



Meeting	Planning Committee
Date and Time	Thursday, 14th November, 2019 at 9.30 am.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.

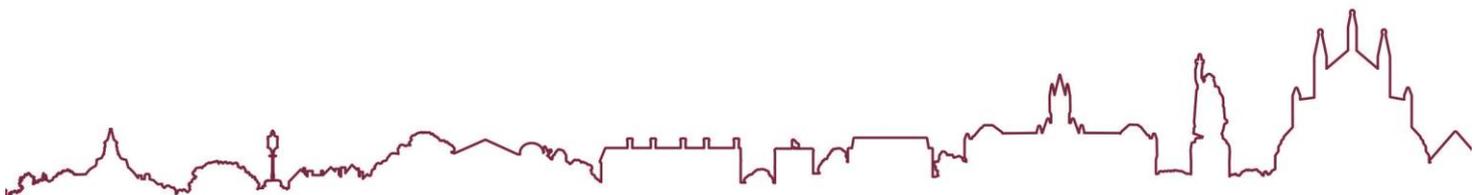
If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Membership of Sub-Committees etc**

To give consideration to the approval of alternative arrangements for appointments to bodies set up by the Committee or the making or terminating of such appointments.

4. **Minutes** (Pages 9 - 16)

Minutes of the previous meeting held on 23 October 2019.



Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but **prior to 4.00pm Tuesday 12 November 2019**, on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

		Report Number	Ward
5.	Where appropriate, to accept the Update Sheet as an addendum to the Report.		
6.	Planning Applications (WCC Items 7-12) (PDC1152 and Update Sheet refers)	PDC1152	
7.	Proposed Mast At Junction With Berewecke Road, Andover Road, Winchester (Case number: 19/01849/FUL) (Pages 17 - 22)		St Barnabas
8.	Unit 3 Easton Lane, Winchester, SO23 7RU (Case number: 19/01825/FUL) (Pages 23 - 32)		St Bartholomew
9.	The Old Farmhouse, Cripstead Lane, Winchester, SO23 9SE (Case number: 19/01751/HOU) (Pages 33 - 44)		St Michael
10.	The Old Farmhouse, Cripstead Lane, Winchester, SO23 9SE (Case number: 19/01752/LIS) (Pages 45 - 54)		St Michael
11.	8 Culver Road, Winchester, SO23 9JF (Case number: 19/01598/HOU) (Pages 55 - 62)		St Michael
12.	14 Quarry Road, Winchester, SO23 0JG (Case number: 19/01963/FUL) (Pages 63 - 68)		St Michael

13. Planning Applications (WCC Items 14-16)
(PDC1152 and Update Sheet refers)

The following items will not be considered before 2.00pm:

(Depending on the Committee's progress, some of the morning's items may overrun into the afternoon session. Nevertheless, the following items will not be considered before 2.00pm).

- | | | | |
|-----|--|---------|-------------------------------------|
| 14. | 24 The Dean, Alresford, SO24 9AZ
(Case number: 19/01914/FUL)
(Pages 69 - 78) | | Alresford &
Itchen Valley |
| 15. | The Well House, Bridge Lane, Shawford,
SO21 2BL.
(Case number: 19/01687/FUL)
(Pages 79 - 92) | | Badger Farm
& Olivers
Battery |
| 16. | 42-43 Stratton Lane, East Stratton SO21
3DT
(Case number: 19/02302/TPC)
(Pages 93 - 98) | | Wonston &
Micheldever |
| 17. | Confirmation of TPO 2261 - Land at Field
Penny, Ervills Road, Worlds End, Denmead
(Pages 99 - 106) | PDC1149 | Denmead |
| 18. | Confirmation of TPO2263 - Land at 49
Stoney Lane, Winchester
(Pages 107 - 114) | PDC1147 | St Barnabas |

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



6 November 2019

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer

Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk *With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk

MEMBERSHIP

Chair:

Evans (Liberal Democrats)

Vice-Chair:

Rutter (Liberal Democrats)

Conservatives

Cunningham
McLean
Read
Ruffell

Liberal Democrats

Bronk
Clear
Laming

Deputy Members

Brook, Pearson and Scott

Bentote and Gottlieb

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning Committee meets on average once every four weeks. The membership of the Committee is drawn from elected City Councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as "delegated decisions"). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to Committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the Committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the Committee meeting, the Chair will introduce the Councillors and officers at the table. Any Councillor's declarations of interest will also be announced at this point. If the interest is considered by the Councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The Committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda will set out those items which the Committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the Committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the Committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with

issues such as landscape, design and historic environment may also be available at Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Public participation:

There will be then a period of public participation, as follows:

- Objectors (3 minutes in total),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (5 minutes each),
- and supporters of the application (3 minutes in total).

Please keep to the time allocated.

The process is controlled by procedures to ensure fairness to both objectors and supporters. To register to speak, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4pm one clear working day before the meeting.

After each speaker's category, there will be an opportunity for the Committee to ask questions of the speakers, if the Committee considers it necessary to clarify any matters of fact that arise.

Aside from this, the Committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the Committee to ask questions of the officers and clarification, if necessary, of public speakers.

The Councillors' Debate

The Councillors will then debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or

- defer (usually for a site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the Committee to allow it to be reconsidered after the site visit has been held.

If the Committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually the precise wording for the reasons for refusal will be delegated to the Development Manager in consultation with the Chair. A summary of the Committee's reasons will be included in the minutes.

Voting:

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chair may exercise a casting vote and that vote may be cast in any way they wish.

A Member may abstain from voting, or vote differently from how they may have indicated during the debate, without further explanation. The way each Member voted will not be recorded in the minutes, unless a motion to have a Recorded Vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a Committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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Public Document Pack Agenda Item 4

PLANNING COMMITTEE

Wednesday, 23 October 2019

Attendance:

Councillors
Evans (Chair)

Rutter
Bronk
Clear

Laming
McLean
Read

Deputy Members:

Councillor Pearson (as deputy for Ruffell)

Others in attendance who addressed the meeting:

Councillor Lumby, Porter (Cabinet Member for Built Environment and Wellbeing) and Weir

Apologies for Absence:

Councillors Cunningham and Ruffell

1. DISCLOSURES OF INTERESTS

Councillor Evans made a personal statement that she was the Council's appointed representative on the South Downs National Park Authority but she had not discussed the South Downs applications (items 7 and 8) on the agenda and she took part in the discussion and voted thereon.

Councillor Evans also declared a personal (but not prejudicial) interest in respect of Item 7 (Metlands Farm, Dean Lane, Bishops Waltham) as she knew the objector speaking on behalf of Bishops Waltham Parish Council but she had not discussed the application itself and she took part in the discussion and voted thereon.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of Item 7 (Metlands Farm, Dean Lane, Bishops Waltham) as he knew the objector speaking on behalf of Bishops Waltham Parish Council but he had not discussed the application itself and he took part in the discussion and voted thereon.

2. **MINUTES**

The Committee noted that there were a small number of typographical errors in the Minutes of the meeting held on 12 September 2019 which would be corrected in the final published copy.

RESOLVED:

That subject to the correction of a small number of typographical errors in the minutes of the meetings held on 12 September 2019, the minutes of the meetings held on 12 September and 23 September 2019, be approved and adopted.

3. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT.**

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1151.

4. **PLANNING APPLICATIONS**

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

Applications inside the area of the South Downs National Park (SDNP):

5. **METLANDS FARM, DEAN LANE, BISHOPS WALTHAM**

Item 7: (Amended Plans) Side and rear single storey extension to existing house.

Metlands Farm, Dean Lane, Bishops Waltham

Case number: SDNP/18/04564/HOUS

The Service Lead Built Environment referred Members to the Update Sheet which set out a correction to page 26 – paragraph 7 referring to the National Planning Policy Framework (NPPF) issued on 24 July 2018. This should include “and updated February 2019”.

In addition, there was a further correction to page 27 in the paragraph headed Partnership Management Plan as it referred to the SDPMP having some weight pending adoption of the South Downs National Park Local Plan. The SDNP Local Plan had been adopted and the Management Plan was a material planning consideration in the assessment of this application.

There was also a correction to page 32 (Informative 3) – where the reference to NPPF should include “and updated February 2019” and a further verbal update at the meeting to correct the spelling of the word menage to manege in reference to the horse training area within the Report and explaining that the reference to ‘submerged’ referred to the proposed development being cut into the land.

During public participation, Josie Woods representing Bishops Waltham Parish Council spoke in objection to the application and answered Members’ questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

6. **PENN HOUSE, WHEELY DOWN FARM LANE, WARNFORD**

Item 8: Variation of condition 2 and 3 of extant planning permission

02/01236/FUL

Penn House, Wheely Down Farm Lane, Warnford,

Case number: SDNP/19/03374/CND

The Service Lead Built Environment referred Members to the Update Sheet which set out Correction to page 37 – paragraph 7 refers to the National Park Planning Framework issued on 24 July 2018. This should include “and updated February 2019”.

In addition, there was a further correction to page 38 in the paragraph headed Partnership Management Plan it refers to the SDPMP having some weight pending adoption of the South Downs National Park Local Plan. The SDNP Local Plan has been adopted and the Management Plan is a material planning consideration in the assessment of this application.

There was also a correction to page 40 (Informative 2) – reference to NPPF should include “and updated February 2019”.

For ease of reference when reading the report conditions 02 and 03 of planning permission SDNP/17/00996/CND were also set out in the Update Sheet and a verbal update was also made at the meeting that the full wording of the Conditions was taken from the 2017 planning approval and not from the 2002 consent as stated in the description of the application.

During public participation, Richard Lowe (agent) spoke in support of the application and answered Members’ questions thereon.

During public participation, Councillor Lumby spoke on this item as Ward Member.

In summary, Councillor Lumby stated that he was in support of the application:

- There was a grey area in the policies of the South Downs National Park Local Plan (SDNPLP) and the planning statement with the application was persuasive.
- The circumstances of the application were unique and would not set a precedent
- The application would preserve and enhance the SDNP by supporting a rural business of an artisan blacksmith and there was no need for additional housing
- The applicant could continue to grow the business
- The location was hidden from views by a hill and the building was on the edge of the site
- The application had the support of neighbours
- There was a need to live on the site to protect equipment

- The application building was small and not suitable for a family and was the subject of a separate planning application
- Due to occupancy condition 3 a mortgage could not be obtained on the property
- Occupancy conditions usually related to agriculture, but this was rural industry
- It was not the intention of the applicant to remove occupancy condition 3 and sell the property; it was required for room for family and the artisan Blacksmith business.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report and the Update Sheet.

Applications outside the area of the South Downs National Park (WCC):

7. **22 HAMPTON LANE, WINCHESTER**

Item 9: Demolition of existing single dwelling being replaced by erection of a single dwelling. (AMENDED PLANS)

22 Hampton Lane Winchester

Case number: 19/01208/FUL

The Chair reminded the Committee that a site visit for Committee Members had taken place prior to the meeting on 22 October 2019.

During public participation, Hannah Henderson and Roy Brizland spoke in objection to the application and Huw Thomas (agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Weir spoke on this item as Ward Member.

In summary, Councillor Weir stated that:

- The application site had been the subject of a pre-emptive site visit by Members of the Committee on 22 October 2019
- The existing property was poor and required replacement
- There had been a lack of engagement by the applicant and no pre-application contact.
- The St Barnabas West Design Statement was relevant as the application undermined the rural setting
- The application property was large in scale and would overshadow 20 Hampton Lane and impact on the sunlight it received
- It was out of character with the area
- The long north wing with its continuous roofline would block views from existing properties
- The garage would affect trees that were the subject of a Tree Preservation Order and the entrance might need to be widened.
- The boundary to the west would be hard and overbearing to properties in Teg Down Meads.

- The application should be refused for the reason of policies DM15, DM16 and DM17 of Local Plan Part 2 and if granted permitted development rights should be removed.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons that the development did not respond positively to the character and appearance of the area and therefore resulted in overdevelopment and that the development resulted in an overbearing and overshadowing effect to the occupiers of 20 Hampton Lane and was therefore contrary to CP13 of Local Plan Part 1 and DM15, DM16, DM17 of Local Plan Part 2, as well as the intentions of the St Barnabas Neighbourhood Design Statement, with the precise wording delegated to the Service Lead Built Environment in consultation with the Chair.

8. **7 WEST END TERRACE, WINCHESTER**

Item 10: (Amended Plans 20.08) Erection of two storey outbuilding following demolition of existing single storey outbuilding.

7 West End Terrace, Winchester

Case number: 19/01419/HOU

The Service Lead Built Environment referred Members to the Update Sheet which set out that the proposal assessment had taken into account the preservation or enhancement of the character or appearance of the conservation area as set out within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

During public participation, Christian Ferguson spoke in objection to the application and Jeremy Tyrell (agent) and Andrew Steer (applicant) spoke in support of the application and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

9. **WESTERN VILLA, 58 THE DEAN ALRESFORD**

Item 11: AMENDED PLANS (09/09/19). Application Reference Number:

15/02890/FUL Date of Decision: 22/12/2017 Condition Number(s): 19

Conditions(s) Removal: To substitute revised site plan, floor plans, elevations, boundary treatment and landscaping scheme. To be carried out in accordance with revised plans

Western Villa, 58 The Dean, Alresford

Case number: 19/01148/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out that in section headed 'Conditions' of the committee report, Condition 2 be removed as this has been discharged under the current details in compliance application for the original application 15/02890/FUL. Standard Assessment Procedures (SAP) and Building Research Establishment (BRE) calculations had been submitted and demonstrated that all plots (1-4) met Code 4 standard for energy and water.

In addition, Condition 3 was changed to:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of all dwellings and the front elevations of House 4 hereby permitted.

During public participation, Mark Sennitt (agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update sheet.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications inside and outside the area of the South Downs National Park be agreed as set out in the decision relating to each item, subject to the following:

(i) That in respect of item 9, 22 Hampton Lane, Winchester the application be refused permission for the reasons that the development did not respond positively to the character and appearance of the area and therefore resulted in overdevelopment and that the development resulted in an overbearing and overshadowing effect to the occupiers of 20 Hampton Lane and was therefore contrary to CP13 of Local Plan Part 1 and DM15, DM16, DM17 of Local Plan Part 2, as well as the intentions of the St Barnabas Neighbourhood Design Statement, with the precise wording delegated to the Service Lead Built Environment in consultation with the Chair.

10. **CHANGES TO THE PROCESS FOR CONFIRMING NEW TREE PRESERVATION ORDERS WHICH RECEIVE 5 OBJECTIONS OR LESS**
(Report PDC1150 refers)

At the invitation of the Chair, Councillor Porter provided background information on the historical context for the present referral of some Tree Preservation Orders to the Planning Committee for confirmation and the reasons for the proposed procedural changes.

RECOMMENDED:

1. THAT AN AMENDMENT BE MADE TO THE CONSTITUTION AS FOLLOWS:

A. INCREASE THE NUMBER OF OBJECTIONS RECEIVED FROM SEPARATE HOUSEHOLDS WHERE THEY RAISE RELEVANT CONSIDERATIONS, WHICH TRIGGER REFERRAL OF

**A DECISION TO MAKE A TREE PRESERVATION ORDERS BY
PLANNING COMMITTEE FROM 1 OBJECTION TO 6.**

**B. DELEGATE TO THE SERVICE LEAD - ENVIRONMENTAL
SERVICES AND SERVICE LEAD – BUILT ENVIRONMENT
DETERMINATION OF THE DECISION TO MAKE A TREE
PRESERVATION ORDER ON WHICH 1 TO 5 OBJECTIONS ARE
RECEIVED BY THE COUNCIL**

**C. REPRESENTATIONS MADE BY MEMBERS OR PARISH
COUNCILS WILL CONTINUE TO BE HEARD BY THE PLANNING
COMMITTEE**

The meeting commenced at 5.30pm and concluded at 9:15pm.

Chair

1.

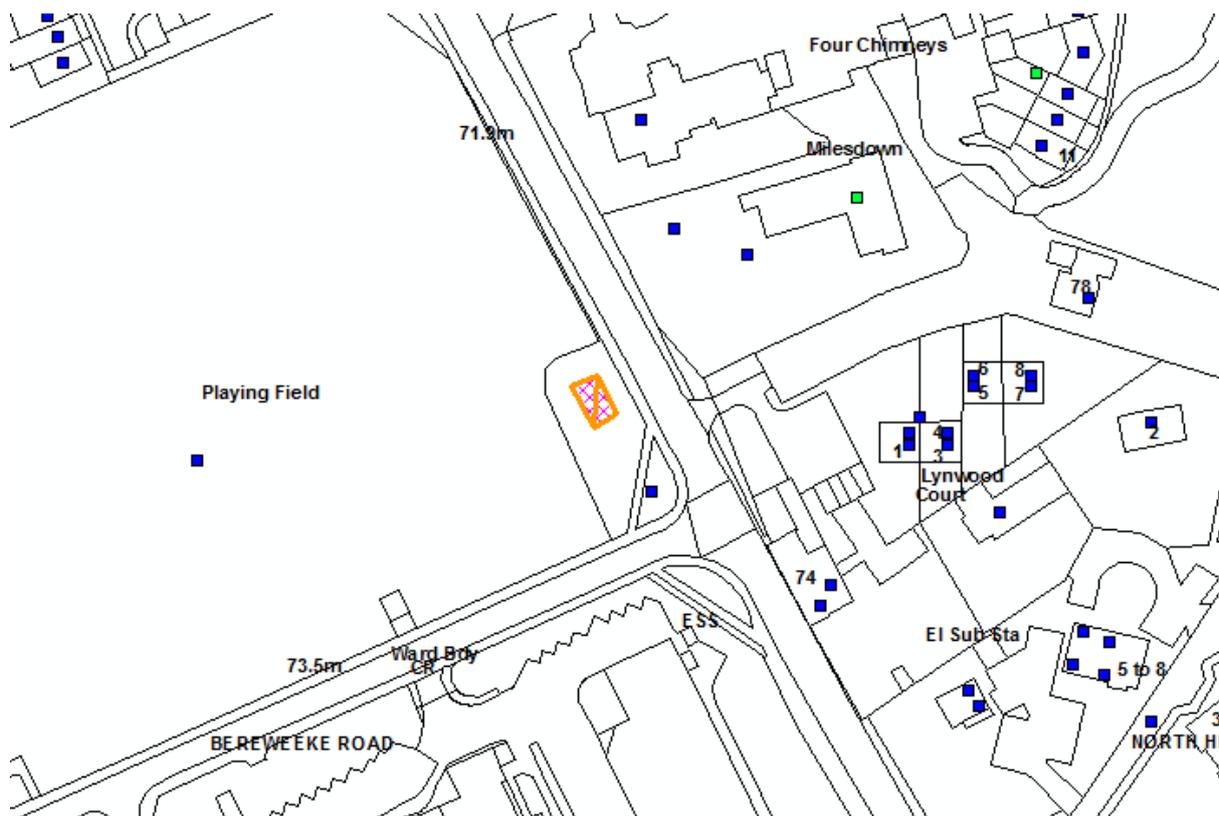
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Agenda Item 7

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01849/FUL
Proposal Description: The retention of existing temporary 30m lattice tower supporting 3 no antennas, 1 no equipment cabinet, 1 no generator and ancillary development thereto for a further 12 months
Address: Proposed Mast At Junction With Bereweke Road Andover Road Winchester Hampshire
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Cornerstone & Vodafone Ltd
Case Officer: Nicola Clayton
Date Valid: 23 August 2019
Recommendation: Application Permitted

Pre Application Advice:
No



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General Comments

The application is reported to Committee due to the number of comments submitted contrary to the Officer's recommendation.

Site Description and proposal

This is an application for the retention of the existing temporary mast installation on Andover Road close to the junction with Bereweke Road for a further 12 months. The mast provides basic coverage as a stop gap whilst the permanent solution is found.

Relevant Planning History

19/00115/FUL The retention of existing temporary 30m lattice tower supporting 3 no antennas, 1 no equipment cabinet, 1 no generator and ancillary development thereto for a further 6 months Permission 04.03.2019.

