



Meeting	Planning Committee
Date and Time	Thursday, 16th August, 2018 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 - 20)

Minutes of the previous meeting held on 26 July 2018 and the minutes of the Planning (Viewing) Sub Committee held on 7 August 2018



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 14 August 2018**, 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 Agenda Items 7-11 (PDC 1115)	
7.	46 Harrow Down, Badger Farm, SO22 4LZ (Pages 21 - 36) Case number: 18/01161/HOU	Badger Farm & Olivers Battery
8.	74 Olivers Battery Road North, Olivers Battery, SO22 4JB (Pages 37 - 48) Case number: 18/01359/FUL	St Luke
9.	Barclays, Bank 2 East Street, Alresford, Hampshire, SO24 9BU (Pages 49 - 56) Case number: 18/01319/FUL	Alresford & Itchen Valley
10.	Barclays Bank 2 East Street Alresford Hampshire SO24 9BU (Pages 57 - 62) Care number: 18/01321/AVC	Alresford & Itchen Valley
11.	Southgate, Cross Way, Shawford, SO21 2BZ (Pages 63 - 68) Case number: 18/01463/FUL	Badger Farm & Olivers Battery
12.	Planning Applications - SDNP Item 13 and WCC Items 14 and 15 (PDC1115)	
	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).

- | | | |
|-----|---|----------------------|
| 13. | Lion Hill House, Alton Road, West Meon,
GU32 1JF (Pages 69 - 82)

Case number: SDNP/17/03750/FUL | Upper Meon
Valley |
| 14. | 73 Stoney Lane, Winchester, SO22 6EW
(Pages 83 - 88)

Case number: 18/01268/FUL | St Barnabas |
| 15. | 4 Hall Close, Bishops Waltham, Hampshire,
SO32 1LU (Pages 89 - 96)

Case number: 18/00983/HOU | Bishops
Waltham |

L Hall
Legal Services Manager

City Offices
Colebrook Street
Winchester SO23 9LJ

8 August 2018

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

Chairman: Ruffell (Conservative)

Vice-Chairman: Read (Conservative)

Conservatives

Cunningham
McLean

Liberal Democrats

Clear
Evans
Izard
Rutter

Deputy Members

Berry

Laming and Weir

Quorum = 4 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 Chairman 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 design, historic environment and highways may also be available at Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Members' Questions

After the presentation, there will be an opportunity for the Councillors on the Committee to ask questions of the officers, usually based on the planning themes set out in the report.

PUBLIC PARTICIPATION:

Following the Councillors' questions, there will be a period of public participation, as follows:

- Objectors (3 minutes),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Portfolio Holders (5 minutes),
- and supporters of the application (3 minutes).

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.

The Councillors' Debate

After public participation, the Councillors will 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 Viewing Sub-Committee or further information).

If the Committee votes against the officer's recommendation, the reasons for this will be discussed and explained. 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 Chairman may exercise a casting vote and that vote may be cast in any way he wishes.

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.

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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PLANNING COMMITTEE

Thursday, 26 July 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Izard

McLean

Deputy Members:

Councillor Berry (except for Items 14 to 16) (as deputy for Cunningham),
Laming (as deputy for Evans) and Weir (for Item 9 onwards) (as deputy for
Clear)

Others in attendance who addressed the meeting:

Councillors Hutchison, Murphy and Thompson

Others in attendance who did not address the meeting:

Councillor Vivian Achwal
Councillor Eleanor Bell
Councillor Jan Warwick, Portfolio Holder for Environment

Apologies for Absence:

Councillors Clear, Cunningham, Evans and Rutter

1. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 21 June 2018, be
approved and adopted.

2. **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
PDC1113.

3. **PLANNING APPLICATIONS**

(PDC 1113 and Update Sheet refers)

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

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

4. **SPARSHOLT COLLEGE, WESTLEY LANE, SPARSHOLT, SO21 2NF**
Item 7: Section 73 application to vary conditions 2 (Approved Plans), 3 (Interpretations) 4 (Changes to Approved Plans for ADP) 8 (Method Statement on Earthmoving and Re-contouring of Site) and 11 (Materials for Education Building) of planning permission 16/01679/FUL; to allow for changes to layout and infrastructure to form Anaerobic Digester Plant (ADP) and to layout, design and appearance of Education Building.
Sparsholt College, Westley Lane, Sparsholt, SO21 2NF
Case number: 18/00703/FUL

The Head of Development Management referred Members to the Update Sheet which set out the following: two further letters of representation submitted by Sparsholt Parish Council and one additional letter of representation received; the planning officers response; and conclusion with no change to the recommendation.

