this to go to Committee for discussion.

Proposed by Cllr Lawton and seconded by Cllr Mitchell

Twyford Parish Council response to amended plans:

## **Consultee Comments for Planning Application SDNP/17/04754/FUL Application Summary**

Application Number: SDNP/17/04754/FUL

Address: 28 Churchfields Twyford Winchester Hampshire SO21 1NN

Proposal: New detached two-storey dwelling (Amended Plans 18/01/2018)

Case Officer: Sarah Tose

### **Consultee Details**

Name: Mrs Joanne Nicholson (Twyford Parish Council)

Address: Twyford Parish Council, PO Box 741, Twyford Moors Winchester,  
Winchester SO23 3QA

Email: twyfordclerk@gmail.com

On Behalf Of: Parish Council Consultee

SDNP/17/04754/FUL

## **Comments**

In November, Twyford Parish Council made the following comments:

It was resolved to object to the plans, with the following comments

1. The plans are not in keeping with the character of the close
2. The property is intrusive for the size of the plot
3. Highway danger and loss of parking is contrary to Policy
4. Design does not fit with the prominent location, both as an entrance to Churchfields, and as the prominence it would have over the Countryside and Lower Church path. The property would be visible over a wide arc of the valley.

If the Officers were minded to grant this application, we require this to go to Committee for discussion.

In discussion of the application on 1st February 2018, The Council resolved to post the same comments made previously. The application does not provide any significant change, and does not alter our view of objection.

The following comments are to be made if planning are minded to accept the proposal, restrictions have to be put in place for traffic safety, such as safe crossing from the footpath for children travelling to school and church, and traffic entering Churchfields cannot see around the corner.