17/01930/TCP Proposed installation of a 17.5m pole, supporting 3 no antenna, associated ground based equipment cabinets and ancillary development thereto Refused on 13.09.2017 on the grounds of:

'The proposed development is contrary to Policies CP13 of the Winchester District Local Plan Part 1 2013 and DM15, DM16 and DM22 of the Winchester District Local Plan Part 2 2017 in that:

- the proposed mast, by virtue of its height, scale and siting would appear as a visually intrusive and incongruous feature which would fail to respond positively to the character, appearance and variety of the local environment.
- the proposed mast and associated cabinets have not been sited in a way that would minimise the impact of the development as set out within Policy DM22, and as such, would have a adverse impact upon the amenities of the locality.'

This application was allowed at appeal ref: APP/L1765/W/18/3197522.

Consultations

WCC Environmental Protection - No comments to make on this proposal.

HCC Highways Engineer - No objection to this proposal.

Representations

6 emails of objection have been received on material planning grounds relating to

- a) size,
- b) position,
- c) visual intrusion,
- d) noise
- e) health effects,
- f) the mast was erected before permission was given.

Cllr Anne Weir – Objects. Time for mast to be removed and re-sited or a full application for permanent installation with associated landscaping and amenities is

submitted

City of Winchester Trust - Objects to this further extension on the grounds that the mast and associated barriers etc compromise local amenity and are an eyesore. In the Trust's opinion any further application should only be considered on the basis that the site would be suitably landscaped and temporary barriers replaced by planting/screening. Consideration should also be given to using a fake tree phone mast.

Relevant policy

Policy DM22 - Telecommunications, Services and Utilities

Policy DM20 – Development and Noise

Policy DM17 – Site Development Principles

The National Planning Policy Framework – Ch. 10

Planning Considerations

Principle of development

The principle of allowing telecommunications development is contained in the National Planning Policy Framework and policy DM22 of Part 2 of the Local Plan. The development of communications and other infrastructure is desirable where it has benefits for economic growth or provides essential services for a community. The local planning authority will seek to facilitate such development, whilst having regard to its effect on the environment.

The application is assessed in respect of siting and appearance, and considers the proposed coverage and alternative options, design and impact on character of area and impact on highways, and the context of relevant policy outlined above.

Justification for need of the temporary mast for a further 12 months

The applicant, Vodafone Limited, has entered into an agreement with Telefonica UK Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. This agreement allows both organisations to:

- pool their basic network infrastructure while running two networks
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of development

The applicant confirms that this is an emergency 30m high temporary lattice tower. It is a moveable structure capable of providing service provision to the northern part of Winchester. Without this temporary installation there would be no coverage for Vodafone or Telefonica customers. The temporary installation is not a permanent solution and not designed to be. It provides basic coverage as a stop gap whilst the permanent solution is found.

A permanent site had been found on the adopted highway of Andover Road to provide the coverage required. The council first refused this scheme but the Inspector overturned this decision and allowed the appeal proposals to go ahead. In

the interim, between the application first being submitted and the site being allowed on appeal, high voltage cables had been laid directly underneath where the column is proposed to be located as well as next to it. It has been established that there is no location in the immediate area where the column could be relocated to which would not be affected by the presence of these high voltage cables. Therefore, this site can no longer be built out.

An entirely new site is now required to provide permanent replacement coverage in this area. The applicant clarifies that without the extension of time for the temporary mast to be retained in its current position then both Telefonica and Vodafone customers will lose all service provision from their handheld devices in this area.

Based upon the above set of circumstances it is considered acceptable that a further extension of time of the temporary mast for 12 months is required in order to find a suitable and available alternative permanent site, submit and obtain planning permission, programme the site in to build and for the site to be fully operational. The proposal thus accords with policy DM22 of the LPP2

Visual amenity and impact on the appearance of the area

It is accepted that the mast is tall and as a result has a visual impact on the surrounding area. The site is located in a busy transport route into and out of the City and adjacent to Peter Symonds College and therefore is a regular feature in the landscape setting. Taller trees and other vegetation are situated adjacent to the site which provide both screening to and a backdrop against which the mast is viewed, reducing the visual impact of the structure.

The applicant accepts that it was never the intention for the mast to be in situ for as long as it has been but due for unforeseen circumstances it is needed for a further 12 months. Whilst it is a substantial piece of equipment, it remains a temporary solution while an alternative site is found. Therefore, it is considered that the temporary siting of the mast for a further 12 months to fulfil an essential need is justified and the degree of visual harm caused to the visual amenity of the area would be limited.

The Trust have suggested that a disguised 'tree' mast may be more acceptable. However these tree type structures, whilst effective in distant views where they are set amongst other evergreen trees, are unconvincing and appear incongruous up close. They are also very expensive. Given that the mast is already there and it's a temporary application it is not considered appropriate. Furthermore, due to the short term nature of this planning application it is unreasonable to impose a condition in relation to planting/screening.

Once the permanent site is fully operational the temporary mast will be removed and the ground restored to its former condition. A safeguarding condition is proposed to achieve this (condition 01) .

Residential amenity

The temporary siting of the mast will not be unduly intrusive in views from the

nearest residential properties or otherwise have an adverse impact due to loss of light. In terms of noise generation the site is located along a busy transport route and whilst a generator is in operation the nature of the site location does not result in an adverse noise impact on the surrounding area and thus accords with policies DM17 and DM20 of the LPP2.

The application is supported by an ICNIRP compliance certificate and therefore meets the international guidelines in relation to health safeguards and in accordance with policy DM22 of the LPP2. No further consideration on health grounds is necessary in terms of the planning assessment.

Highways

The temporary siting of the mast does not adversely impact on highway safety. HCC Highways have no objection to the proposal.

Recommendation

Application Permitted subject to the following condition:

Conditions

01 The mast and all associated equipment and enclosures shall be dismantled and permanently removed from the site and the site shall be restored to its former condition by the 14 November 2020.

01 Reason: In the interest of the amenities of the surrounding area.

Informatives

1. In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. In this instance a site meeting was carried out. The Local Planning Authority has taken account of the following development plan policies and proposals:
The Local Plan Part 2 (2017): DM17 DM20 DM22

3. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

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38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4. 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.

5. 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.

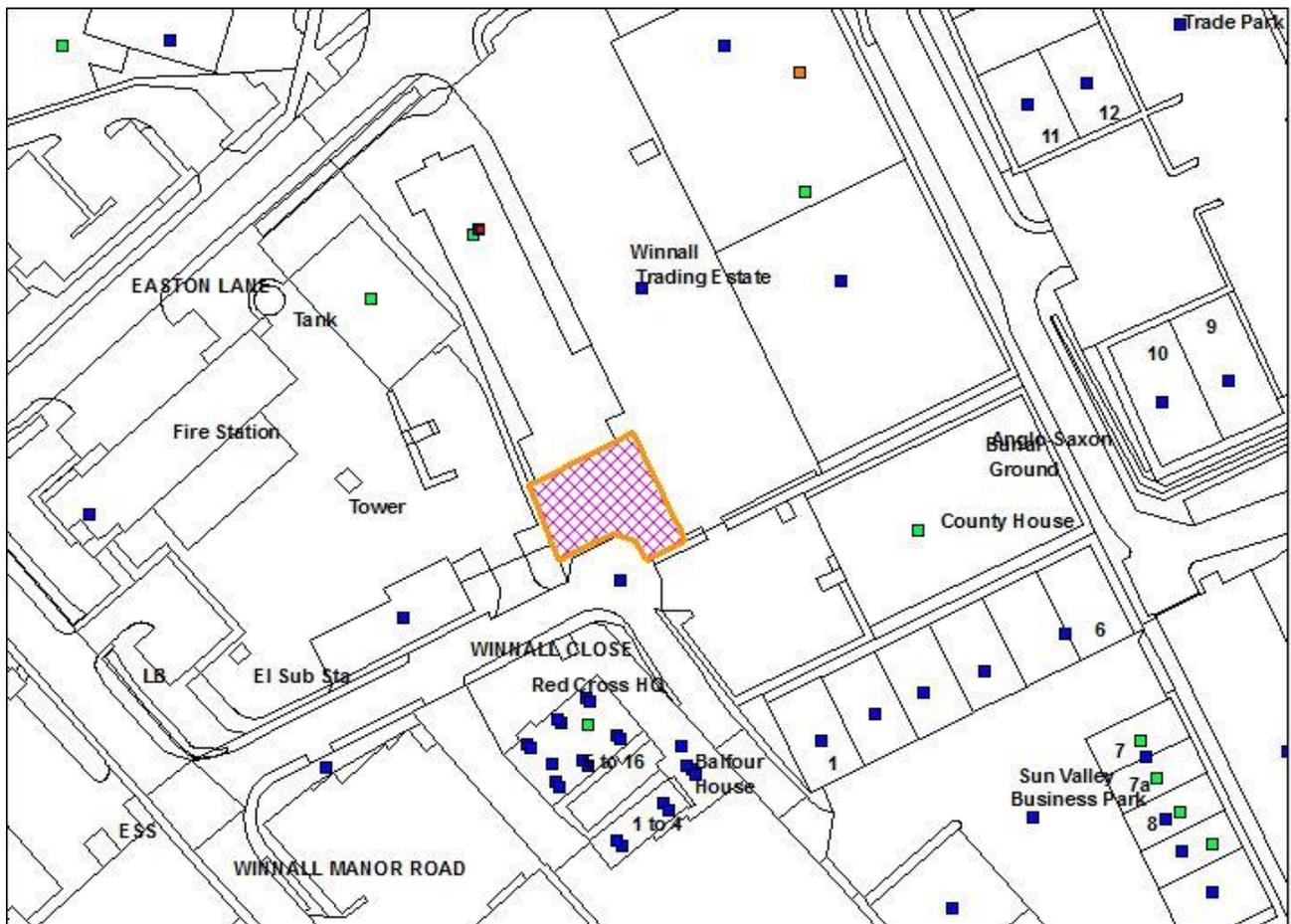
For further advice, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01825/FUL
Proposal Description: Change of Use from 'Vacant Hardstanding' to 'Hand Car Wash' (Retrospective)
Address: Unit 3 Easton Lane Winchester SO23 7RU
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Fatmir Kotarja
Case Officer: Cameron Taylor
Date Valid: 23 August 2019
Recommendation: Permitted

Pre Application Advice: no



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General Comments

The application is reported to Committee due to the number of public representations received contrary to the Officer's recommendation.

Site Description

The site is located within the Winnall Industrial Estate off Easton Lane to the south and to the west side of the road which serves the site and a number of businesses.

The site prior to the development consisted of vacant hard standing set behind metal fencing with vegetation along the boundaries to the south and west. Surrounding buildings consist of Pine and Oak Furniture adjoining the site to the north, access and parking to Winchester Fire Station to the west, County Glass to the east across the road serving both sites along with Student accommodation located to the south of the site across Winnall Close and another building with Prior Approval for the conversion of B1(a) offices to C3 residential units.

The wider area consists of a number of warehouses and building of various sizes and appearances that offer the sale of good and services, with a small ground of buildings located to the south of site within the industrial area being used for residential units whilst the nearest residential street is over 200 metres to the southeast of the site.

Proposal

The application concerns the change of use of the vacant hardstanding to a hand car wash that will include the erection of two canopies over the washing and drying area, a waiting and storage area and restrooms.

Relevant Planning History

12/02284/FUL- Change of use from B8 to auction saleroom and storage (sui generis)- Permitted

No pre application undertaken

Consultations

WCC Engineers: Drainage: no objection

- Need to know all water produced on site will drain to foul sewers and none will wash onto the public highway or into surface water drain.

HCC Engineers: Highways: - no objection

- The road accessing the trading estate is a classified road with a 30mph speed limit. The operational/internal arrangement of the car wash facility will not impact on the public highway and it is considered that the resultant increase in vehicle movements can be safely accommodated at the access junction with Easton Lane.
- On street parking restrictions are in place within the vicinity of the site in order to deter parking in inappropriate places.

WCC Environmental Protection:

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- Initial comments relate to concerns regarding the potential noise impact on the nearby residential dwellings, therefore refusal was recommended without a noise impact assessment
- Following submission of a noise impact assessment, the noise impact as a result of the operation of the car wash is relatively low because of other noise sources on the industrial estate; therefore should planning be granted the two mitigation measures stated in the assessment should be required (condition No.3).

Southern Water: no objection

- Should permission be granted an informative (No. 8) is attached with the consent.

Representations:

City of Winchester Trust: The trust supports Environmental Health's advice for refusal and the letters outlining the concerns about this application, noting the one regarding trading without permission.

14 letters received from 10 addresses objecting to the application for the following reasons:

- Shortage of turning spaces
- Concerns relating to highways in regards to parking in the area and increased traffic volume
- Concerned about proposed long trading hours
- Environmental Impacts, tree next to site and the chemicals from the car wash
- Erected signage on public highway
- The use of the business could lead to safety hazards
- Water pollution and chemicals used going into the drainage system without valid permission

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

- There area already car washes in the area
- The legality of the business
- No trade effluent licence for waste water going into the drains
- They are trading without planning permission

17 letters of support received.

- The noise from the business will not lead to a significant increase to the area due to the surrounding businesses with the daily operational machines including glass breaking.
- The location of the business will not effect the traffic volume in the area and there is sufficient parking and space on site
- The car wash will help by bringing in additional footfall to the surrounding businesses.
- Small and local business should be supported by other local businesses in the area.
- The trade hours are no more or less than other companies.
- Doesn't get in the way of other vehicles sharing the site.

Relevant Planning Policy:

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Winchester Local Plan Part 1 – Joint Core Strategy

- CP8- Economic Growth and Diversification
- CP13 High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

- WIN11.2- Winnall
- DM14- Masterplans
- DM16- Site Design Criteria
- DM17- Site Development Principles
- DM18- Access and Parking
- DM20- Development and Noise

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Document

High Quality Places SPD

Other Guidance

National Design Guide 2019

Planning Considerations

Principle of development

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided it is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

The previously existing use of the site comprised of a sui generis use of an auction saleroom and storage in conjunction with the Pine and Oak Furniture shop. The proposal seeks retrospective planning permission to change the use of part of the site to sui generis for the use of a car wash.

Policy CP8 of LPP1 supports economic development and diversification across the whole district. This will be achieved through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate supply of land and premises, suitable to maintain a diverse and successful local economy. It is considered that the proposal is not contrary to this policy as it supports economic development.

Design/layout

The site is accessed from the road that serves the industrial estate, with the proposal including a new waiting area and store room to the raised access platform which can still serve the rear of the adjoining business to separate it from the main washing area. The layout of the site has the washing area set to the southwest corner of the site with a centrally located drain within the washing area. The ground is graded slightly to direct the water to the drain, whilst surface channel drains are located to the north and east to stop any water produced on site from reaching the highways. The indicated drying area is situated to the east of the washing area, with both the washing area and drying area having canopies above of a lightweight appearance. The layout of the site allows for the

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vehicles to both enter and exit the site in a forward gear onto the same road serving the site.

Impact on character of area and neighbouring property

The character of the surrounding area is very industrial with a number of large warehouses of various sizes and appearances with parking situated to the front of the buildings along the estate access road with businesses offering the sale of various goods and services.

It is not considered that the proposal leads to any significant change to the appearance of the site, with the main development comprising the installation of the canopies and small buildings to the north of the site which therefore still retaining an open appearance. From the public realm along Easton Lane, the proposal is not readily visible. Views from Winnall Close are screened by existing vegetation looking towards the acoustic walling to the site. Therefore in the context of the surrounding business in the area it is considered that the development will accord with the design policies of the Local Plan.

The nearest residential properties are located to the south at Balfour House which is over 20 metres away from the site; this includes student accommodation which the proposal will have an increased noise impact on. Due to the surrounding area being primarily industrial estates which have an operational noise louder than the operation of the carwash the impact is considered acceptable subject to the mitigation methods recommended in the noise impact report. This includes a higher fence installation and an acoustic enclosure around the vacuum. In addition operating hours will be restricted in the interest of protecting the amenity of the properties under condition No 2.

Landscape/Trees

There is an un-protected tree located to the south side of the site. The water produced on site will drain into the foul sewers and not onto the soil and therefore it is not considered to harm the health of the tree in the area.

Highways/Parking

The layout of the car wash has been assessed by HCC Highways Engineer who raises no objection. As a result of the layout of the site, it is not considered that the proposal will have a significant impact on the public highway and the resultant increase in vehicular movements are considered to be safely accommodated along the access from Easton Lane.

The site has ample space to accommodate at least 11 cars at various stages of the service that includes the washing, drying/valeting and waiting to be served. 5 additional cars can be accommodated just outside of the site as agreed with the Landlord, and it is not anticipated that any car will remain on site for more than 1 hour. Therefore it is considered there will be no significant adverse impacts on highways and parking as a result of the development in accordance with Local Plan policy DM18.

Drainage

Due to the nature of the development consideration needs to be given to the drainage across the site as to not lead to adverse impacts. The location of the washing area and location and orientation of the drainage on site ensures that the water produced on site in

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the process of washing the cars is contained, with the drains connecting to the foul sewer network with a silt trap under the primary drain to the washing area. Therefore the proposal is not considered to have any significant adverse impacts on drainage.

Other Matters

Signage was noted to have been erected, however this application is for planning permission for the change of use of the site, should signage need to be assessed then a separate consent may be required.

Recommendation

Approve subject to the following condition(s):

Conditions

01 The development hereby approved shall be constructed in accordance with the following plans: - Plans & Elevations AS EXISTING- Dwg No. 001-P-01 - Received 23.08.2019, - Drainage AS EXISTING- Dwg No. 001-P-02 - Received 20.10.2019, - Queuing Layout AS EXISTING- Dwg No. 001-P-03 - Received 24.10.2019

Reason: In the interests of proper planning and for the avoidance of doubt.

02 The use hereby permitted shall only be open to customers between the following times 0830 and 1830 Monday to Saturday; 0930 and 1630 on Sundays and at no time at all on Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

03 Within one month of the date of this permission, details and drawings of noise mitigation methods to reduce the impact on the nearby residential properties, including 3m high acoustic walling and an acoustic enclosure for the vacuum cleaner, shall be submitted to and approved in writing by the Local Planning Authority. The approved noise mitigation measures shall be fully installed within 3 months from the date of their approval, and from thereon operated and maintained in accordance with the approved scheme, otherwise the use of the Car Wash facility hereby approved shall cease.

Reason: To protect the amenities of the occupiers of nearby residential properties.

04 If any external lighting is required, details shall be submitted to and approved in writing by the Local Planning Authority before their installation. The external lighting shall be installed, operated and maintained in accordance with the approved scheme.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

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Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: CP8

Local Plan Part 2 - Development Management and Site Allocations: WIN11.2, DM14, DM16, DM17, DM18, DM20

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4.

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.

4.

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.

6.

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

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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.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8.

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system
- b) A water course
- c) Where neither of the above is practicable: a sewer.

Areas used for vehicle washing should only be connected to the public foul sewer upon receipt of trade effluent discharge licence.

In order to apply for a discharge consent, you will need to engage a Water Retailer and submit the application through them. All charges for the trade effluent application and ongoing billing will be through the retailer. Trade Effluent application process for non-household (NHH) customers has changed since April 2017. This was a government decision to open the Market to competition.

Southern Water (SW) is still the owner of assets (Wholesaler), but all administrative or billing matters are conducted by the Retailer of your choice as SW did not enter the Retail market at this point in time. Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. <http://www.open-water.org.uk/for-customers/finda-retailer/suppliers/english-water-and-wastewater-retailers/>

Once we have received an application via your appointed water retailer, we have 2 months to issue a consent or reuse the application. Any permit/consent to the Environment e.g. lakes/rivers/streams should be made by the discharger to the EA.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on the site.