In addition, a verbal update was provided summarising the contents of a further letter that had been submitted on behalf of five residents from Stockbridge.

During public participation, Richard Gueterbock, Sue Wood (Sparsholt Parish Council) and Peter Deehan (Crawley Parish Council) spoke in objection to the application and John Turvill, Marcus Beddoe (Applicant) and Tim Jackson (Sparsholt College) spoke in support of the application and all answered Members' questions thereon.

Councillor Horrill had registered to speak on this item as Ward Member. However, due to an emergency she was not able to attend to read her statement personally but had appointed Stewart Wooles to read her representation to the Committee on her behalf.

In summary, it was noted that Councillor Horrill considered that the Council had adopted a sound Local Plan which received significant input from residents as to what would be acceptable in their area. In July 2016 when the Committee considered the last planning application, it was acknowledged that planning permission would only be justified and given to the Anaerobic Digester Plant (AD Plant) based upon the Education function and the integral link to the agricultural college, which was supported at the time by M3 Local Enterprise Partnership (LEP) funding.

Councillor Horrill queried how the proposal met the requirements of Policy MTRA(4) by way of the difference between the two applications with the new proposal setting out a significant reduction to the floorspace by 50% from the previous submission, whilst still suggesting that the building would continue to provide the same level of educational function to the students. It was considered that this called into question the validity of the application.

Councillor Horrill sought clarity on the aims of Policy MTRA(4) in relation to the type of development that could be permitted in the countryside as she deemed

this application to be unacceptable and unjustified in this particular location where, in her opinion, the proposed development would come at a significant cost to the rural villages surrounding the College.

In her statement, Councillor Horrill also suggested that the external advice the Applicant (Ecotricity) provided on the functionality of an AD Plant should be disregarded as the Applicant possessed no direct experience of building an AD Plant and she queried why four other local authorities had previously rejected such a development.

In conclusion, Councillor Horrill urged the Committee to support the residents and Parish Councils and put an end to a significant commercial enterprise in the countryside by refusing the application.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions, informatives and the completion of the legal agreement covering the six areas, as set out in the Report and the Update Sheet.

5. **THE TILED HOUSE, SAFFRONLAND NURSING HOME, SOUTHDOWN ROAD, SHAWFORD, SO21 2BY**

Item 8: Change of use from residential care home with nursing (Use class C2) to residential (Use class C3) to provide 15 No. residential units. Proposed external alterations to include alterations to doors and windows, insertion of dormer windows and alterations to the roof. Rearrangement of existing parking to provide additional spaces and new bin and cycle stores.

Revised site plan showing an increase in on site parking provision from 24 to 26 spaces, resulting in the cycle store relocated to closer to the existing building.

The Tiled House, Saffronland Nursing Home, Southdown Road, Shawford SO21 2BY

Case number: 17/03218/FUL

During public participation, Anthony Lewis spoke in objection to the application and Alison Young (Agent) spoke in support of the application and answered Members' questions thereon.

In response to questions from Members, the Council's Highway Development Control Engineer clarified that the development offered parking in excess of the Council's residential parking standard and therefore that particular requirement was satisfied.

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.

6. **OVERCROSS HOUSE, CROSS WAY, SHAWFORD, SO21 2BZ**

Item 9: Demolition of a single storey side extension and alterations to the fenestration of the existing Overcross House and construction of a new 5 bedroom detached dwelling to the east of the existing house.

Overcross House, Cross Way, Shawford, SO21 2BZ

Case number: 18/00797/FUL

The Head of Development Management referred Members to the Update Sheet which set out: an amended recommendation to read 'Application Permitted'; deletion of Policy MTRA(2) and Informative 3 and replace with MTRA(3); and additional wording and changes to be made to Conditions 2, 3, 4, 5, 6, 7, 11, 12 and 13.

During public participation, Anthony Lewis spoke in objection to the application and Tony Boyle (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.

7. **50 WILLIS WAYE, KINGS WORTHY, SO23 7QT**

Item 10: Proposed 1 no. dwelling
50 Willis Waye, Kings Worthy, SO23 7QT
Case number: 18/011498/FUL

The Head of Development Management referred Members to the Update Sheet which outlined a change to Page 3 under section 'Consultations' Southern Water comments should read 'no objection'.

During public participation, Ian Gordon (Kings Worthy Parish Council) spoke in objection to the application and Louise Cutts 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.

8. **HAMPSHIRE CONSTABULARY HQ, ROMSEY ROAD, WINCHESTER.**

Item 12: Erection of sales and marketing signage.
Hampshire Constabulary HQ, Romsey Road, Winchester
Case number: 18/01229/AVC

The Head of Development Management referred Members to the Update Sheet which stated that amended plans had been received on 25 July 2018 showing that the proposed sign 3 (at the entrance to West End Terrace) had been removed due to an objection raised by the Council's Historic Environment Officer about lack of information pertaining to the structural condition of the flint wall and its suitability to hold the sign.

During public participation, John Burley spoke in objection to the application and answered Members' questions thereon.

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

In summary, Councillor Thompson stated that she spoke in behalf of the 43 objectors to the application and urged the Committee to reconsider the recommendation and reject the application. She referred to the number of applications that had been submitted since the original and stated that the 2016 application gave permission for the erection of a temporary sales and marketing suite for a limited period which was due to expire in 2020. Councillor Thompson stated that this application was passed largely unnoticed as local residents were unaware of the application and this application sought to extend the period of vehicular access to 2023.

Councillor Thompson stated that the site was set in a densely populated area of Winchester whereby it was difficult for vehicles to pass and considered that a condition should be applied to the entrance of the site at West End Terrace to enable this to remain as pedestrian and cyclist right of way only. In conclusion, Councillor Thompson clarified that residents were of the understanding that there was an explicit condition in place that the entrance of the site was not to be used by vehicles so to lengthen the amount of time the site was to be used as a marketing suite was considered to be wholly unacceptable and she urged the Committee to reject the extension.

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. **78 ALRESFORD ROAD, WINCHESTER, SO23 0JX**

Item 13: Demolition of the existing dwelling and garage and the erection of 1no. 2 bedroom house, 2no. 3 bedroom houses, 1no. 4 bedroom house and widening of the existing vehicular access.

78 Alresford Road, Winchester, SO23 0JX

Case number: 18/00829/FUL

The Head of Development Management referred Members to the Update Sheet which set out; an additional wording and changes to Conditions 2, 5, 6, 7 and 9 and Informative 3.

During public participation, Dr H Patel spoke in objection to the application and Jeremy Tyrell (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.

10. **ST CLEMENTS PARTNERSHIP, TANNER STREET, WINCHESTER, SO23 8AD**

Item 14: Change of use from Class D1 to Class B1(a).

St Clements Partnership, Tanner Street, Winchester, SO23 8AD

Case number: 17/03193/FUL

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

11. **ST CLEMENTS PARTNERSHIP, TANNER STREET, WINCHESTER, SO23 8AD**

Item 15: Change of use from Class D1 to Class B1(a).
St Clements Partnership, Tanner Street, Winchester, SO23 8AD
Case number: 17/03194/FUL

This application was withdrawn.

12. **LAND ADJACENT TO STANMORE PRIMARY SCHOOL, STANMORE LANE, WINCHESTER**

Item 16: Redevelopment of the site: Construct 5 No. detached houses (1 x 4 bed, 2 x 3 bed [each with detached single garage] and 2 x 2 bed) and 4 x 2 bed apartments, associated means of enclosure, surface car parking and new access spur. Resurfacing of access from Stanmore Lane to new access spur, including construction of passing bay and adjustment of eastern boundary to Stanmore Primary School. Erection of 3m high acoustic fence to part of common boundary with adjoining electricity sub-station (All matters for consideration except landscaping).
Land adjacent to Stanmore Primary School, Stanmore Lane, Winchester
Case number: 18/00646/OUT

The Head of Development Management referred Members to the Update Sheet which stated that the consultations section of the report, WCC Engineers – Highways, the Highways Officer confirmed that there are no objections to the proposals as amended.

During public participation, Steve Lawrence (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.

13. **43 WOODFIELD DRIVE, WINCHESTER, SO22 5PY**

Item 17: Proposed Extensions
43 Woodfield Drive, Winchester, SO22 5PY
Case number: 18/00896/HOU

During public participation, Sarah McGowan spoke in objection to the application and Katie Whiles spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Hutchison stated that she supported the concerns of the objector and was speaking on behalf of the residents of 45 Woodfield Drive and the detrimental impact the proposal would have on their home and garden which she considered would effect their quality of life. She stated that she had visited

the properties of 45 and 47 Woodfield Drive to assess for herself what the impact would be on these neighbouring properties and that she felt strongly that the proposed design could be altered to minimise the damage to the neighbours amenities.

Councillor Hutchison stated that the curve of the road and shape of the gardens in this area would mean that the effect of the proposed extension would be hugely significant on the amenities of all neighbouring properties by virtue of its height, mass and pitch, resulting in an overbearing form of development.