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For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

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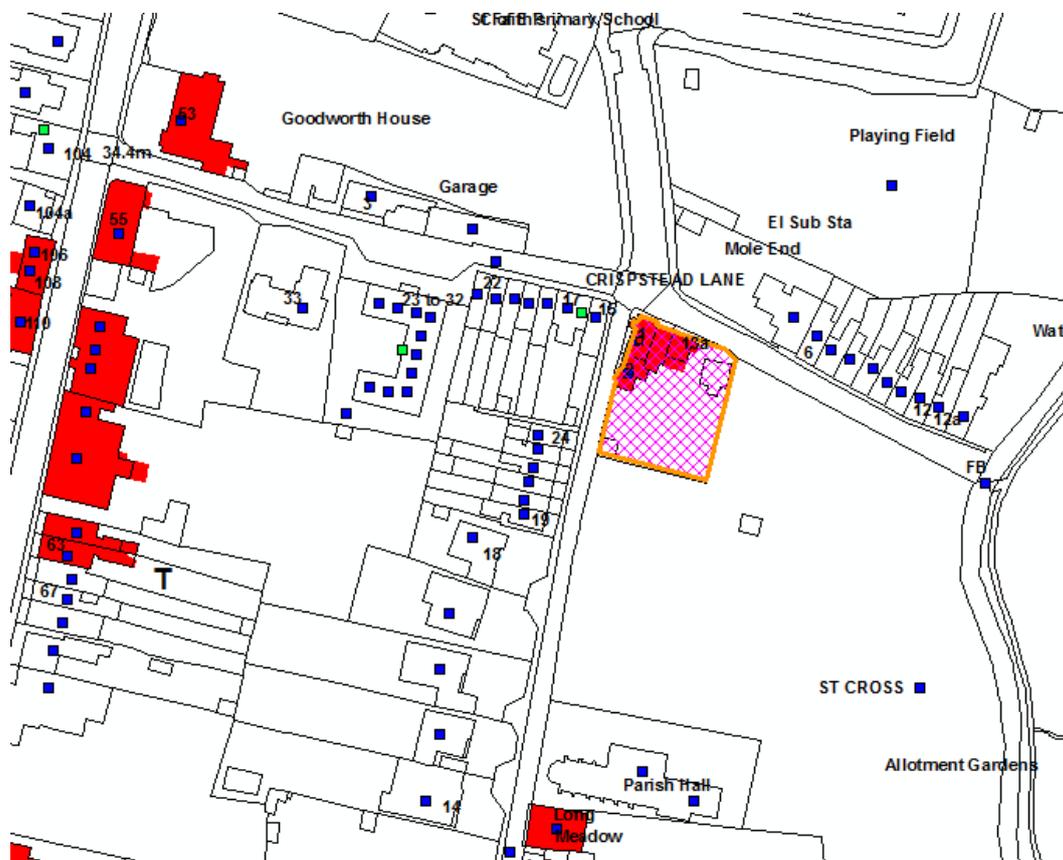
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01751/HOU
Proposal Description: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.

Address: The Old Farmhouse Cripstead Lane Winchester SO23 9SE
Parish, or Ward if within Winchester City: St Michael

Applicants Name: Mrs Erin & Mr Jamie Brookes
Case Officer: Marge Ballinger
Date Valid: 14 August 2019
Recommendation: Application Permitted

Pre Application Advice: yes



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General Comments

The application is reported to Committee due to the number of objections received (10) in relation to 19/01751/HOU and 19/01752/LIS which are contrary to the Officer recommendation for approval.

Site Description

The application site is approximately 750m² within the St Cross Conservation Area of Winchester, and sits along the southeast corner of Cripstead Lane and Back Street.

The dwelling is a Grade II listed building (approximately 165m² footprint), sits close to the road and has a brick-and-flint wall built along the north boundary with a wooden gate, drive and access to a double garage (built late 70s-early 80s) that sits toward the north-east corner of the site. Along the west boundary is the dwelling's entrance (principle elevation), and includes a brick wall built along Back Street from the dwelling and incorporating another outbuilding sited in the southwest corner of the site. To the east and south of the site of approximately 50 metres are the St Cross Allotments.

The dwelling's history estimates it being built in the 15th century for the St Cross Hospital steward. The cross-wing along Back Street and large chimney were estimated to be added in the 16th century. By the mid-19th century the building was shown to have been divided into 5 cottages described in a 'dilapidated' condition. By the late 19th century, the dwelling was known as a collection of 4 cottages and additions included a lean-to toward the back of the Back Street range and a flat-roof extension along the eastern end of the Cripstead Lane range.

In 1977 the property owners decided to combine the cottages into a single dwelling home and strip the later additions back and remove the additional doors and extra staircases, and build a new double-garage.

The internal garden of the site contains low-level landscaping and planting, and a cluster of trees including a mature silver birch and 2 apple trees are located near the southwest corner.

Proposal

The application has been submitted for the internal and external alterations to The Old Farmhouse (dwelling), including:

- the demolition and enlargement of the rear extension;
- replace the rear doorway to ground floor;
- enlarge 1 no. rooflight;
- remove and replace stairs to basement;
- lowering basement floor and garden levels to create a second basement access.

Other works include:

- the demolition of the existing garage to rebuild with parking on the ground floor

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and ancillary living above;

- the partial demolition and extension of the brick outbuilding along the southwest corner to create a gym (or other ancillary use).
- the proposal also includes the removal of 2no. apple trees and the pruning of 1no. silver birch tree.

The drive and other access to the site will remain unchanged. No alterations are proposed on boundary walls or fences, other than rebuilding or repairs where necessary.

Relevant Planning History

77/01066/OLD (W3179/LB) - Conversion of 4 cottages into one dwelling demolition of existing lavatories and washroom and provision of pedestrian access – permitted 01.09.1977

78/00590/OLD (W3179/01/LB) - Erection of vehicle access and erection of double garage; planning permission sought. Part demolition of existing boundary wall; listed building permission sought – permitted 29.11.1978.

07/00223/TPC - Silver Birch - Crown lift Silver Birch by removing 2-3 lowest limbs – permitted 13.03.2007

15/02722/TPC - 1 no. Birch tree 3m Crown reduction – withdrawn 06.01.2016

Consultations

WCC Historic Environment - no objection, subject to conditions

WCC Historic Environment: Archaeology - no objection, subject to conditions

WCC Landscape: Ecology - no objection, subject to conditions

WCC Landscape: Tree officer - no objection, subject to conditions

Representations:

City of Winchester Trust: no comments in support or objection, but had commented on 'inconsistencies and errors in some of the drawings and headings.' (The Trust had not clarified the original comment.) The Trust felt that not enough information was supplied for materials and finishes, especially in the garage and gym structures.

10 letters received objecting to the application for the following material planning reasons:

Opposition to the garage/ancillary accommodation:

- Replacement structure is larger than the original.
- Replacement structure will be prominent in the streetscene and out of character with the area (based upon size and design).

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- The structure will obscure views toward the Old Farmhouse upon approach from the east, as well as dominate from other longer views along the west and from Back Street.
- The replacement structure will have overlooking and overbearing impacts to adjacent allotments and Keats' Walk (path adjacent the allotments) from its doorway and its access (small landing).
- The replacement structure will create overshadowing and overbearing, and result in the loss of privacy to nearby dwellings along Cripstead Lane.
- The structure's roof light will add to light pollution. (The light pollution objection also referred to the 4-sides of glazing panels – which is a misinterpretation of the materials and drawing.)
- The structure will create a precedent for other applications to pursue roof extensions with balconies.
- Ancillary accommodation creates a potential for Airbnb use; would impact parking, bring additional noise and disruption to neighbouring dwellings.
- Ancillary accommodation will establish the change of use for a separate dwelling.
- The first floor balcony will over-hang the fence to the allotments.
- Wire fencing along adjacent the allotments is not along the correct boundary line; building up to the fence is outside the applicant's ownership.
- There is a history of other applications with balconies refused in the area (no.6 Cripstead Lane).

Opposition to shed conversion/extension to gym/other ancillary accommodation:

- The conversion will be larger than the original structure; out of character as compared to the other dwellings along Back Street.
- The Heritage Statement appears to overlook its value – hearsay has it that the structure provided privies to the original old cottages.
- Removal of apple trees and crowning of Silver Birch will make the proposal more visible along the road.
- Rooflight and side glazing panels would have potential for light pollution.

Opposition to alterations of the listed dwelling:

- Lowering the basement will invite flooding.

Opposition to Proposal (inclusive):

- Overdevelopment of the site overall.

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

- The structure will negatively impact on a local property value.
- The development will restrict views from dwellings along Cripstead Lane.
- Neighbours were not consulted prior to application submitted.

11 letters of support received for the following material planning reasons:

- Extension and alterations are minimal in terms of scale and sensitive and respectful of building and its context; minimal intervention to the main house.
- Alterations protect the key characteristics of the building while making it more suitable for a modern family.

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- Changes proposed are acceptable to locality.
- The existing garage has no architectural merit; the proposed replacement outbuildings are in scale, form and materiality.
- Garage structure maintains its subservience to main dwelling.
- The design of the outbuildings will compliment the dwelling and local environment.

Relevant Planning Policy

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP16, CP19, CP20

Winchester Local Plan Part 2
DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29

National Planning Policy Guidance/Statements:
National Planning Policy Framework Section 16

Other Planning guidance
High Quality Places

Planning Considerations

Principle of development

The principle of development to this property is acceptable due to its location within the settlement boundary of Winchester. Structures that contain ancillary accommodation, such as the proposal, are considered appropriate within domestic curtilages as their use remains associated with the host dwelling. The ancillary nature of the accommodation can be controlled through condition to prevent the formation of a separate dwelling house to retain appropriate control.

Impact on the historic environment

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy DM29 of the LPP2 seeks to protect the special interest of a heritage asset.

The proposed internal alterations to the dwelling are considered by the Council's Historic Environment Officer as a 'light touch' and while they would result in some minor loss of historic fabric of low significance they would allow the significance of the listed building to remain clearly appreciable.

The proposed extension to the dwelling would replace a 1930's lean-to of no architectural or historic interest and its form and detail has been well considered, would relate well to the host building, and would be an honest modern addition of high visual quality.

Based upon the above assessment it is considered that the proposed works to the listed building amount to less than substantial harm to its historic integrity and setting and the

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improvements to the building are therefore acceptable and comply with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposed works also comply with policy DM29 of the LPP2 and para 16 of the NPPF.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies DM27 and 28 of the LPP2 require development to preserve or enhance the character, appearance or special architectural or historic interest of the area.

The garden room and garage at best make a neutral contribution to the setting of the listed building and the character and appearance of the conservation area. The replacement garden room and garage would add visual interest to the street scene in a subtle, modern but appropriate manner, and would not harm the heritage assets or their setting.

Based upon the above assessment it is considered that the proposed extensions and rebuilding of the garage and garden room would have a neutral/positive impact on the character of the area and thus preserves the setting of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 and DM28 of the LPP2 and para 16 of the NPPF.

Impact on neighbouring property

Dwelling Alterations

The alterations proposed externally to the dwelling are sited within the property's rear garden out of public view. Therefore, no further impact to the character of the area or neighbouring amenities is expected with the replacement extension and rear door alterations.

Garage/Ancillary Accommodation and the Extended Shed

Criteria vii of policy DM17 of the LPP2 requires development not to adversely affect adjoining land, uses or property by reason of overlooking, overshadowing or by overbearing. In this case, the overall height of the replacement garage/ancillary structure is 90cm higher than the original garage (up to 4.23m) with a slight increase to the ground floor footprint (an additional 3m² total).

The extended shed will be 60cm higher than the original (up to 4m) and will add a further 1.65m in length to the original structure.

The design and siting of the garage/ancillary structure does not prove to have any overbearing or overlooking impacts on neighbouring properties. The nearest dwelling is sited northeast across Cripstead Road from the proposed structure. Mole End sits on the corner of Cripstead Lane and St Faiths Road, and behind a high wood-panelled fence. The proposed structure will be approximately 8m from the neighbour's fence, and approximately 9.5m from the front elevation. No further windows are proposed along the

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north elevation toward Cripstead Lane.

There is a public allotment east of the proposed garage/ancillary structure. The access to the ancillary room is by the south elevation stairs that access a landing along the east elevation and door. Although there will be views from the door and landing at first floor level, the allotments and walkways are within the public domain. The proposal facilitates the natural surveillance of the allotment land which is a benefit. The east door, south window panels and the flat roof lantern are recessed into the roof which reduces impact for light pollution.

It is noted that there is not a clear hard border along the northeast corner from the existing residential land to the allotments. The walkway/landing to the ancillary room above the garage is less than 1m in depth will not extend above or beyond the existing boundary indicated in the location plan.

There is no intention to use the proposed garage/building as an independent dwelling and it is recommended that a condition is applied ensuring that the domestic use of the building remains ancillary in its function to be used in association with the main dwelling (condition 08). It is noted that the minimum nationally described space standard for new dwellings is 39 s.m. and policy DM2 of the LPP2 requires this minimum standard to be met. The proposed ancillary accommodation will be 10 s.m. to first floor's internal space and consists of one room with a separate W.C. Although the ground floor has approximately 29 s.m. proposed for the 2-car garage, there is limited scope for the building as a whole to be used as an independent dwelling.

Based upon the above assessment it is considered that the proposed development would not have a demonstrable adverse impact on the residential amenity of neighbouring properties and therefore complies with part vii of policy DM17 of the LPP2.

Landscape/Trees

The proposal includes removing two apple trees and to prune the Silver Birch that are sited near the existing outbuilding toward the southwest corner of the site.

The extended shed/garden room is sited adjacent a mature silver birch tree, after the removal of the two apple trees. Condition 03 requires an enhanced tree protection plan and works method statement to further protect the birch during the construction phase for its longevity.

Other Matters

Archaeology

The proposal site lies to the south of the historic city of Winchester, within the historic settlement of St Cross. To the west of the site, St Cross Road was the principal route between Winchester and Southampton during the Roman, Late Saxon and medieval periods.

Given its location in relation to previous finds and archaeological investigations, the

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proposal site is considered to have the potential to contain buried archaeological remains relating to the Roman and Late Saxon periods and the mid-15th century origins of the application site itself attest to its potential to also contain buried remains dating to the medieval period. Such archaeological remains may be disturbed by groundworks associated with the proposal, arising from both from building and landscaping works and may also be revealed also from works to the listed building itself.

DM26 policy refers to planning permission will be granted where the proposal includes a provision to preserve any archaeological remains and a mitigation scheme prior to works commencing. In this case, conditions 04 and 05 will be added to control and mitigate any archaeological findings.

Ecology

A Preliminary Ecological Appraisal and Bat Survey (Greenwood Ecology and Conservation, September 2019) report was submitted in support of the application. Building 1 (areas of the Old Farmhouse to be affected only) and Building 2 (outbuilding) are considered to have negligible potential for roosting bats. Building 3 (garage) was considered to be of low suitability for roosting bats. A dusk emergence was undertaken on Building 3 on 18th September (western aspect) & a dawn re-entry on 19th September 2019 (eastern aspect).

CP16 policy states that the LPA will support development which maintains, protects and enhances biodiversity across the District. Condition 06 is proposed to follow the recommendations within section 6 of the Preliminary Ecological Appraisal and Bat Survey (Greenwood Ecology and Conservation, September 2019), as well as an external lighting scheme to be submitted and approved in writing by the LPA prior to commencement.

Recommendation

Permission to be granted, subject to the following condition(s):

Conditions

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

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

2. No works beyond ground works to each new structure hereby approved (extension, garage and garden room respectively), shall commence until a fully-detailed materials schedule has been submitted to and approved by the Local Planning Authority in writing. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed and must be accompanied by labelled samples as applicable to each building part. Following the approval of the schedule, but prior to the commencement of above-ground works, a 1-square-metre sample panel of brickwork for the extension hereby approved shall be prepared on-site for inspection by the Local Planning Authority, to demonstrate the approved brick sample in use with a proposed mortar, bonding and pointing specification, to be subsequently confirmed to and approved in writing by the Local Planning Authority as an addendum to the approved materials

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schedule. The works shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

3. Notwithstanding the Arboricultural Impact Assessment (ref BROO/2189aia-RevA) dated 06.08.2019, no development or any works of site preparation shall take place until the applicant or their agents or successors submit an enhanced tree protection plan and works method statement and approval received in writing by the Local Planning Authority. Works shall be carried out with the approved method and plans, and any deviation from the works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the tree retained within the Conservation Area.

4. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works (to include historic building recording), in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

5. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

6. The recommendations within section 6 of the Preliminary Ecological Appraisal and Bat Survey (Greenwood Ecology and Conservation, September 2019) shall be adhered to throughout all phases of the development and the ecological enhancements shall be sited as shown in Figure 3 prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

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7. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. 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). 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 appearance of the area, the environment and protected species from light pollution.

8. The garage/ancillary accommodation and converted outbuilding hereby permitted shall be occupied in association with the dwellinghouse or shall be used for the purposes ancillary to the dwellinghouse. At no time shall with of the buildings be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

9. The development hereby approved shall be constructed in accordance with the following plans received: -

- Location Plan, drawing JTD_0211_02_001, rev A dated 13.08.2019
- Proposed Site Plan, drawing JTD_0211_02_200, rev B dated 02.19.2019
- Proposed Basement Plan, drawing JTD_0211_02_201, rev A dated 13.08.2019
- Proposed Ground Floor Plan, drawing JTD_0211_02_202, rev A dated 13.08.2019
- Proposed First Floor Plan, drawing JTD_0211_02_203, rev A dated 13.08.2019
- Proposed Roof Plan, drawing JTD_0211_02_204, rev A dated 13.08.2019
- Proposed West Elevation, drawing JTD_0211_02_211, rev A dated 13.08.2019
- Proposed North Elevation, drawing JTD_0211_02_212, rev A dated 13.08.2019
- Proposed East Elevation, drawing JTD_0211_02_213, rev A dated 13.08.2019
- Proposed South Plan, drawing JTD_0211_02_214, rev A dated 13.08.2019
- Proposed Garage Elevations, drawing JTD_0211_02_215, rev A dated 13.08.2019
- Proposed Outbuilding Elevations, drawing JTD_0211_02_216, rev B dated 24.10.2019
- Proposed Section A-A and B-B, drawing JTD_0211_02_221, rev A dated 13.08.2019
- Proposed Garage Sections, drawing JTD_0211_02_222, rev A dated 11.09.2019
- Reason: In the interests of proper planning and for the avoidance of doubt.

Informatives:

1. 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

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taken by the Council. The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee

Further information, application forms and guidance can be found on the Council's website
- www.winchester.gov.uk.

2. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

3. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

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

Planning (Listed Buildings and Conservation Areas) Act (Section 66 and Section 72)

Local Plan Part 1 Joint Core Strategy: DS1, CP16, CP19, CP20

Local Plan Part 2: DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29

National Planning Policy Framework

5. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

6. 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.

7. 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.

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8. 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.

For further advice, please refer to the Construction Code of Practise

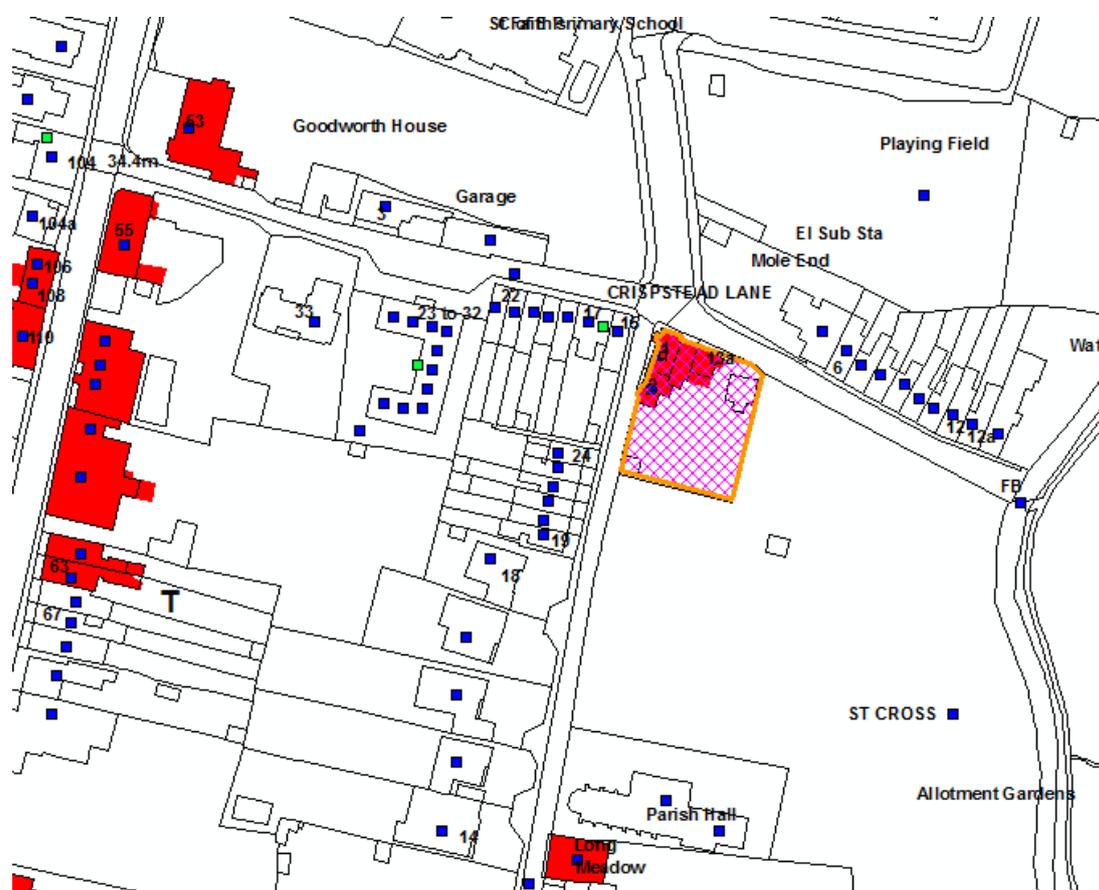
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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Case No: 19/01752/LIS
Proposal Description: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.

Address: The Old Farmhouse Cripstead Lane Winchester SO23 9SE
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mrs Erin & Mr Jamie Brookes
Case Officer: Marge Ballinger
Date Valid: 14 August 2019
Recommendation: Application Permitted

Pre Application Advice: yes



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General Comments

The application is reported to Committee due to the number of objections received (10) in relation to 19/01751/HOU / 19/01752/LIS which are contrary to the Officer recommendation for approval.

Site Description

The application site is approximately 750m² within the St Cross Conservation Area of Winchester, and sits along the southeast corner of Cripstead Lane and Back Street.

The dwelling is a Grade II listed building (approximately 165m² footprint), sits close to the road and has a brick-and-flint wall built along the north boundary with a wooden gate, drive and access to a double garage (built late 70s-early 80s) that sits toward the north-east corner of the site. Along the west boundary is the dwelling's entrance (principle elevation), and includes a brick wall built along Back Street from the dwelling and incorporating another outbuilding sited in the southwest corner of the site. To the east and south of the site of approximately 50 metres are the St Cross Allotments.

The dwelling's history estimates it being built in the 15th century for the St Cross Hospital steward. The cross-wing along Back Street and large chimney were estimated to be added in the 16th century. By the mid-19th century the building was shown to have been divided into 5 cottages described in a 'dilapidated' condition. By the late 19th century, the dwelling was known as a collection of 4 cottages and additions included a lean-to toward the back of the Back Street range and a flat-roof extension along the eastern end of the Cripstead Lane range.

In 1977 the property owners decided to combine the cottages into a single dwelling home and strip the later additions back and remove the additional doors and extra staircases, and build a new double-garage.

The internal garden of the site contains low-level landscaping and planting, and a cluster of trees including a mature silver birch and 2 apple trees are located near the southwest corner.

Proposal

The application has been submitted for the internal and external alterations to The Old Farmhouse (dwelling), including:

- the demolition and enlargement of the rear extension;
- replace the rear doorway to ground floor;
- enlarge 1 no. rooflight;
- remove and replace stairs to basement;
- lowering basement floor and garden levels to create a second basement access.

Other works include:

- the demolition of the existing garage to rebuild with parking on the ground floor and ancillary living above;

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- the partial demolition and extension of the brick outbuilding along the southwest corner to create a gym (or other ancillary use).
- the proposal also includes the removal of 2no. apple trees and the pruning of 1no. silver birch tree.

The drive and other access to the site will remain unchanged. No alterations are proposed on boundary walls or fences, other than rebuilding or repairs where necessary.

Relevant Planning History

77/01066/OLD (W3179/LB) - Conversion of 4 cottages into one dwelling demolition of existing lavatories and washroom and provision of pedestrian access – permitted 01.09.1977

78/00590/OLD (W3179/01/LB) - Erection of vehicle access and erection of double garage; planning permission sought. Part demolition of existing boundary wall; listed building permission sought – permitted 29.11.1978.

07/00223/TPC - Silver Birch - Crown lift Silver Birch by removing 2-3 lowest limbs – permitted 13.03.2007

15/02722/TPC - 1 no. Birch tree 3m Crown reduction – withdrawn 06.01.2016

Consultations

WCC Historic Environment: - no objection, subject to conditions

Further consultations received from Archaeology, Head of Ecology, and WCC Tree Officer that are relevant to the accompanying 19/01751/HOU planning application. No objection, subject to conditions.

Representations:

City of Winchester Trust: no comments in support or objection, but had commented on 'inconsistencies and errors in some of the drawings and headings.' (The Trust had not clarified the original comment.) The Trust felt that not enough information was supplied for materials and finishes, especially in the garage and gym structures.

10 letters received objecting to the 19/01751/HOU / 19/01752/LIS applications for the following material planning reasons:

Opposition to the garage/ancillary accommodation:

- Replacement structure is larger than the original.
- Replacement structure will be prominent in the streetscene and out of character with the area (based upon size and design).
- The structure will obscure views toward the Old Farmhouse upon approach from the east, as well as dominate from other longer views along the west and from Back Street.
- The replacement structure will have overlooking and overbearing impacts to

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adjacent allotments and Keats' Walk (path adjacent the allotments) from its doorway and its access (small landing).

- The replacement structure will create overshadowing and overbearing, and result in the loss of privacy to nearby dwellings along Cripstead Lane.
- The structure's roof light will add to light pollution. (The light pollution objection also referred to the 4-sides of glazing panels – which is a misinterpretation of the materials and drawing.)
- The structure will create a precedent for other applications to pursue roof extensions with balconies.
- Ancillary accommodation creates a potential for Airbnb use; would impact parking, bring additional noise and disruption to neighbouring dwellings.
- Ancillary accommodation will establish the change of use for a separate dwelling.
- The first floor balcony will over-hang the fence to the allotments.
- Wire fencing along adjacent the allotments is not along the correct boundary line; building up to the fence is outside the applicant's ownership.
- There is a history of other applications with balconies refused in the area (no.6 Cripstead Lane).

Opposition to shed conversion to gym/other ancillary accommodation:

- The conversion will be larger than the original structure; out of character as compared to the other dwellings along Back Street.
- The Heritage Statement appears to overlook its value – hearsay has it that the structure provided privies to the original old cottages.
- Removal of apple trees and crowning of Silver Birch will make the proposal more visible along the road.
- Rooflight and side glazing panels would have potential for light pollution.

Opposition to alterations of the listed dwelling:

- Lowering the basement will invite flooding.

Opposition to Proposal (inclusive):

- Overdevelopment of the site overall.

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

- The structure will negatively impact on a local property value.
- The development will restrict views from dwellings along Cripstead Lane.
- Neighbours were not consulted prior to application submitted.

11 letters of support received for the following material planning reasons:

- Extension and alterations are minimal in terms of scale and sensitive and respectful of building and its context; minimal intervention to the main house.
- Alterations protect the key characteristics of the building while making it more suitable for a modern family.
- Changes proposed are acceptable to locality.
- The existing garage has no architectural merit; the proposed replacement outbuildings are in scale, form and materiality.
- Garage structure maintains its subservience to main dwelling.

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- The design of the outbuildings will compliment the dwelling and local environment.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP16, CP19, CP20

Winchester Local Plan Part 2
DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29

National Planning Policy Guidance/Statements:
National Planning Policy Framework Section 16

Planning Considerations

Principle of development

The principle of development to this property is acceptable subject to the preservation of the special architectural/historic interest of the listed building and preservation/enhancement of the conservation area.

Impact on the Listed Building and its setting

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy DM29 of the LPP2 seeks to protect the special interest of a heritage asset.

Alterations to House - Interior

The proposed internal alterations to the dwelling are considered by the Council's Historic Environment Officer as a 'light touch' and while they would result in some minor loss of historic fabric of low significance they would allow the significance of the listed building to remain clearly appreciable.

The internal alterations would consist of:

- Two new internal 'windows'
- Replacement of an existing modern external window with a new internalised window
- New stairs to cellar in enlarged opening
- Lowering of cellar floor
- New steps down to proposed breakfast room
- Reconfiguration of partitioning to the ground floor of the C16 corner addition to remodel a downstairs WC.

Investigative works to demonstrate the impact on historic fabric that may result from these alterations have been undertaken in line with pre-application advice. Investigative works have shown that the new internal window between the kitchen and the proposed breakfast room would result in localised loss of brickwork of low quality only – no timber

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framing was evident in this location. The new internal window from the study overlooking the cellar stairs would result in the localised loss of a lath and plaster on sawn softwood battens. The presence of sawn softwood battens indicates this partition is C19 in date.

Enlarging the opening to the cellar stairs would entail the loss of a modern false brick wall which currently house the oven and has a void behind. The small areas of historic fabric which would be lost or affected in this area as a result of this element of proposals is of low significance as it is of a later date, has been subject to successive alterations, and is of low built quality. This alteration would therefore not result in any harm to the building's significance.

Investigative works to the cellar stair trail pits have been undertaken and demonstrated that only shallow underpinning or an independent raft will be required to facilitate lowering the external ground level to create access to the garden. Verbal discussion with the Structural engineer on site has confirmed that this would not result in creating a 'hard spot' that could lead to differential settlement or movement and thereby would not compromise the structural integrity or performance of the building in the long term. Subject to receipt of an updated structural engineers report confirming this, the details of the underpinning/raft submitted are considered acceptable from a listed building perspective with no further information required.

Alterations to the House - Exterior

The existing 1930's lean-to is of no architectural or historic interest. The proposed replacement extension is a carefully detailed and proportioned addition that is unashamedly modern and lightweight but would complement and better reveal the host building. The existing internal wall would be externalised in that it would be clearly visible through the proposed glazed structure and the treatment of this wall can be satisfactorily controlled by condition.

The proposed enlargement of the double doors to the south elevation would not result in any loss of historic fabric as this section of the ground floor was rebuilt in the 1970's. Concerns raised at pre-application stage regarding the creation of a large void with minimal visual subdivision have been addressed through a reduction in the width of this opening and more appropriate simple tripartite fenestration that would relate well to the host building and be an improvement on the existing appearance.

Outbuildings

Both the existing outbuildings postdate 1948 and are therefore not curtilage structures, nor do they make a positive contribution to the significance or setting of the listed building or to the character or appearance of the conservation area and in deed their replacement offers scope for enhancement.

The garden room and garage at best make a neutral contribution to the setting of the listed building and the character and appearance of the conservation area. The replacement garden room and garage would add visual interest to the street scene in a subtle, modern but appropriate manner, and would not harm the heritage assets or their setting.

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Based upon the above assessment it is considered that the proposed works to the listed building amount to less than substantial harm to its historic integrity and setting and the improvements to the building are therefore acceptable and comply with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposed works also comply with policy DM29 of the LPP2 and para 16 of the NPPF.

Impact on the character of the conservation area

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies DM27 and 28 of the LPP2 require development to preserve or enhance the character, appearance or special architectural or historic interest of the area.

The proposed extensions are considered to improve the appearance of the dwelling and are of a scale and design that compliment the character and appearance of the conservation area. The garden room and garage at best make a neutral contribution to the setting of the listed building and the character and appearance of the conservation area. The replacement garden room and garage would add visual interest to the street scene in a subtle, modern but appropriate manner, and would not harm the heritage assets or their setting.

Based upon the above assessment it considered that the proposed extensions and rebuilding of the garage and garden room would have a neutral/positive impact on the character of the area and thus preserves the setting of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 and DM28 of the LPP2 and para 16 of the NPPF.

Recommendation

Permission to be granted, subject to the following condition(s):

Conditions

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans received: -

- Location Plan, drawing JTD_0211_02_001, rev A dated 13.08.2019
- Proposed Site Plan, drawing JTD_0211_02_200, rev B dated 02.19.2019
- Proposed Basement Plan, drawing JTD_0211_02_201, rev A dated 13.08.2019
- Proposed Ground Floor Plan, drawing JTD_0211_02_202, rev A dated 13.08.2019
- Proposed First Floor Plan, drawing JTD_0211_02_203, rev A dated 13.08.2019
- Proposed Roof Plan, drawing JTD_0211_02_204, rev A dated 13.08.2019

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- Proposed West Elevation, drawing JTD_0211_02_211, rev A dated 13.08.2019
- Proposed North Elevation, drawing JTD_0211_02_212, rev A dated 13.08.2019
- Proposed East Elevation, drawing JTD_0211_02_213, rev A dated 13.08.2019
- Proposed South Plan, drawing JTD_0211_02_214, rev A dated 13.08.2019
- Proposed Garage Elevations, drawing JTD_0211_02_215, rev A dated 13.08.2019
- Proposed Outbuilding Elevations, drawing JTD_0211_02_216, rev B dated 24.10.2019
- Proposed Section A-A and B-B, drawing JTD_0211_02_221, rev A dated 13.08.2019
- Proposed Garage Sections, drawing JTD_0211_02_222, rev A dated 11.09.2019

Reason: In the interests of proper planning and for the avoidance of doubt.

3. No works beyond groundworks to erect the extension hereby approved shall commence until full details of the treatment proposed to the eastern wall of the north-south range, internalised behind the extension, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

4. No works beyond ground works to each new structure hereby approved (extension, garage and garden room respectively), shall commence until a fully-detailed materials schedule has been submitted to and approved by the Local Planning Authority in writing. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed and must be accompanied by labelled samples as applicable to each building part. Following the approval of the schedule, but prior to the commencement of above-ground works, a 1-square-metre sample panel of brickwork for the extension hereby approved shall be prepared on-site for inspection by the Local Planning Authority, to demonstrate the approved brick sample in use with a proposed mortar, bonding and pointing specification, to be subsequently confirmed to and approved in writing by the Local Planning Authority as an addendum to the approved materials schedule. The works shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

5. No new windows, doors or rooflights hereby approved shall be introduced to the listed building until full joinery details (at a scale of 1:5 or 1:10 as appropriate) have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure development is appropriate to the architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester

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District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

6. No works to demolish the garden room hereby approved shall commence until full details to show how the retained garden wall along Back Street will be protected during demolition, and retained and supported following construction of the new garden room, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the retention of the wall in accordance with the approved plans and Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017 and Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16).

Informatives:

1. 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. The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee

Further information, application forms and guidance can be found on the Council's website
- www.winchester.gov.uk.

2. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

3. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

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

Planning (Listed Buildings and Conservation Areas) Act (Section 66 and Section 72)
Local Plan Part 1 Joint Core Strategy: DS1, CP16, CP19, CP20

Case No: 19/01752/LIS

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Local Plan Part 2: DM2, DM15, DM16, DM17, DM24, DM26, DM27, DM28, DM29
National Planning Policy Framework (Section 16)

5. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

6. 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.

7. 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.

8. 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.

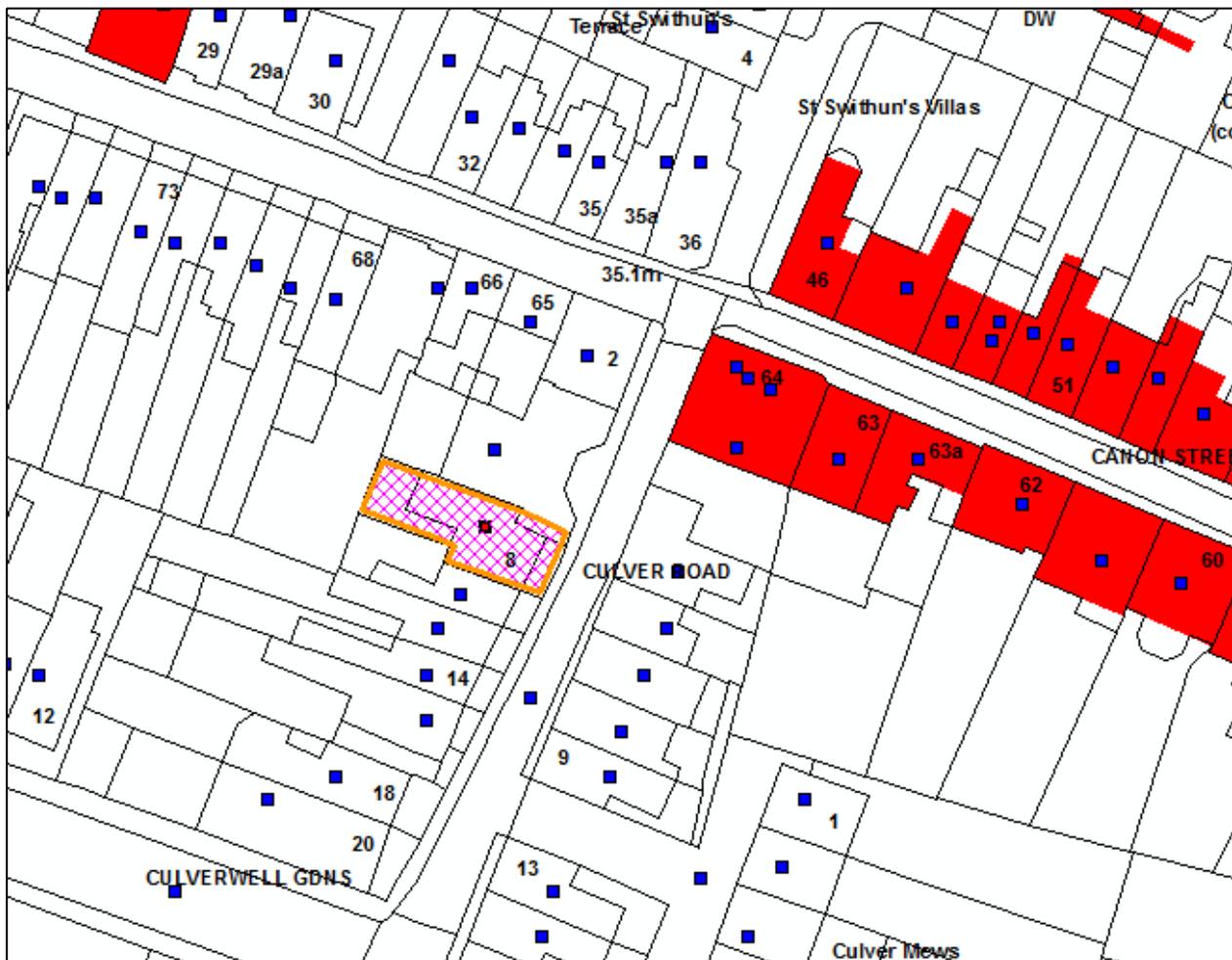
For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01598/HOU
Proposal Description: Demolition of existing rear extension; proposed single rear and two-storey rear and side extensions (amended proposal).
Address: 8 Culver Road Winchester SO23 9JF
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Jonathan Macey
Case Officer: Marge Ballinger
Date Valid: 23 July 2019
Recommendation: Application Permitted

Pre Application Advice: no



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Case No: 19/01598/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of objections received (8) in relation to 19/01598/HOU which are contrary to the Officer recommendation for approval.

Site Description

The application site is approximately 99m² within the Winchester Conservation Area, and sits along the west side of Culver Road and south of Canon Street. The dwelling (approximately 58m² footprint) is an end-of-terrace Victorian building that sits within a group of terraced properties known as Long Reign Cottages, and shares similar architectural features. The dwelling has a unique side projection that sits back from the original front elevation, creating an L-shaped small garden to the front. There is a low brick and flint wall to the road with pillars and a metal gate along the east boundary. To the rear is a high wooden fence toward the adjacent dwelling south (no. 10), and brick and flint walls along the west and north boundaries. To the north of the site is the extended ancillary building and parking/garden area of no.2 Culver Road that sits on the corner of Culver and Canon Street.

Proposal

The application has been submitted to extend 2-storeys to the front/side of the dwelling and to demolish and replace the rear extension at ground floor, and add a partial first floor extension above.

Relevant Planning History

No relevant planning history within WCC records. However, the rear first floor windows are mismatched and the terraced property has a side projection, so there may have been some historic alterations. There is also a modern rear ground floor extension that may have been built under permitted development.

Consultations

WCC Historic Environment – No objection, subject to conditions.

WCC Historic Environment: Archaeology – No objection. The site lies south of the historic city defences and no archaeological remains known in the immediate area. No further conditions to add.