In conclusion, Councillor Hutchison suggested that, due to the nature of the road, the Committee visit the site to assess the impact of the proposal on the gardens of the neighbouring properties at 41, 45 and 47 Woodfield Drive, prior to making a decision on the application

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 7 August 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed extensions in the context of its setting and the relationship with the neighbouring properties.

RESOLVED:

1. That the decisions taken on the Development Control 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 15, the item be withdrawn; and

(ii) That in respect of item 17, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 7 August at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed extensions in the context of its setting and the relationship with the neighbouring properties.

14. **CONFIRMATION OF TREE PRESERVATION ORDER 2221 - LAND ADJACENT TO WATER CLOSE, WINCHESTER**

(PDC 1111 refers)

During public participation, Alison Davidson spoke in support of the confirmation and answered Members' questions thereon.

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

In summary, Councillor Murphy stated that she supported the case made by the officer to confirm this particular Tree Preservation Order. The Water Garden had provided pleasure to many residents and visitors over many years. It offered

additional visual value and amenity to the entrance to the City and it was important that this be protected as an important asset of the Winchester area with the magnolias forming a key component of the Garden.

Councillor Murphy clarified that Tree Preservation Orders were used to protect a tree if it had a significant impact on the historic appearance and character of the conservation area which she considered was relevant in this case.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2221 be confirmed with modification (to accurately plot the location of T2).

15. **CONFIRMATION OF TREE PRESERVATION ORDER 2218 - LAND AT WHITELEY LANE, FAREHAM**

(PDC 1112 refers)

This application was withdrawn from the agenda.

16. **PLANNING APPEAL DECISIONS**

(PDC 1114 refers)

The Committee gave consideration to the Report which provided a summary of the appeal decisions received for the period 1 April 2018 to 30 June 2018.

RESOLVED:

That the report be noted.

The meeting commenced at 9.30am and adjourned between 12.30pm and 2.00pm and concluded at 4.15pm.

Chairman

PLANNING (VIEWING) SUB-COMMITTEE

Tuesday, 7 August 2018

Attendance:

Councillors
Ruffell (Chair)

Read
Izard

McLean

Deputy Members:

Councillor Berry (as deputy for Cunningham), Laming (as deputy for Evans) and Weir (as deputy for Clear)

Others in attendance who did not address the meeting:

Councillor Hutchison

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Ms E Marsden – Senior Planning Officer

Apologies for Absence:

Councillors Clear, Cunningham, Evans and Rutter

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1. **PLANNING APPLICATIONS SCHEDULE**
(Extract from Report PDC1113 Item 17 and Update Sheet 26 July 2018 refers).

Item 17: Proposed Extensions
43 Woodfield Drive, Winchester, SO22 5PY
Case Number: 18/00896/HOU

At its meeting held on 26 July 2018, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the proposed extensions in the context of its setting and the relationship with the neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Sarah McGowan spoke in objection to the application and Katie Whiles spoke in support of the application.

At this meeting, Councillor Hutchison also addressed the Committee on this item as Ward Member.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.

The Planning Officer presented the application to re-familiarise Members with the proposal and stated that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

At the conclusion of debate, the Sub-Committee agreed to grant permission for the reasons and informatives set out in the Report.

RESOLVED:

That the application be permitted for the following reason(s):

Conditions

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

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: A17/683/01 rev A (Site Plans) received on 09.04.2018 and A17/683/02 rev B (Proposed Drawings) received on 30.05.2018.

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 match those used in the existing building.

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

04 The windows marked as obscure glazing on the submitted drawings shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and 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.

05 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 south east facing elevations, north west facing elevations, or south west (rear) facing elevations of the extension's hereby permitted.

05 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 focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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.

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.

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.