Representations:

City of Winchester Trust: the Trust made no comment to the original proposal, but objected to the amended scheme. Concerns were raised on the visual relationship to the front elevation and the existing roof forms.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

8 letters received objecting to the application's original proposal on material planning grounds. The original proposal included a 2-storey side extension with a 2nd floor gable roof extension, 1 front rooflight and 2 dormers to the rear. Objection reasons are as follows:

- The proposal is overdevelopment of the site.
- The 2-storey side and roof extension creates a dominant brick wall in the streetscene.
- The gable projection to the roof would diminish the integrity of the terrace and erode the character of the area.
- The 2-storey extension creates an overbearing and overshadowing impact to the drive/rear garden of the adjacent no.2 (north), as well as to the adjacent property no.10 (south), and from no.1 across Culver Road (east).
- The additional space and increased occupants could impact parking and traffic.
- The proposal would set a precedent as the proposal harms the character of the area.

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

- The application did not include drawings showing the house in its setting.
- Construction noise and activity will be disruptive to those working from home and also to small pets in rear gardens; construction activity will disrupt traffic flow.

Amended drawings were received and publicised. One additional objection received and two objections were noted to stand for the application's amended proposal. No previous objections were withdrawn. The following material planning reasons were raised:

- The 2-storey extension maintains an overbearing and overshadowing impact to the drive/rear garden of the adjacent no.2 (north), as well as to the adjacent property no.10 (south)
- The existing small gardens will be reduced further, increasing density to the original terraces.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP20

Winchester Local Plan Part 2
DM16, DM17, DM26, DM27, DM28

National Planning Policy Guidance/Statements:
National Planning Policy Framework – Section 16

Other Planning guidance
High Quality Places

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Planning Considerations

Principle of development

The proposal site is located within the Winchester settlement boundary where the principle of constructing domestic extensions is considered acceptable providing it complies with the relevant policies set out below.

Design/layout

The original proposal and drawings have been amended as the overall size, scale and design impact, particularly the roof gable extension, was considered out of keeping with the character of the area. These drawings included a second floor to the property and altered the existing hipped roof that was considered a feature of the terraced row.

The amended drawings include a 2-storey side extension that sits slightly back from the front elevation, and slightly lower than the original roof height to allow subservience to the original structure. The High Quality Places SPD suggests extensions overall show subservience and allow the original character of the structure to be clearly discernible.

To the rear, the more modern ground floor extension will be removed and replaced with a single storey and part 2-storey rear projection. The footprint of the extension will be similar to the existing ground floor extension. The materials are proposed to match the existing, and this includes red brick to walls, slate to roof and traditional timber windows and doors. No further boundary alterations or reduction to the garden footprint has been proposed, nor will the proposal affect trees.

The alterations allow for the stairs and ground floor room configuration, and the first floor alterations will allow for a small study and an additional W.C. Although there is no off-road parking, the dwelling is near with city centre and links to public transport which provides relief to the suggested parking standards for a dwelling.

Impact on the Historic Environment

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies DM27 and 28 of the LPP2 require development to preserve or enhance the character, appearance or special architectural or historic interest of the area.

Policy DM27 states that any new buildings or extensions must respond sympathetically to the historic settlement pattern, are of appropriate height and massing, proportionate and of good quality building materials, respects and will not erode the existing character of an area. The appraisal for the Winchester College Conservation Area had highlighted "undulating rooflines" of the terraced dwellings near Canon Street and noted most properties were primarily Georgian or Victorian-aged. The proposal reflects the existing Victorian features and maintains its hipped and unpunctuated roofline by removing the front rooflight from the proposal and rear dormers.

Policy DM28 states that planning permission would only be granted for the demolition of

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

buildings in conservation areas if the building makes no positive contribution to the character, appearance or historic interest of the area. In this case, there was no objection to the removal and replacement of the modern rear extension.

Based upon the above assessment, it is considered that the extensions to no.8 would have an acceptable impact on the public views from Culver Road as it preserves the character and appearance of the conservation area by building within a similar footprint as the existing extended dwelling and maintaining the character and features of the host building. The development therefore complies with the duty under Section 72 of the Planning (LB & CA) Act 1990 and policies DM27 and DM28 of the adopted LPP2.

Impact on neighbouring properties

Policies DM16 and DM17 refer to site design principles requiring all development to respond favourably to the character, appearance and variety of the local environment in terms of design, scale and layout; and not to have an adverse impact on adjacent sites by reason of overlooking, overshadowing or overbearing. In this case, original designs were reduced resulting in a small first floor extension over the existing ground floor footprint.

No.2 Culver Road's rear elevation is approximately 10.25m north from no.8, and the approximate distance from the first floor rear extension is 11.5m (measured diagonally). The gap between the dwellings is utilised as the rear garden and parking area, with an outbuilding that has been extended and converted for ancillary accommodation (The Potting Shed). The proposal has no additional windows proposed along the side (north) elevation toward no.2. The first floor extension is proposed to be 2.10m approximately in depth from the original rear elevation, maintaining similar eaves as the existing roof, and have a dual pitched/hipped roof that slopes away from the rear garden/ancillary accommodation of no.2. It is noted that the first floor extension will enclose an existing gap by 2.10m along the rear boundary of no.2 toward the ancillary accommodation. However, due to the existing depth between the main dwellings, and a hipped roof design that slopes away from no.2, it is not considered that the impact on amenity through loss of privacy, light or outlook would be so detrimental to justify a refusal on that basis.

No.10 Culver Road is the adjacent terraced dwelling (south) to no.8 and has a first floor projection and a 2nd floor dormer window extension. No.10 maintains its gap along the rear and north boundaries for garden access and use. Visually the boundary fence appears to be sited into the garden area of no.8 as the internal walls show a varied relationship. This relationship gives no.10 slightly more garden space between its rear projection and boundary fence as compared to no.8. The first floor extension is proposed to be 2.10m approximately from the original rear elevation, and have a dual pitched/hipped roof up from 5.5m eaves to 6.75m at ridge. The ground floor extension will sit along a similar footprint, and overall the gap of the extension toward the boundary fence is 1.5m (a decrease of 30cm approximately). However, as the extension is located north of no.10, with a hipped roof design that slopes away from no.10, it is not considered that the impact on amenity through loss of privacy, light or outlook would be so detrimental to justify a refusal.

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Based upon the above assessment it is considered that the development would not material harm the residential amenities of neighbouring properties to warrant the refusal of planning permission and thus accords with policies DM16 and DM17 of the LPP2

Recommendation

Application Permitted subject to the following condition(s):

Conditions:

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

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

2. The development hereby approved shall be constructed in accordance with the following plans received: -

- Location Plan dated 22.07.2019
- Proposed Plans & Elevations, drawing 2B amended 24.09.2019
- Reason: In the interests of proper planning and for the avoidance of doubt.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 5 (materials) of the associated application forms.

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

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the agent.

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

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP20

Winchester Local Plan Part 2
DM16, DM17, DM26, DM27, DM28

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

National Planning Policy Guidance/Statements:
National Planning Policy Framework – Section 16

Other Planning guidance
High Quality Places

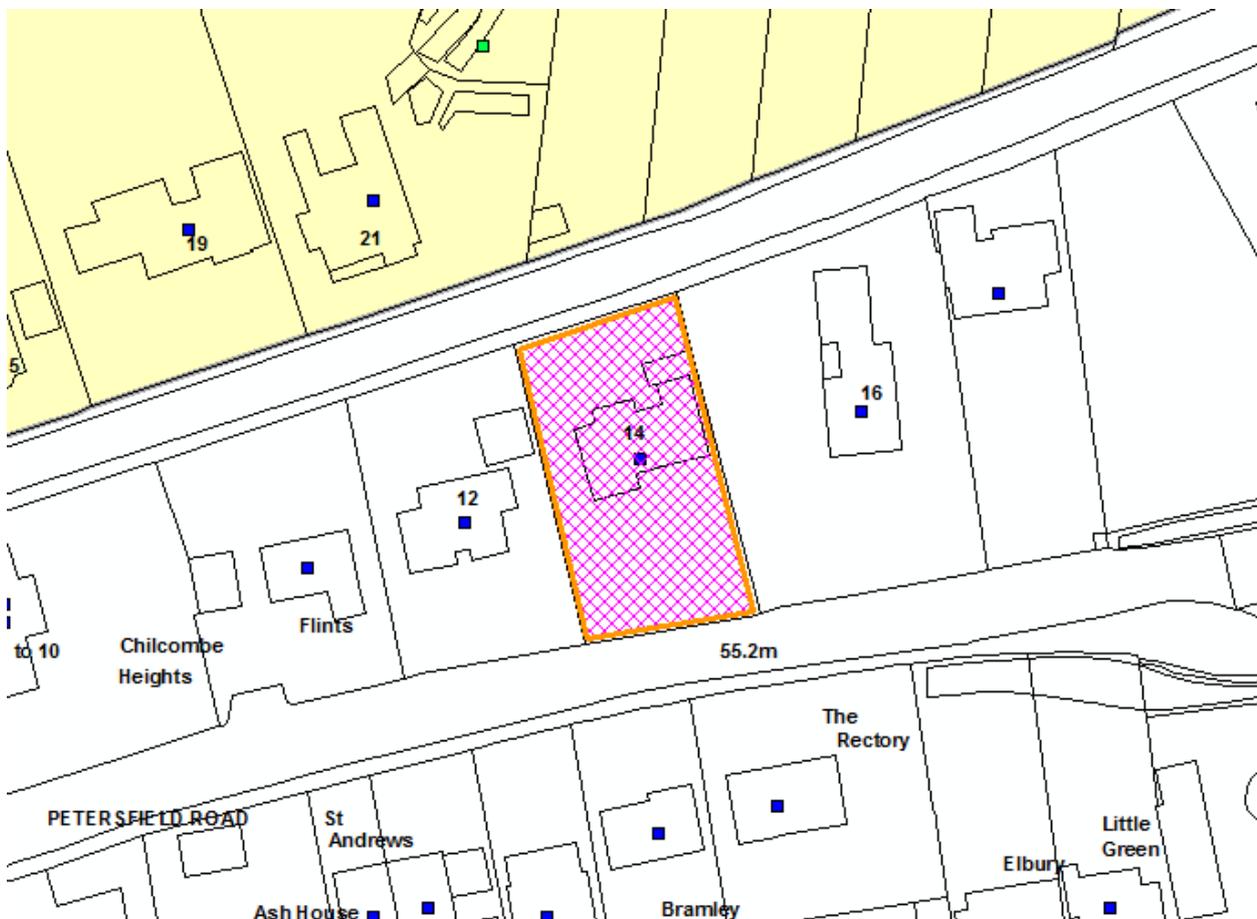
3. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
4. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.
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. 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.
7. 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.
For further advice, please refer to the Construction Code of Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01963/FUL
Proposal Description: 18/01091/HOU - Variation of Condition 2: Vertical Cladding: Heat Enhanced Timber Charcoal(Black) Windows and Doors RAL 7016
Render: 4 Rend Granite (Light grey)
the back of the Garage has been changed to brick and the fenestration to the west elevation has been changed to 3 vertical windows
Address: 14 Quarry Road Winchester Hampshire SO23 0JG
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Warren Scarr
Case Officer: Mrs Megan Osborn
Date Valid: 11 September 2019
Recommendation: Application Permitted

Pre Application Advice: Yes



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Case No: 19/01963/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee as the number of objections, received 6.

This application is an amendment to the previously approved application 18/01091/HOU for a Ground floor side extension, first floor extension and reroof. This application was permitted on the 22nd June 2018 with cream render to match the existing and timber cladding on the first floor to be either cedar, douglas fir or larch and would be unfinished so that it can weather naturally to a silver colour.

This application proposes to change the configuration of the windows on the western elevation and change the cream render to a Granite colour. The timber cladding will remain the same as previously approved.

Site Description

This is an existing detached dwelling located on the northern side of Quarry Road. The St Giles Hill Conservation Area starts on the other side of Quarry Road to the south. The site has considerable level changes, sloping down from Quarry Road to the bottom of the site on to Petersfield Road.

Proposal

The development consists of a two storey side extension and extension over existing garage to create additional habitable accommodation to the west side of the property. The applicant also intends to re roof the existing property in slate tiles.

The only changes to the already permitted application are the changes to the configuration of the windows on the western elevation and the change to the render from cream colour render to granite colour.

Relevant Planning History

91/01704/OLD - 2-Two storey side extensions. Two storey front extension, alterations to roof and provision of terrace and conservatory. Permitted 12th November 1991.

94/01262/OLD - Single storey front extension. Permitted 10th May 1994.

12/00423/FUL - (HOUSEHOLDER) Single garage to front; 1.5 storey front extension; front elevational alterations; two storey side extension; two storey rear extension; rear elevational alterations and basement conversion. PER 18th April 2012.

12/01278/FUL - (HOUSEHOLDER) (Amendment to permitted planning permission 12/00423/FUL) for proposed single garage to front 1.5 storey front extension, front elevational alterations, three storey rear extension, rear elevational alterations and basement conversion. Permitted 31st July 2012.

13/00048/FUL - (HOUSEHOLDER) (Amendment to application to 12/01278/FUL) Proposed pitched roof over existing single garage. Permitted 12th March 2013.

Case No: 19/01963/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

18/01091/HOU - Ground floor side extension, first floor extension and reroof. Permitted
22nd June 2018.

Consultations

None

Representations:

City of Winchester Trust: The Trust has commented with 'no comment'

6 letters received objecting to the application for the following reasons:

- The change to the timber cladding to black is out of keeping with the character of the area when viewing this from Quarry Road and would be oppressive to the neighbouring properties.
- The change of render colour is unacceptable in relation to the character of the existing dwelling.

Relevant Planning Policy:

Winchester Local Plan Part 2
DM15, DM16, DM17

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Winchester – St Giles Hill Village Design Statement
High Quality Places

Other Guidance
National Design Guide 2019

Planning Considerations

Principle of development

The property is located within the development area of Winchester where the principle of any new development is acceptable.

Design/layout

There are no changes to the footprint of the building, however there are changes to the windows on the western elevation and changes to the render. Although the proposed render will not match the render in the existing dwelling, it is considered that this would not result in a harmful effect on the existing dwelling and therefore the proposed changes are acceptable in relation to the character of the existing building.

Impact on character of area and neighbouring property

The new render colour would be viewed from Quarry Road and the neighbouring dwelling to the west (12 Quarry Road), it is considered that the change proposed would not result

Case No: 19/01963/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

in significant harm that would warrant the refusal of this application.

Other Matters

The application did originally state that black timber cladding was proposed at first floor, however this element has been withdrawn from this application.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of 22.06.2021.

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

02 The development hereby approved shall be constructed in accordance with the following plans: 1733_P01 (Location Plan); 1733_P02 Rev B (Proposed Site Plan); 1733_P0_04 Rev B (Proposed Ground Floor Plan); 1733_P1_04 Rev C (Proposed First Floor Plan); 1733_E20 Rev D (Proposed Elevations 1); 1733_E21 Rev D (Proposed Elevations 2); 1733_E22 Rev A (Proposed Elevations 3).

02 Reason: In the interests of proper planning and for the avoidance of doubt.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be Horizontal cladding: either cedar, douglas fir or larch unfinished to weather naturally to a silver colour, Windows and doors: RAL 7016, Render: K Rend Granite (light grey).

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

04 The proposed first floor window in the east facing elevation of the dwelling house shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the window shall be fixed shut. The glazing shall thereafter be retained in this condition at all times.

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

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

Case No: 19/01963/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Winchester Local Plan Part 2: policies DM15, DM16, DM17 of Winchester Local Plan Part 2, St Giles Neighbourhood Design Statement

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4. 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.

5. 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.

6. 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.

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

7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

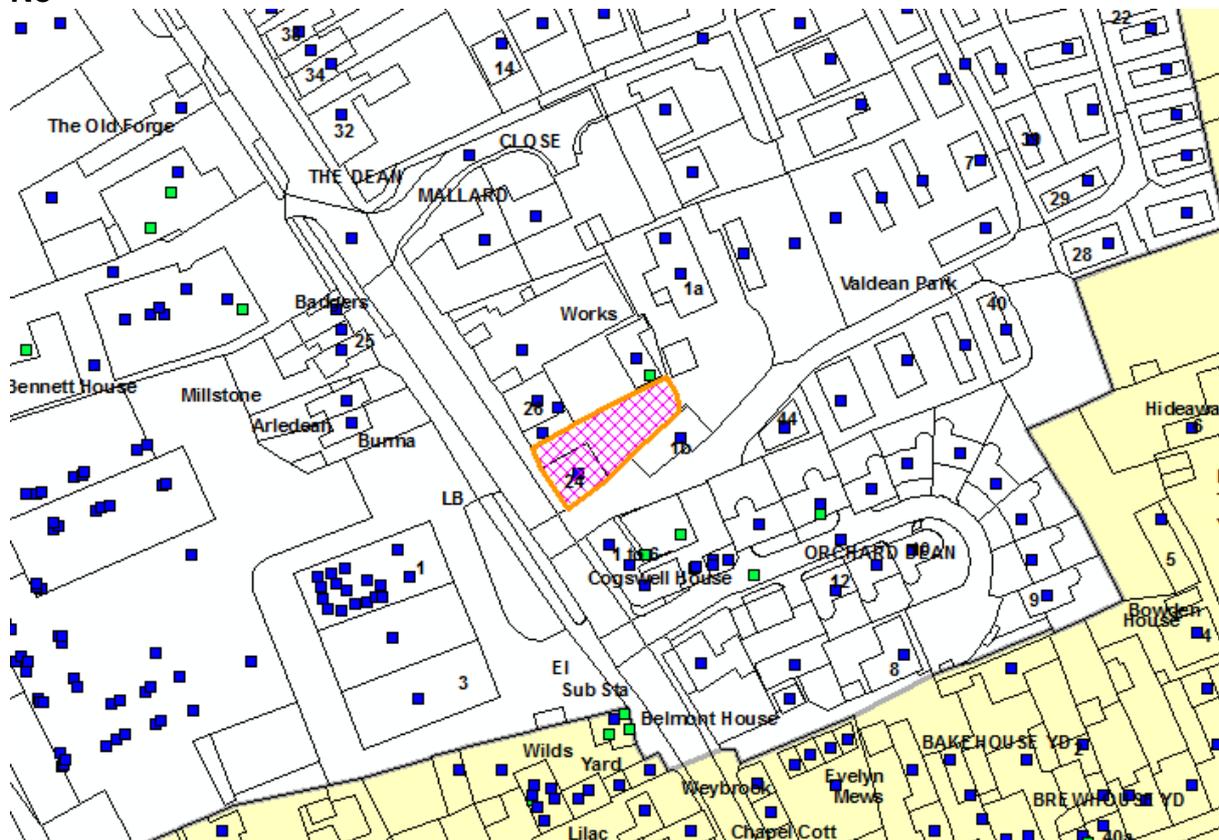
8. All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01914/FUL
Proposal Description: Change of use from therapy centre (D1) to funeral directors (A1). Alteration of window to doorway on rear elevation.
Address: 24 The Dean
Alresford
SO24 9AZ
Parish, or Ward if within Winchester City: New Alresford Town Council
Applicants Name: Mr Graham Deacon
Case Officer: Alexander Strandberg
Date Valid: 05/09/2019
Recommendation: Application Permitted

Pre Application Advice:
No



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PLANNING COMMITTEE

General Comments:

The application is reported to Committee at the request of a Councillor whose comments have been attached as an appendix to this report.

Site Description:

The application site is located on the south-eastern side of The Dean in Alresford, approximately 40 metres south of the junction between The Dean and Mallard Close. The property comprises a single storey brick building, with a car park to the rear providing parking for five vehicles. This car park is accessed from The Dean on the northern part of the property. The building is currently in use as a complimentary therapies centre, and has three treatment rooms as well as a kitchen, storeroom, toilets and a reception area.

The area surrounding the property is characterised by a mix of commercial and residential uses. To the north of the application site are a number of commercial properties. To the east of the site is the Valdean mobile home park, while to the south is Cogswell House, which is a residential development. Across the highway from the property are a number of industrial units set back from the road, with associated parking.

Proposal:

The proposal seeks to change the use of the premises from the existing complimentary therapy centre, a D1 use, to a funeral director, an A1 use. The proposal further seeks to remove an existing window on the eastern elevation of the building, located within the enclosed car part to the rear of the property and to be replaced by a doorway. This proposed doorway would provide a wider access point to the rear of the building.

Relevant Planning History:

- 80/01541/OLD, Erection of building to be used for storage. PER: 03.09.1980.
- 84/01424/OLD, Change of use from J3762 dairy to offices and tool hire store. PER: 16.07.1984.
- 85/00942/OLD, Use of part of building for retail purposes and display of tools and alterations to front elevation. PER: 12.06.1985.
- 02/01867/FUL, Change of use from builder's office/yard to complementary therapy centre. PER: 23.09.2002.
- 03/00952/AVC, One non-illuminated fascia sign on the front of the shop. PER: 11.06.2003.

Consultations:

WCC Environmental Health

No objection

- The use hereby permitted shall only open to customers between the hours of 07:00 to 23:00 Monday to Sunday, condition no. 5.

Southern Water

No objection

WINCHESTER CITY COUNCIL
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- No new surface water flows will be permitted to be discharged to the public foul sewer. Alternative means of draining any additional surface water runoff from this development are required.

Hampshire Highways

No objection

- The change of use from a class D1 therapy centre to a class A1 funeral directors is unlikely to result in any material highway/transportation implications.
- The available onsite parking provision is likely to be adequate for this type of use.

Representations:

New Alresford Town Council.

- No objection.

1 representation comprising a petition containing 39 signatories from 31 addresses objecting to the proposed development for the following material reasons:

- There will be an increased volume of traffic generated by the development.

2 other representations objecting to the proposed development for the following material reasons:

- The proposed commercial development will not be in keeping with the planned redevelopment of The Dean into a residential area.
- An increase in traffic within an already difficult road junction.
- The location is unacceptable for the proposed use close to residential properties.
- The proposed development would have a serious harm on the character and appearance of the locality and the residential amenity of neighbouring residential properties.
- There will be an adverse impact on the implementation of the housing allocation policy under NA2 and Policy DM17 as the locality will be less attractive to house providers and potential occupiers.
- Overnight and out of normal hours activity at the building could have the potential to generate higher noise levels than the ambient levels currently experienced by local residents.

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

- The siting opposite a larger number of retirement homes will have an upsetting emotional impact on people.
- The business will adversely impact the buying and selling potential of residential properties in the immediate vicinity.

No representations received in support

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy Market Towns and Rural Area

WINCHESTER CITY COUNCIL
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- MTRA2 – Market Towns and Larger Villages
- CP8 – Economic Growth and Diversification
- CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM7 – Town, District and Local Centres
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18: - Access and Parking
- DM34: Signage

National Planning Policy Guidance/Statements
National Planning Policy Framework 2018

Supplementary Planning Documents
High Quality Places

Other Guidance
National Design Guide 2019

Planning Considerations

Principle of development

The application site is located within the settlement boundary of New Alresford where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

The operations proposed as part of the change of use to a funeral director would involve carrying out funeral arrangements, dealing with relatives of the deceased, providing information for the general public, the preparation of the deceased for burial and the conducting of visits for relatives of the deceased. There is no embalming proposed to be carried out at the property. As such, the proposed usage would fall under use class A1 (Shops). If embalming operations were to be carried out, the business would be considered to fall under a *sui generis* use class.

The property is located within an area which is designated part of the town centre of New Alresford where policy DM7 is relevant. This policy states that these areas primarily consist of Use Classes A1-A5, B1, C1, D1 and D2. A change of use from D1 to A1 therefore accords with this policy.

Impact on character of area

The application site is on the eastern edge of The Dean industrial estate. The surrounding area therefore comprises a mix of commercial buildings and residential dwellings. The proposal seeks to change the use of the existing complimentary therapy studio to a funeral director. The only external changes proposed to the existing building will be replacement of a rear window with a door to allow for access

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at the rear of the property. It is not considered that the proposed external changes will have any significant impact upon the character of the existing building or the surrounding area.

The application site is located towards the edge of the established town centre of New Alresford. Within the designated town centre, A1 use classed businesses are prevalent and encouraged. The Dean industrial estate is currently subject to a proposed redevelopment as part of policy NA2, The Dean Housing Allocation, of Winchester District Local Plan Part 2, whereby the existing structures will be replaced by a mixture of about 75 residential dwellings, as well as commercial and parking uses. Although the application site is outside the NA2 policy area opposite, the A1 use proposed reflects the intended mixed commercial and residential character of The Dean in accordance with the policy. It is therefore considered that the proposed use and the external changes proposed are in keeping with the character of the existing property and of the surrounding area.

Impact upon the residential amenity of neighbouring properties

It is not considered that the proposed external works to the existing building at the property will have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing.

The operations of the proposed funeral directors will not include any embalming, and as such, no hazardous chemicals or liquids will be generated by the business. Some clinical waste such as gloves, clothing and sheets will be generated which will be placed and locked in a secure bin at the property which is collected once a month. It is therefore not considered that the proposed operations will result in any potential hazard to the residents of neighbouring properties by way of the generation of waste products.

The property is located adjacent to a residential development, Cogswell House, which lies to the south of the application site. Due to the close proximity of residential dwellinghouses to the site, a restriction of opening hours of the business is recommended. A condition is therefore included whereby no customers will be permitted on the premises outside the hours of 07:00 and 23:00 Monday to Sunday, in the interests of protecting neighbouring amenity, condition no. 5.

The proposal involves the retaining and reusing of three air conditioning units which are currently in use on the premises for the existing business. The proposals do not involve the addition of any further air conditioning units. It is therefore not considered that the proposals will result in an increase in noise levels at the property which would impact the amenity of neighbouring residential properties.

Highways and Parking

It is considered that the proposed change of use from an alternative therapies centre to a funeral director is unlikely to result in any significant highway implications for the surrounding area. It is considered that the proposed funeral director use will likely result in a decrease in the number of vehicles accessing the site compared to the existing usage as a therapy centre due to the differing natures of the two business types.

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There is an on-site car park to the rear of the property which can accommodate up to five cars, which is considered to be sufficient for the nature of the operations proposed. A condition is however included to ensure that the number of existing car parking spaces is retained, condition no. 4. It is therefore not considered that the proposed use will result in any parking implications for the surrounding area along the Dean. The restriction on opening hours to customers will also ensure the impact of this is minimised.

Conclusion

The proposal is not considered to have a significant adverse impact upon the character and appearance of the property and area or amenities of the neighbouring properties.

The proposal accords with policies DS1, MTRA1, MTRA2, CP8 and the CP13 of the Winchester District Local Plan Part 1 and policies DM1, DM7, DM15, DM16, DM17, DM18 of the Winchester District Local Plan Part 2 as well as the High Quality Places SPD and National Planning Policy Framework Section 16.

Recommendation and Conditions:

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

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

02 The development hereby approved shall be constructed in accordance with the following plans:

- Location Plan and Block Plan, drawing no. 1286.01. Received: 05/09/2019.
- Existing Floorplans and Elevations, drawing no. 1286.02. Received: 05/09/2019.
- Proposed Floor Plan and Elevations, drawing no. 1286.03. Received: 05/09/2019.

Reason: In the interests of proper planning and for the avoidance of doubt.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 7 (materials) of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

04 The development hereby permitted shall only be used as a funeral parlour (A1) and for no other retail or purpose set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to

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the Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: To enable the Local Planning Authority to exercise control over the use of the building.

05 The parking area shall be laid out in accordance with the approved block plan drawing no. 1286.01, received 05/09/2019 prior to the commencement of the use hereby approved, and shall thereafter be retained for the lifetime of the permission hereby granted.

Reason. To protect the amenities of the occupiers of nearby properties.

06 The use hereby permitted shall not be open to customers outside the hours of 07:00 – 23:00 Monday to Sunday.

Reason. To protect the amenities of the occupiers of nearby properties.

Informatives:

This permission is granted for the following reasons:

1 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 Part 1 (2013): DS1, MTRA1, MTRA2, CP8, CP13

Winchester District Local Plan Part 2 (2017): DM1, DM7, DM15, DM16, DM17, DM18

Winchester District High Quality Places Supplementary Planning Document

3 In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.
- In this instance a site visit was undertaken with the agent and the applicant.

4 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.

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5 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.

6 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.

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-consideratepractice>

7 Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8 No new surface water flows will be permitted to be discharged to the public foul sewer. Alternative means of draining any additional surface water runoff from this development are required.

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Appendix 1 – Councillor Jackie Porter request for this application to be determined by Planning Committee

Request from Councillor Jackie Porter
Case Number: 19/01914/FUL
Site Address: 24 The Dean, Alresford
Proposal Description: A change of use from a therapy centre to a funeral directors
Requests that the item be considered by the Planning Committee for the following material planning reasons: <ol style="list-style-type: none">1. The change of use is for the establishment of Funeral Director directly adjacent, in full sight of and opposite to older person's homes which local residents believe would be detrimental to their mental health.2. The change of use may require the careful disposal of fluids which are not outlined in the application.3. The traffic generated so near to residential homes will inevitably result in night time activity at the site, the noise and light of which residents' believe, will affect the amenity and enjoyment of their property.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

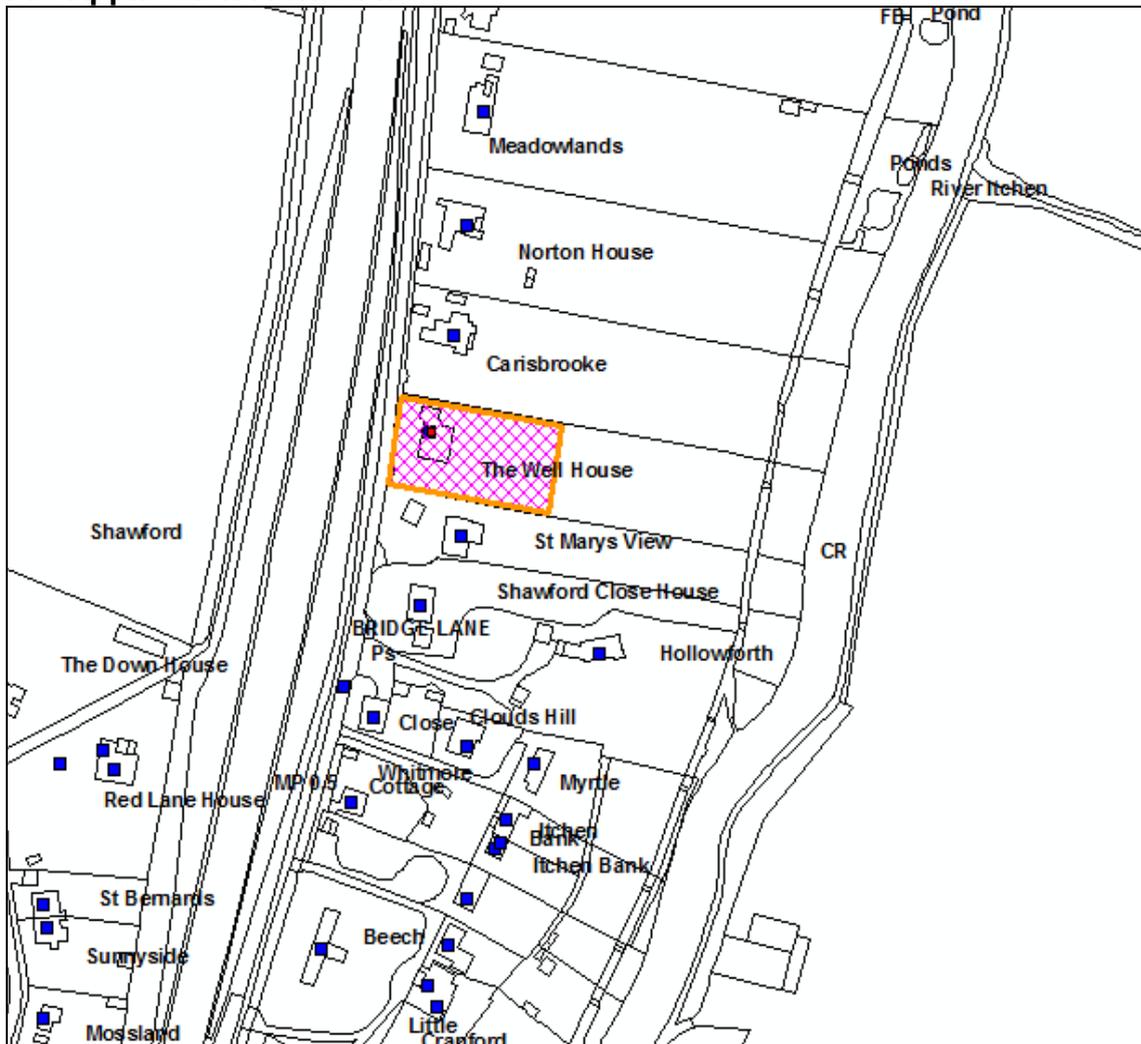
Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.

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Case No: 19/01687/FUL
Proposal Description: Demolition of existing building with replacement dwelling
Address: The Well House, Bridge Lane, Shawford, SO21 2BL.
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr & Mrs Walsh
Case Officer: Catherine Watson
Date Valid: 6 August 2019
Recommendation: Application Permitted

Pre Application Advice: no



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General Comments

The application is reported to Committee due to the number of letters of support, contrary to the officer's recommendation to approve.

Additional drawings and visualisations have been submitted giving further information necessary to fully understand the proposal and site.

Site Description

The existing dwelling is a two storey detached property situated within a spacious plot on Bridge Lane, Shawford with views towards the Itchen Navigation and across Twyford Down. The village of Shawford is located approx. 3km south of Winchester, but does not have a settlement boundary as defined in policy MTRA3 of Local Plan Part 1.

The plot is linear in form, sloping down from the Bridge Lane frontage to the Itchen Navigation, a watercourse forming part of the River Itchen SSSI.

Proposal

The proposal is for the demolition of the existing dwelling and for its replacement with a large, contemporary style dwelling which extends down the sloping garden and includes areas of hard landscaping, including paved terraces and pool to the rear and a forecourt and courtyard garden to the front.

Relevant Planning History

18/02792/FUL - Demolition of existing building with replacement dwelling. REFUSED 18.07.2019.

09/01383/FUL - Single storey side extension to replace existing conservatory. PERMITTED.

08/00553/FUL - Single storey side extension to replace existing conservatory. PERMITTED.

00/02618/FUL - 1.8m high boundary wall & railings. PERMITTED.

Consultations

Engineers: Drainage:

The site is in Flood Zone 1 and is at very low risk of flooding, with chalk geology. A foul sewer is available; Southern Water have requested accurate plans and that soakaways are not situated within the easement. Surface water drainage details are required and infiltration tests are required for the design.

Head of Landscape:

It is appreciated that significant efforts have been made to address concerns regarding the incongruity of the scheme, however the fundamental problems with the scheme as identified previously have not been overcome. The observations and recommendations made by WCC Landscape relating to the previous application remain unchanged.

Natural England:

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The application is within close proximity to the River Itchen Special Area of Conservation (SAC) and River Itchen Site of Special Scientific Interest (SSSI). There are concerns that the proposals, without suitable mitigation, may have adverse impacts upon the River Itchen during the construction phase.

To mitigate the impacts during the construction phase, a Construction Environment Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist and this should be controlled by condition.

Natural England advises that details of sustainable urban drainage features should be submitted to and approved in writing by the council's ecologist and should be secured by condition.

The site is close to a nationally designated landscape (South Downs National Park). National and Local policies should be used and the decision should be guided by Para. 172 of the NPPF. The application should be assessed as to whether the development would have a significant impact on or harm the statutory purposes of the National Park.

The CEMP has subsequently been reviewed by the Council's ecologist, who has agreed it is acceptable and Natural England have not raised any further concerns.

South Downs National Park Authority:

The proposed development would be visible from the National Park from both close range and long distance views. The SDNPA considers that the current proposal represents an improvement on the previous scheme and the change in materials from concrete and metal cladding to red brick would be a more visually recessive palette. If the Council are minded to approve the application, samples of all external materials should be secured by condition and full details of the green roof should be submitted to ensure that the seed mix is appropriate.

The National Park is a designated International Dark Sky reserve and dark skies and tranquillity are a special quality of the National Park which need to be protected. Overall, the SDNPA still has concerns regarding the degree of glazing proposed, although it is noted that the amended scheme proposes several mitigation measures, including louvres and timed, automated blinds. It is noted that external lighting will be kept to a minimum and will be directional or hooded as required, which is welcomed.

If the Council is minded to approve the application, conditions are recommended to include submission of full design/details of the louvres, black out blinds and it is also recommended that permitted development rights are removed for any further openings.

The Council must ensure that there is no harm caused to the internationally important habitat of the River Itchen SAC and SSSI and the specialist views of Natural England should be sought.

Upon discussion with the SDNPA planning officer, provided that the louvres, external lighting and automated blinds were secured by condition, no further concerns were raised.

Representations:

Twyford Parish Council
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- Having reviewed the plans, the Planning Committee agreed to object to the proposal. Although it falls outside the parish boundary, it represents a very visible change to the current domestic setting and would have a negative impact due to the proximity of the SAC, National Park and Public Right of Way within the parish's boundary. The main concern is the size of the 3 large windows. The cumulative effects of similar developments is suburbanising the margins of the National Park.

No comments were received from Compton and Shawford Parish Council.

6 representations received objecting to the application for the following reasons:

- Loss of an attractive Edwardian home;
- The design and materials are not appropriate for the location;
- The road is narrow and there are likely to be problems from builders traffic;
- If permitted, this would set a design precedent for the rest of the village;
- Highly visible from the tow path;
- The modernist building won't enhance the view;
- No material change to the refused scheme

9 representations received in support of the application for the following reasons:

- A bold, contemporary design;
- Less obtrusive than the existing dwelling
- It is a 21st century statement for people to admire in the future;
- The new build would enhance the Twyford/Shawford area

1 letter advising they have no judgement either way regarding the development.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20.

Winchester Local Plan Part 2 – Development Management and Site Allocations.
DM15, DM16, DM17, DM18, DM23, DM24

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement
High Quality Places SPD

Other Planning guidance
Winchester District Landscape Assessment
National Design Guide 2019

Planning Considerations

Principle of development

The proposal is for the demolition of an existing dwelling and construction of a replacement dwelling and associated hard and soft landscaping. The principle of a

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replacement dwelling within the countryside is acceptable in principle in accordance with DS1 of LPP1 and DM1 of LPP2, subject to compliance with relevant planning policy.

Design/layout

The existing dwelling, constructed in the late 19th/early 20th century is a two storey, detached house with mock Tudor gable details, red brick walls and slate roof covering. It has been extended at various times in the past however, retains a relatively compact footprint in relation to the rest of the plot. To the front is an area of hardstanding used for vehicular parking and which can be accessed through one of the two entrances to the site. Along the front boundary, between the two accesses, runs a traditionally detailed brick and flint wall. To the rear of the house, the garden has been terraced down towards the river, with an area of patio immediately adjacent to the rear elevation and lawn, interspersed with shrubbery and mature trees along the boundaries.

The proposed dwelling is a low profile, two storey detached property of a highly contemporary design. To the front of the plot, it is set back from the existing building line of the existing dwelling and presents a single storey to the street. The elevation takes the form of a centrally recessed element with a wing on either side. To the front of this is a large area of hardstanding with soft landscaped areas adjacent to the front brick boundary wall, which is to be retained, and to either side boundary inside the two accesses.

To the rear, the building becomes two storey as it extends down the slope. Three large feature windows are proposed for the rear elevation which take a "box" form and have recessed glazing. The immediate space to the rear of the dwelling is given over to areas of terrace and an outdoor swimming pool.

Proposed materials include a light coloured timber cladding for the three rear first floor boxes, with a red brick base and green roofs. The previously refused scheme proposed metal cladding to the boxes, with a striated concrete base.

As well as the change in materials, the front wings have been rotated to fall in line with the north-south spread of the existing house and reduce the width across the site so that it is more in line with that of the existing dwelling. The projecting box reveals to the rear have been chamfered in order to soften the geometry of the building and the roof and sill profiles of the entrance and hall areas have been slimmed down.

Impact on character of area and neighbouring property

Bridge Lane is a linear street running from Shawford Road, the main road through the village, and terminating in an unmade track which links to a public right of way. Development is restricted to the eastern side of the road and to the west, runs the main London to Poole railway line.

Whilst there is some backland development towards the southern end of the street, mostly consisting of bungalows and small cottages, the majority of the dwellings are set to the front of large, linear plots which slope eastwards towards the Itchen Navigation and Twyford Down. Towards the northern end of the street, where it becomes unmade, houses have been set further back from the road however, the plots are substantially smaller than those in the central area, where the building line is of a regular nature and therefore have a different character.

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The predominant form of the existing dwellings is of two storey detached properties of traditional proportions and spanning a date range between the late 19th and early 21st centuries. One of the main reasons for refusal of the previous scheme was the proposed change in materiality of the new dwelling; the concrete and bronze cladding was not considered to be representative of the types of materials used throughout the rest of Bridge Lane.

Following refusal of the previous scheme, the applicant sought the advice of an independent design review panel and commissioned a Landscape and Visual Impact Assessment (LVIA). A detailed contextual analysis of the lane was also undertaken. The design review panel comments that the site presents the opportunity for a contemporary design and made the recommendations for the change in spread and the softening of the boxes by chamfering, as well as the change of materials to a palette more reflective of the surroundings.

The applicant's LVIA (Turley Associates) identifies that the current dwelling is relatively prominent in views across Twyford Meadow and from the Itchen Navigation public footpath. The current proposal, by means of the broken up built form of the upper storey and together with earth grading and planting, would integrate the building into the site and reduce the visual impact of the form (Para. 7.14, p.23). The western building edge now follows the existing building line along Bridge Lane and the eastern edge of the built form aligns with the eastern extent of the adjacent property of St Mary's View (Para. 7.17). The LVIA assesses the impact on the character of Bridge Lane as minor indirect effects arising from the contemporary design which would contrast with existing properties, but that proposed building draws on the materiality of the buildings within the village and SDNP (Para. 7.27).

The visual impact and harm to the character of Bridge Lane within Shawford was a main contention of the previously refused application with the refusal reason as follows:

01 The proposed replacement dwelling and associated development is considered to be unacceptable in terms of its impact upon the character of Bridge Lane and the wider surrounding landscape and designated features, including the South Downs National Park and River Itchen SSSI and SAC, as well as nearby public rights of way.

The proposal represents an incongruous form of development with regards to its design, form, massing and materials which does not respect the features of the Landscape Character Area, as identified in the Winchester District Landscape Character Assessment and is contrary to Policies DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20 of Local Plan Part 1 adopted 2013; DM15, DM16, DM17, DM18, DM23, DM24 of Local Plan Part 2 adopted 2017, and the High Quality Places SPD.

The proposed new dwelling will continue to contrast in its appearance in the Lane however because of the amendments proposed as discussed above, it is considered that they will sufficiently reduce the level of harm to an acceptable level and result in a high quality building which responds much more effectively to its context. The Compton and Shawford Village Design Statement (VDS) notes that the houses built between the railway and Itchen Navigation (which would include Bridge Lane), represent an eclectic mix of styles, but are also characterised by "individual houses on large plots maintaining the linear planning layout which is typical throughout the parish" (p.9). It is considered that the proposed development maintains the character in terms of its layout and

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contributes positively to the mixture of styles as identified in the VDS.

This proposed is therefore considered to accord with Policy CP13 and CP20 of LPP1, DM15, DM17 and DM23 of LPP2 and Para. 2.18, Para. 6.7 and Paras. 7.2 – 7.3 of the High Quality Places SPD.

Landscape/Trees

The Landscape Officer acknowledged the quality of the building, but considered it to sit uncomfortably within the street scene, the village and the surrounding landscape.

The key factor is the impact upon the setting of the South Downs National Park, the boundary of which starts to the west across the Itchen Navigation.

Whilst the SDNPA acknowledged that the current proposals represent a significant improvement on that which was refused, it still has concerns with regards to the level of light spill and its impact on the National Park.. The SDNP is a designated Dark Sky reserve and any external lighting should be kept to a low level of luminance. The applicant proposes to comply with this and ensure that any lighting is hooded. The large, glazed boxes are also considered to cause harm to the National Park unless suitable mitigation is included. To this end, the glazing has been further recessed into the boxes and louvres have been installed. Automated, light-sensitive black out blinds will also be fitted. The National Park considers that provided the mitigation is installed and retained and controlled by condition, this would sufficiently overcome their concerns.

The site is within the Lower Itchen Valley Landscape Character Area and the views across Twyford Down towards Shawford are mentioned as a key characteristic. The Built Form Strategies (Winchester District Landscape Character Assessment, p. 122) in this area include the following:

- Conserve local traditional building form and materials, such as red brick, white colour washed brick, flint, clay plain tiles and promote their use in any new development.

Policy CP20 of LPP1 states that particular emphasis should be given to conserving recognised built form and natural landscapes that include features and elements of natural beauty, as well as local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

The amendments made to the refused proposal are considered to accord with the terms of policy CP20 and the Landscape Character Assessment (LCA) in terms of the use of appropriate materials, the realignment of the building and the resultant reduction in visual impact from wider public views as identified in the LCA and the applicant's LVIA.

A number of trees will be removed to facilitate the development, including a large western red cedar along the boundary with St Mary's View to the south, which is subject to a TPO. This tree has been labelled as a Category B tree in the applicant's Arboricultural Survey and has an expected life of 30+ years. The loss of the tree was not a refusal reason in the last application and so this application remains consistent. The new development proposes further tree planting which will replace the visual amenity and ecological value lost by its removal. The proposed is therefore considered

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to accord with policy CP20 of LPP1 and DM15 and DM23 of LPP2.

Ecology and Biodiversity

The site is within close proximity of the River Itchen SAC and SSSI, which is nationally and internationally designated for its ecological value. Any development would have the potential to impact harmfully upon the watercourse and therefore, mitigation and protection measures should be put into place during and after the construction process. Natural England as the statutory consultee advised that should the officer be minded to permit the application, a Construction Environment Management Plan (CEMP) should be submitted prior to determination to ensure that no harm is caused to the designated watercourse by means of runoff, dust and noise during the construction process and after occupation. This has been duly submitted by the applicant and approved by the Council's ecologist. A condition will be included to require that this is adhered to at all times.

As part of the submission, a Bat Survey was undertaken by the applicant which recorded several species of bat traversing the site. It was considered that the existing dwelling held some possibility of bat access and evidence within the loft space was discovered. The surrounding trees were considered to be of value for foraging bats and it was recommended that bat boxes be installed on the new dwelling to provide suitable roosting habitat.

The proposal therefore accords with policy CP16 of LPP1.

Highways/Parking

Adequate parking in the form of hardstanding and garaging has been provided on site and the Highways Officer did not consider that there would be any significant highway safety issues.

It is noted that should any development take place on the site, the narrow width of Bridge Lane, which is also a cul-de-sac, would require that a Construction Management Plan be submitted ensuring that contractors' vehicles be able to park and turn safely on site and any impact upon the road surface is minimised. This accords with policy DM18 of LPP2.

Conclusion

There are key differences between the refused and proposed schemes. The change of materials from concrete and bronze coloured cladding, which did not relate to the local context of Bridge Lane, to red brick and timber cladding which have previously been identified and accepted as part of the vernacular palette, has done a great deal to ensure that the building is better integrated to the site and its surroundings. The alignment of the front wings away from the boundaries and the change to the front and rear building lines ensures that it sits more comfortably within the plot and the streetscene. The significant work in respect of design review and LVIA undertaken by the applicant with regards to the visual impact on the landscape and street shows that the comments made about the previous design have been considered and responded to appropriately.

A Construction Environment Management Plan has been submitted to and accepted by, the Council's ecologist and this submission therefore overcomes one of the reasons for refusal of the previous scheme.

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It is therefore considered that the proposed, amended scheme is appropriate for the site and its context and the application is therefore recommended for approval.

Recommendation

Application Permitted, subject to the following condition(s):

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

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

02. The development hereby approved shall be constructed in accordance with the following plans:

Location Plan Dwg No P001 received 06.08.2019

Proposed Lower Ground Floor plan – Revised Dwg No P105C received 22.08.2019

Proposed Ground Floor plan – Revised Dwg No P106D received 22.08.2019

Proposed Elevations - Revised Dwg No P110 C received 06.08.2019

Proposed Street Elevation - Revised Dwg No P111 A received 06.08.2019

Proposed Site Section Dwg No P113 A received 06.08.2019

Proposed Itchen Valley Section Dwg No P114 A received 06.08.2019

Site Plan, Lower Ground Floor (Landscaping) Dwg No 071-01A received 06.08.2019

Site Plan, Lower Ground Floor (Landscaping) Dwg No 071-02A received 06.08.2019

Site Section (Landscaping) Dwg No 071-03B received 06.08.2019

North-South Section Dwg No P127 received 24.10.2019

Pre commencement

03. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

04. The recommendations contained within the Construction Environment Management Plan (CEMP) as compiled by H2O Geo and dated October 2019, shall be implemented prior to the commencement of development and thereby adhered to for the duration of the construction period.

Reason: In order to prevent contamination and pollution of the nearby River Itchen SAC, a European Designated habitat.

05. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

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06. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

07. 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 occupation of the development hereby permitted.

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

08. 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 and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- Hard surfacing materials;
- means of enclosure, including any retaining structures;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports 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.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

09. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be carried out prior to the development coming into its intended use and retained thereafter.

Case No: 19/01687/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To maintain and protect biodiversity.

10. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

11. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

12. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 – Joint Core Strategy.

13. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Tree Protection Plan submitted to the Local Planning Authority by Verdant Ecology and dated November 2018 shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

Other timings

14. No development above damp proof course level shall commence until full details of the design of louvres, including the means of fitment and angle of installation, have been received and approved in writing by the local planning authority. The louvres should be installed so that the light is focused away from the National Park and sensitive Habitats and shall remain in place for the lifetime of the development hereby permitted.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

Case No: 19/01687/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

15. No development above damp proof course level shall commence until full details of the automated black out blinds, including the proposed blind material (which should be full opaque), the operating system and the timings of use (dusk until dawn), have been submitted to and approved in writing by the local planning authority. The blinds are to be retained and used in accordance with the approved details for the lifetime of the development hereby approved.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

16. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use of that lighting. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. 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). 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 appearance of the area, the environment and protected species from light pollution.

17. Large Scale Elevations

Large scale 1:20 fully annotated plans, elevations and sections of the following typical details shall be submitted to and approved in writing by the Local Planning Authority, prior to the installation of each element for each building:

- a. Eaves, verges, ridges and their junctions with elevations and roof slopes including details of shadow gaps.
- b. Balustrades, pillars, railings and external staircases.
- c. Window and door frames including deep reveals and junctions with façades and head and sill details, side panels and corner column details and columns between bays.
- d. Patterns of brick coursing, with mortar colours and profiles and junctions where different materials meet.
- e. All rainwater goods.
- f. All plant and machinery for the swimming pool.

The approved details relating to the building shall be implemented in full before that building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality within the landscape.

Prior to occupation

18. The new dwelling shall not be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

Case No: 19/01687/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

19. Prior to the occupation of the dwelling hereby permitted detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 – Joint Core Strategy.

20. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Tree Protection Plan submitted to the Local Planning Authority by Verdant Ecology and dated November 2018 shall be agreed in writing with the Local Planning Authority.

Reason: To prevent inappropriate work being undertaken to protected trees.

Other conditions

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no additional windows, doors or rooflights are to be constructed in the external surfaces of the development hereby permitted, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

22. The recommendations within the Bat Survey (Woods Ecology, July 2019) shall be adhered to throughout all phases of the development and enhancement features will be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

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

Case No: 19/01687/FUL

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Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20.
Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17,
DM18, DM23, DM24
High Quality Places SPD
Compton and Shawford VDS
Winchester District Landscape Character Assessment

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4.

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.

5.

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.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. 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.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/02302/TPC

Proposal Description: Yew (T1) - Remove all lower branches attached to old coppice stumps back to previous pruning points. Select remove any secondary stems that form the lower canopy back to the old parent coppice stumps. Reduce any asymmetric branches back to form overall uniform canopy.

Cherry (T2) - Reduce crown by 2m all around.

Conifer spp. (T3) - Remove completely to allow space for adjacent Ginkgo spp. (T4) to develop properly.

Birch spp. (T5-T7) - Selectively thin copse at rear of property by 20% removing weak and poorly formed Silver Birches that are competing for light to allow better formed specimens to thrive.

Address: 42-43 Stratton Lane East Stratton SO21 3DT

Parish, or Ward if within Micheldever

Winchester City:

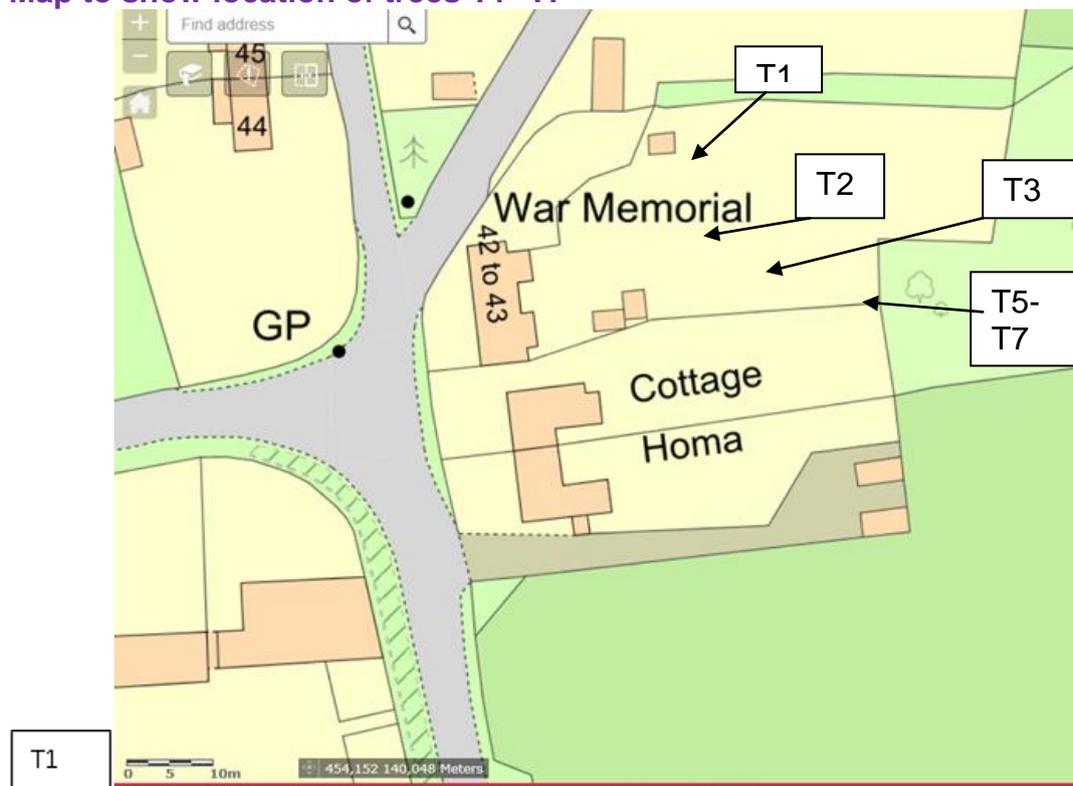
Applicants Name: Mr Kim Gottlieb

Case Officer: Lloyd Fursdon

Date Valid: 21 October 2019

Recommendation:

Map to show location of trees T1- T7



Case No: 19/02302/TPC

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

This matter comes to Planning Committee for determination as the applicant is the WCC Councillor for East Stratton.

Site Description

The trees in which this application relates to are located in the rear garden of the property.

T1 (Yew) is in full public view giving it high visual public amenity value. The tree is of reasonable health and vitality for a tree of this age class. The tree has been previously reduced but has recovered from the pruning by producing reaction growth making the tree's crown asymmetrical in shape.

T2 Cherry. T3 Conifer and T5-T7 are not visible from the public highway giving them low visual public amenity value.

Proposal

Yew (T1) - Remove all lower branches attached to old coppice stumps back to previous pruning points. Select remove any secondary stems that form the lower canopy back to the old parent coppice stumps. Reduce any asymmetric branches back to form overall uniform canopy.

Cherry (T2) - Reduce crown by 2m all around.

Conifer spp. (T3) - Remove completely to allow space for adjacent Gingko spp. (T4) to develop properly.

Birch spp. (T5-T7) - Selectively thin copse at rear of property by 20% removing weak and poorly formed Silver Birches that are competing for light to allow better formed specimens to thrive.

Relevant Planning History

19/01646/TPC – Yew (T1) Reduce to original height of hedge (Approx. 5-6 ft.) to reduce the number of poisonous berries that drop each year. Application was withdrawn

Consultations

It is not a requirement in accordance with government guidance to send out consultation notices to neighbours for the proposed tree works within a Conservation area (TPC notification) however the TPC notification is published on the weekly planning lists that are published in the local paper.

Case No: 19/02302/TPC

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Representations

None received.

Relevant Planning Policy

Winchester District Local Plan Review

Winchester Local Plan Part 1 – Joint Core Strategy

Other Planning guidance

Tree Preservation Orders and tree in Conservation areas.

Planning Considerations

The Yew Tree (T1) is a mature tree that is a significant feature within the local landscape. The proposed works to reduce the lower branches of the tree back to the original pruning points will not have a detrimental impact on its visual public amenity value as the proposed works are to the lower parts of the tree that will not alter the overall height and shape of the trees canopy. The proposed works to reduce any asymmetric branches are minor works that will re- shape the tree's canopy and will improve the overall appearance of the tree. As the tree is of good health and vitality the tree will be able to compartmentalise the pruning wounds without a long term detrimental impact on its health.

The proposed works to T2 Cherry are minor works that will not have a detrimental impact on the health of the tree. As the tree is not in public view the proposal will not have a detrimental effect on the tree's visual public amenity value.

The proposal to remove T3 to favour the future development of T4 (Ginkgo spp) and the proposal to selectively thin the copse of birch in the rear of the property is in accordance with good forestry and arboricultural practices.

As trees T3, T5 & T7 are not in full public view from the public highway, the proposal will not have a detrimental effect on their visual public amenity value or the setting of the Conservation Area.

Recommendation

No Objection.

Appendix 1- Map

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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REPORT TITLE: CONFIRMATION OF TPO 2261 - LAND AT FIELD PENNY
ERVILLS ROAD WORLDS END

14 NOVEMBER 2019

REPORT OF CABINET MEMBER: Cllr Jackie Porter, Cabinet Member for Built
Environment and Well Being.

Contact Officer: Ivan Gurdler Tel No: 01962 848403 Email
igurdler@winchester.gov.uk

WARD(S): DENMEAD

PURPOSE

To consider confirmation of Tree Preservation Order 2261 to which one letter of objection and four letters of support has been received.

RECOMMENDATIONS:

1. That having taken into consideration the representations received, Tree Preservation Order 2261 is confirmed.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The confirmation of this Tree Preservation Order (TPO) will contribute to the High Quality Environment outcome of the Community Strategy by maintaining the environmental quality and character of the area.

2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications for the City Council at this stage. Compensation is potentially payable only where sufficient evidence has been provided by an applicant to support an application to carry out works to the protected tree and where that application is refused.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 On serving of the TPO, the landowner and immediate neighbours were notified and allowed 28 days to object.
- 6.2 At the time that TPO 2261 was served there was one letter of objection and four letters of support.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Trees have a significant impact on our surroundings, the quality of our lives and where we live. They form an important and integral part of the countryside and in every town and village throughout the District. Trees support the natural beauty of our countryside and diversity of our natural wildlife.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

- 10 None Required

11 RISK

11.1 None

Risk	Mitigation	Opportunities
<i>Property</i>	N/A	N/A
<i>Community Support</i>	N/A	N/A
<i>Timescales</i>	N/A	N/A
<i>Project capacity</i>	N/A	N/A
<i>Financial / VfM</i>	N/A	N/A
<i>Legal</i>	N/A	N/A
<i>Innovation</i>	N/A	N/A
<i>Reputation</i>	N/A	N/A
<i>Other</i>	N/A	N/A

12 SUPPORTING INFORMATION:

- 12.1 This matter comes to Planning Committee because one objection to the making of TPO 2261 has been received and has not been withdrawn.
- 12.2 TPO 2261 was served at Field Penny Ervills Road Worlds End on 24th June 2019 following concerns raised by the Worlds End Residents Association about a proposal to re surface a farm track at Meadows Farm adjacent to a mature Oak tree growing in the rear garden of a neighbouring property called Field Penny.
- 12.3 The Oak is a mature specimen tree that is a predominate feature in the local landscape of which can be viewed from the public highway, and the farm track which is a public rights of way that runs from Portchester Castle to King Alfred's Statue in Winchester and passes under the canopy of the tree. The tree is of good health and vitality with an expected future life expectancy in excess of 150 years.
- 12.4 Due to the predominate location of the tree it is considered by the Arboricultural Officer that the Oak tree has high public visual amenity value.
- 12.5 The protection of the trees by a Tree Preservation Order is in accordance with Government guidance which states that "orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public." Any tree removal at this property for development purposes would have a detrimental impact on the visual public amenity value that trees currently provide.
- 12.6 The Secretary of State's view is that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works would have on amenity, the stronger the reasons needed before consent is granted.

13 OTHER OPTIONS CONSIDERED AND REJECTED

13.1 At the time that TPO 2261 was served, the Council received 1 letter of objection and 4 letters of support:

14 **Summary of objections and support.**

14.1 It is unreasonable to place a TPO on the Oak tree as the owner of Meadows farm claims that his tractor and high sided vehicles encounter low branches of the tree of which have been unintentionally removed and be found laying on the track.

14.2 Placing of the TPO on the Oak tree has an impact on the occupants of Meadow farm as the TPO will prevent future maintenance being undertaken to the tree.

14.3 The owner of the tree has written to support the TPO and has commented he would *“very much like this tree to be provided with the permanent tree protection order as it is a massive tree”*.

14.4 The Worlds End Residents Association has written to support the TPO have commented *“this beautiful Oak tree must be protected as it is an important part of the rural landscape for residents, walkers and drivers and is threatened by the proposed development at Meadows Farm”*

14.5 Further letters of support have been received which state : *“ I completely support the application of a Tree Preservation Order on this Oak Tree”*

14.6 *“There is local concern that the tree is under threat by development and it is important that it is protected for the wildlife that inhabit it and the visual pleasure it provides”*.

15. **Arboricultural Officers Response**

15.1 The main trigger points to the making of a Tree Preservation Order are that the tree must have amenity value and must be under threat. In this case the proposed re surfacing and making wider of the existing farm track with concrete will have a detrimental affect on the tree roots of the Oak and will therefore cause significant harm to the health and vitality of the tree, and its amenity value.

Government guidance states:

- (i) “It is expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area.”
- (ii) “But it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases the authority may be expedient to make an Order if the authority believes there is a risk of trees being

felled, pruned or damaged in ways which would have a significant impact on the amenity of the area. But it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases the authority may believe that certain trees are at risk as a result of development pressures and may consider where this is in the interests of amenity, that it is expedient to make an Order. Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make Orders as a precaution.”

- 15.2 Under the UK planning system local authorities have a statutory duty to consider the protection of trees assessing planning applications. The confirmation of this TPO will satisfy this duty.
- 15.3. The confirmation of this TPO will not hinder or stop further maintenance of the tree from being undertaken to the tree.

Other Background Documents:-

Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

Tree Evaluation Method for Preservation Orders- (TEMPO)

TEMPO is designed as a field guide to decision-making, and is presented on a single side of A4 as an easily completed pro forma.

TEMPO is based on the accumulated scores derived in Parts 1 & 2 of the survey sheet and identifies four outcomes, as follows:

- Any 0 points you cannot apply TPO
- 1-6 points TPO indefensible
- 7-10 points Does not merit TPO
- 11-14 points Possibly merits TPO
- 15+ points Definitely merits TPO

Trees scoring 15 points or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise.

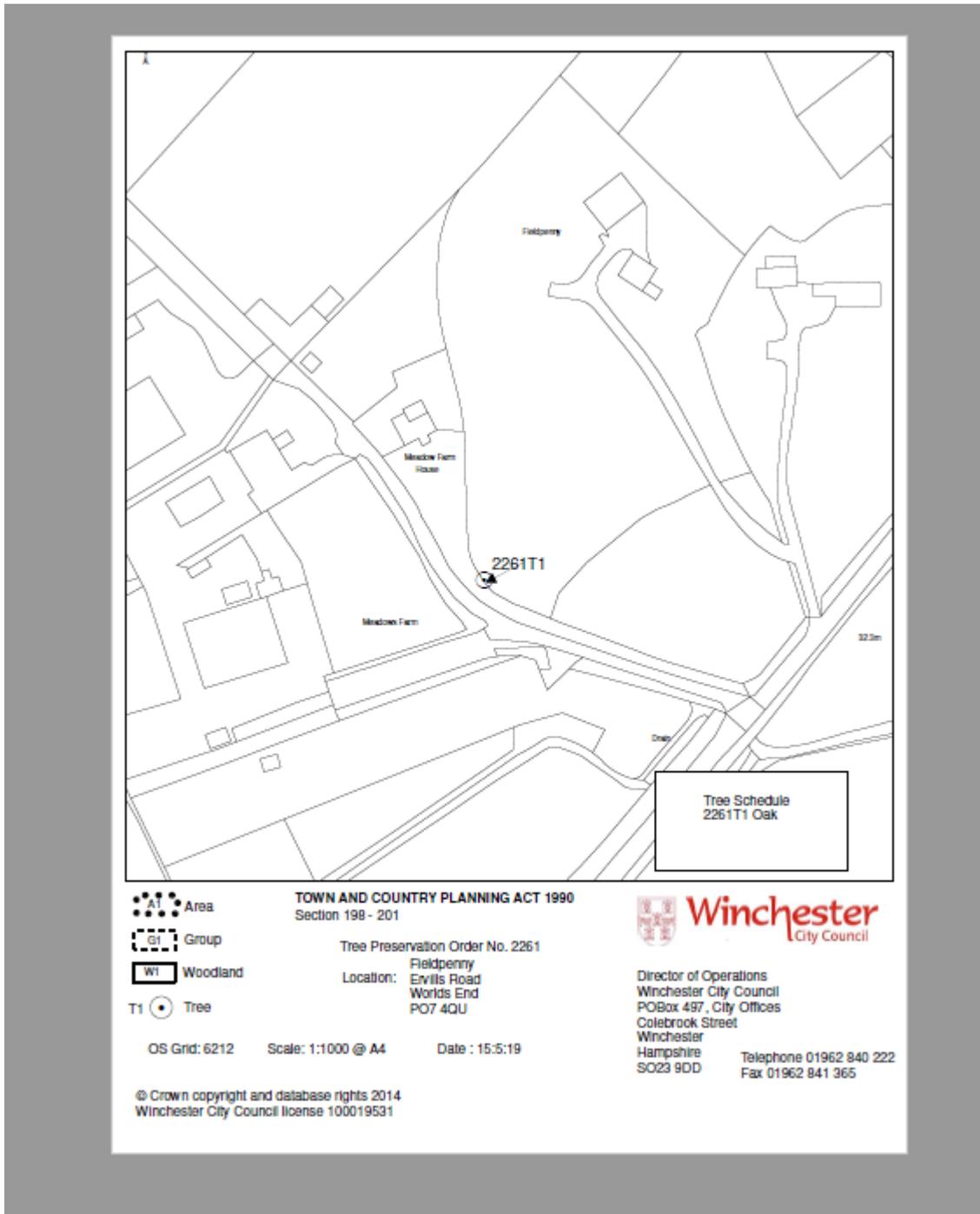
The following Tree Evaluation Method for Preservation Orders (TEMPO) assessment has been carried out to evaluate the amenity value of T1 (Oak).

Condition & suitability for TPO	Good	Highly Suitable	5 points
Retention span (in years)	100 +	Highly suitable	5 points
Relative public visibility & suitability	Large or medium trees clearly visible to the public	Highly suitable	5 points
Other factors	Principal components of arboricultural features or veteran trees		5 point
Expediency assessment	Foreseeable threat to trees	Foreseeable	3 Points
Total			23 points awarded - Definitely merits TPO

The Oak tree scores a total of 23 points which establishes that the tree definitely merits a TPO and confirms that the Oak tree is of sufficient public visual amenity value to be protected by a TPO.

Appendices

Appendix 1 – Map



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PDC1147
PLANNING COMMITTEE

REPORT TITLE: CONFIRMATION OF TPO 2263 – LAND AT 49 STONEY LANE
WINCHESTER

14 NOVEMBER 2019

REPORT OF CABINET MEMBER: Cllr Jackie Porter Cabinet Member for Built
Environment and Well Being.

Contact Officer Lloyd Fursdon Tell : 01962 848210

Email lfursdon@winchester.gov.uk

WARD(S): ST BARNABAS

PURPOSE

To consider confirmation of Tree Preservation Order 2263 to which two letters of objection and three letters of support has been received.

RECOMMENDATIONS:

That having taken into consideration the representations received, Tree Preservation Order 2263 is confirmed.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The confirmation of this Tree Preservation Order (TPO) will contribute to the High Quality Environment outcome of the Community Strategy by maintaining the environmental quality and character of the area.

2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications for the City Council at this stage. Compensation is potentially payable only where sufficient evidence has been provided by an applicant to support an application to carry out works to the protected tree and where that application is refused.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 On serving of the TPO, the landowner and immediate neighbours were notified and allowed 28 days to object.

- 6.2 Two letters of objection and three letters of support were received.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Trees have a significant impact on our surroundings, the quality of our lives and where we live. They form an important and integral part of the countryside and in every town and village throughout the District. Trees support the natural beauty of our countryside and diversity of our natural wildlife.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None Required

10 RISK

10.1 None

Risk	Mitigation	Opportunities
<i>Property</i>	N/A	N/A
<i>Community Support</i>	N/A	N/A
<i>Timescales</i>	N/A	N/A
<i>Project capacity</i>	N/A	N/A
<i>Financial / VfM</i>	N/A	N/A
<i>Legal</i>	N/A	N/A
<i>Innovation</i>	N/A	N/A
<i>Reputation</i>	N/A	N/A
<i>Other</i>	N/A	N/A

11 SUPPORTING INFORMATION:

- 11.1 This matter comes to Planning Committee because two objections to the making of TPO 2263 have been received and have not been withdrawn.
- TPO 2263 was issued on 31 May 2019 following the receipt of planning application (19/00645/FUL) to redevelop the land at 49 Stoney Lane, Winchester which included the removal of 3 mature Birch trees (T1 – T3) that are located along the front northern boundary of the property.
- 11.2 The trees are in full public view from the public highway in Stoney Lane giving them high visual public amenity value.
- 11.3 The protection of the trees by a Tree Preservation Order is in accordance with Government guidance which states that “orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public.” Any tree removal at this property for development purposes would have a detrimental impact on the visual public amenity value that trees currently provide.
- 11.4 The Secretary of State’s view is that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works would have on amenity, the stronger the reasons needed before consent is granted.
- 12 Planning Application 19/00645/FUL for the proposed development at 49 Stoney Lane was refused. The Planning case officer commented “The proposal would result in the loss of trees, covered by a Tree Preservation Order to the detriment of the visual amenity of the surrounding area. It would therefore be contrary to policies CP20 of Winchester District Local Plan Part 1 and DM23 of Winchester District local Plan Part 2”.

13 OTHER OPTIONS CONSIDERED AND REJECTED

- 13.1 In response to serving TPO 2263 the Council received 2 letters of objection and 3 letters of support.

14 SUMMARY OF OBJECTIONS AND SUPPORT

- 14.1 The objectors assert that it is not expedient to protect T1- T3 (Birch) by a tree preservation order as they consider that the trees' health is in decline. The foliage has thinned over the past 5 years with the trees becoming bare with dead twigs and branches being deposited on the grass area under the trees.
- 14.2 The objectors assert that the trees have less than 10 years safe useful life expectancy as they are all over 50 years of age. A local tree surgeon has recommended to them that the trees are removed as they may become colonised by a decay fungi that has been found on an adjacent Birch that is not protected by TPO 2263.
- 14.3 The objectors further assert that T1-T3 are of low amenity value following their own TEMPO assessment of the trees and request that TPO 2263 is not confirmed as their planning application (19/00645/FUL) was **REFUSED** and therefore there is no longer a foreseeable threat to the trees other than old age and disease.
- 14.4 A supporter of the TPO has commented *"These three prominent trees are beautiful and highly valued Silver Birches that symbolise the semi-rural nature of Stoney Lane and enhance the street scene, they make an incalculable contribution to this leafy and family orientated area. Aside from the myriad of environmental benefits that these particular trees bring, they are intrinsic to the long corridor of mature trees that is synonymous with the appeal of Stoney Lane and runs the entire length of the road."*
- 14.5 T1 – T3 are located near to the road junction of Stoney lane and St Matthews Road. Further comments from the supporters of the TPO received have stated that the trees have very significant softening effect on this very prominent corner, and the removal of them would have a detrimental effect on the local environment.
- 14.6 As T1-T3 contribute towards the removal of pollution from the atmosphere, the supporters hope that the order is made permanent because the retention of the trees will contribute towards the City Council's climate emergency measures and a greener approach to life with a target of zero emissions to combat climate change.

15. ARBORICULTURAL OFFICERS RESPONSE

- 15.1 The main triggers to the making of a Tree Preservation Order are that the tree(s) must have amenity value and must be under threat. T1–T3 are prominent features within the local landscape and have high public visual amenity value. Primarily, this will be interpreted as meaning that they are

clearly visible from a public place and add value to the street scene or local landscape. The loss of the trees or damage to them would have a significant impact on the local environment and its enjoyment by the public and there is a significant risk of this happening if a tree preservation order is not made. T1-T3 do not cause excessive problems that unreasonably affect the quality of life of tree owners or their neighbours

- 15.2 The trees are in reasonable health and condition, have a reasonable life expectancy and are not known to be causing damage to buildings;

Government guidance states:

- (i) “It is expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area.”

- (ii) “It may be expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area. But it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases the authority may believe that certain trees are at risk as a result of development pressures and may consider where this is in the interests of amenity, that it is expedient to make an Order. Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make Orders as a precaution.”

- 15.3 Under the UK planning system local authorities have a statutory duty to consider the protection of trees when assessing planning applications. The confirmation of this TPO will satisfy this duty.

- 15.4 T1-T3 (Birch) are mature trees. Dead twigs and occasional branches with thinning foliage are normal occurrences of trees within this age class; and a natural process for the tree which is not an automatic indication that the trees are diseased.

- 15.5 The advice given to the owners to fell T1–T3 because they may become colonised with a decay pathogen that has already colonised an adjacent tree has not been evidenced or adequately justified and is therefore not consistent with good arboricultural and forestry practices.

- 15.6 The Arboricultural survey that was submitted with planning application 19/00645/FUL states that the trees are of good and fair structural condition with good and fair physical condition and did not make any recommendation to fell. There is no arboricultural justification to fell the trees.

- 15.7 The confirmation of this TPO will not hinder or stop further maintenance from being carried out to T1-T3.

Other Background Documents:-

Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

Tree Evaluation Method for Preservation Orders- (TEMPO)

TEMPO is designed as a field guide to decision-making, and is presented on a single side of A4 as an easily completed pro forma.

TEMPO is based on the accumulated scores derived in Parts 1 & 2 of the survey sheet and identifies four outcomes, as follows:

Decision guide

- Any 0 points Do not apply TPO
- 1-6 points TPO indefensible
- 7-10 points Does not merit TPO
- 11-14 points TPO defensible
- 15+ points Definitely merits TPO

Trees scoring 15 points or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise.

The following Tree Evaluation Method for Preservation Orders (TEMPO) assessment has been carried out to evaluate the amenity value of T1 –T3 (Birch).

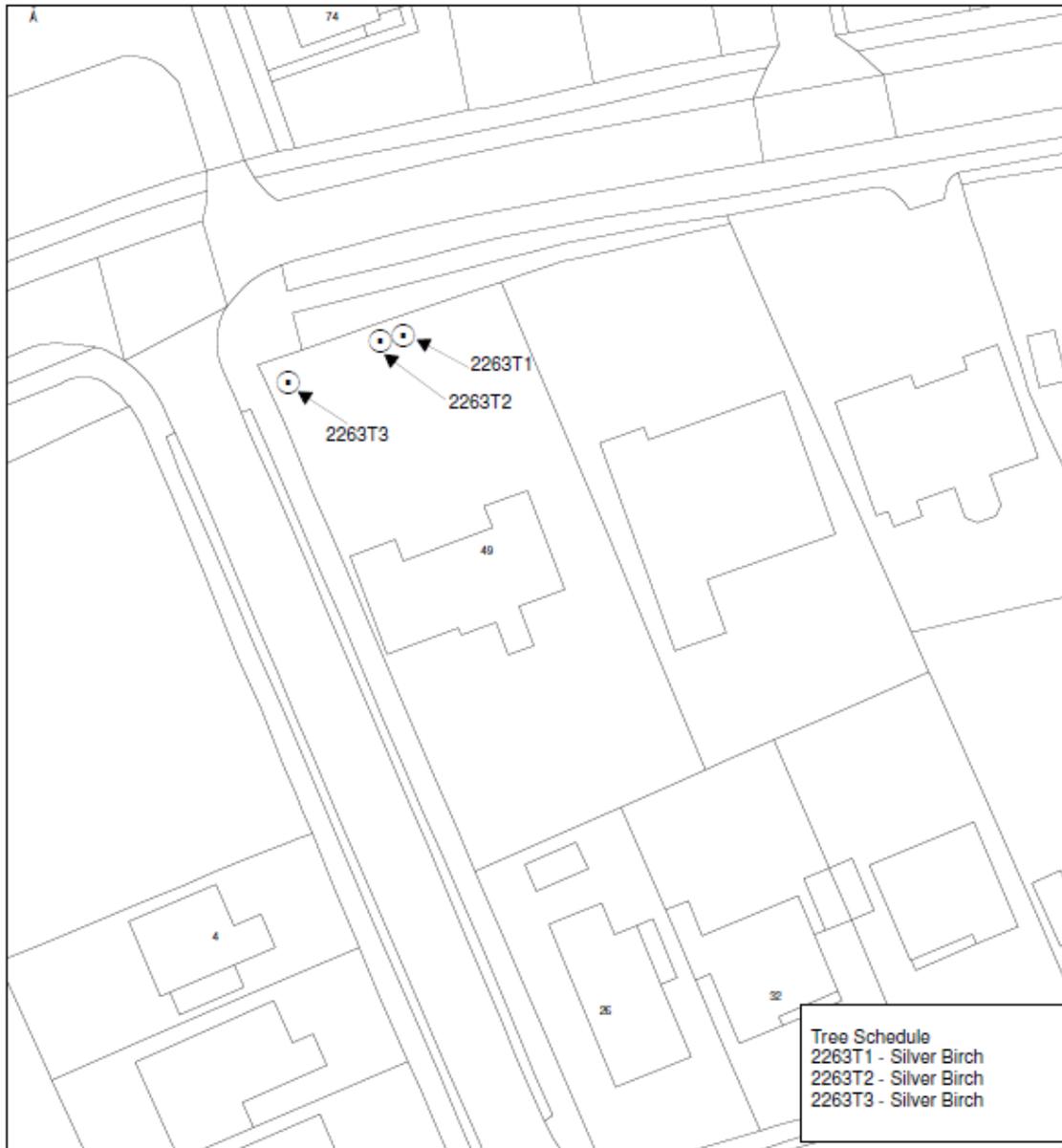
Condition & suitability for TPO	Fair	Suitable	3 points
Retention span (in years)	20 - 40	suitable	2 points
Relative public visibility & suitability	Large or medium trees clearly visible to the public	suitable	4 points

Other factors	Trees with none of the above additional redeeming features	Trees must have accrued 7 or more points (with no zero score) to qualify	1 point
Expediency assessment	Threat to trees	Immediate	5 Points
Total			15 points awarded - Definitely merits TPO

T1-T3 (Birch) scores a total of 15 points which establishes that the trees definitely merit a TPO and confirms that the trees are of sufficient public visual amenity value to be protected by a TPO.

APPENDICES:

Appendix 1 – TPO PLAN



A1 Area

G1 Group

W1 Woodland

T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2263

Location: 49 Stoney Lane
Winchester
SO22 6DP

OS Grid: 4630

Scale: 1:500 @ A4

Date : 16 :05 :2019



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