The meeting commenced at 10.30 am and concluded at 10.45 am

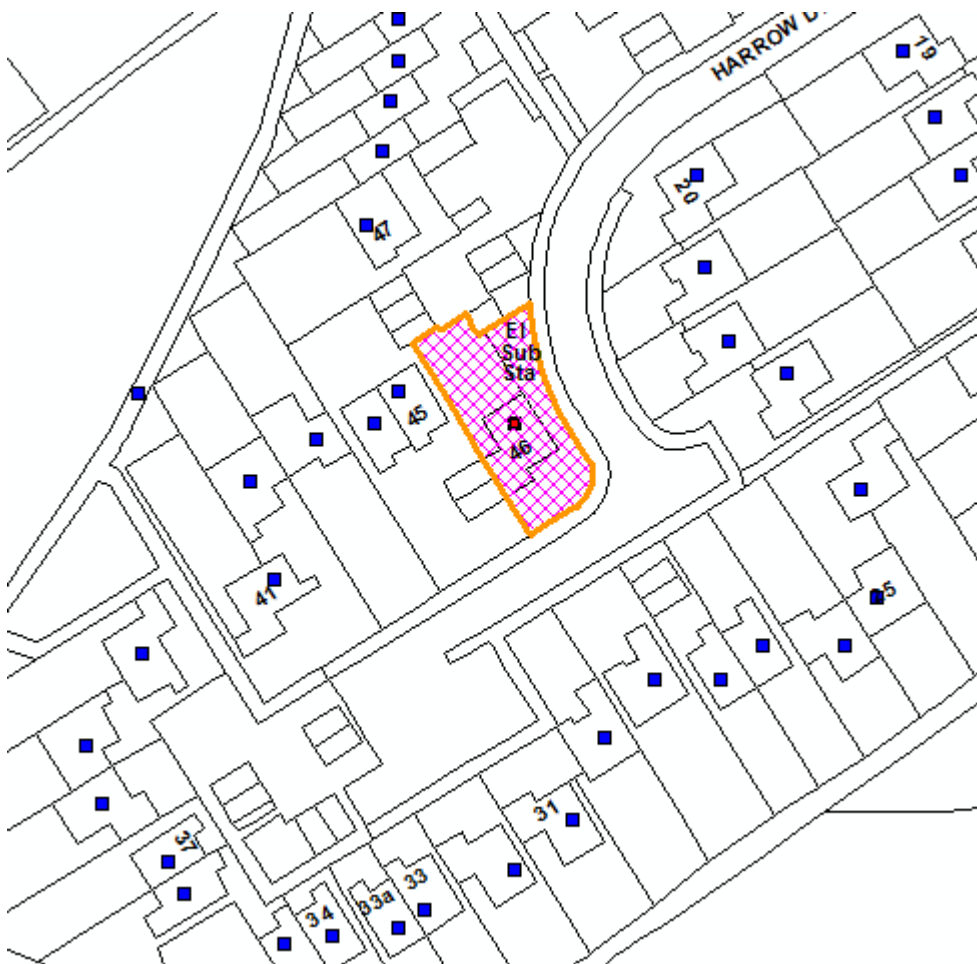
Chairman

Agenda Item 7

Case No: 18/01161/HOU
Proposal Description: (Amended Plans and Description) Proposed construction of single storey front and side extensions and two storey rear extension to include external alterations. Alterations to existing driveway and creation of new access. Conversion of existing garage and existing loft into habitable accommodation.

Address: 46 Harrow Down Badger Farm SO22 4LZ
Parish, or Ward if within Winchester City: Badger Farm
Applicants Name: Mr Richard Tapper
Case Officer: Curtis Badley
Date Valid: 10 May 2018

Recommendation: Application Permitted



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General Comments

The application is reported to Committee due to the number of comments received contrary to the officer recommendation, as requested by the Parish Council (See Appendix 1) and as requested by Councillor Bell (See Appendix 2) and Councillor Laming (See Appendix 3).

Amended plans were received on 26th June 2018. The principle alterations are:

- Removal of proposed rear dormer window
- Construction of a two storey rear extension
- Insertion of rooflights within both the front and rear elevation
- Planting of boundary hedgerow
- Addition of plain render to the proposed extensions

Amended plans were received on 13th July 2018. The principle alterations are:

- Removal of rear access and parking area
- Widening of existing front driveway
- Retention of existing garage

Amended plans were received on 31st July 2018. The principle alterations are:

- Alteration of the proposed porch

Site Description

The existing property, number 46 Harrow Down is a three bedroom link detached dwelling within a modest sized plot (0.03ha) which gently slopes from North to South. The property is situated within a Cul-de-Sac with a parking area to the front of the dwelling house accessing a garage.

The dwelling is seen within the context of the immediate neighbouring properties due to its location adjacent to the highway. The surrounding area is characterised by detached properties with good sized gardens. Surrounding properties are of a similar size and design and feature materials which match the existing property, number 46.

The existing dwelling is built of buff brick, timber windows and doors and brown concrete pan tiles. Hedgerow spans the length of the Eastern property boundary which is interspersed by a couple of ash trees and no formal boundary treatment exists to the Southern property boundary. Close boarded fences run along the boundaries of the property to the West (45 Harrow Down) and a buff brick wall encloses the property from the parking areas, electric substation and neighbouring property to the south (47 Harrow Down) . Provision for parking consists of a single attached garage and a private driveway to the front of the property.

The existing dwelling, whilst in keeping with the surrounding properties, does not significantly contribute to the character of the area. The property has been poorly maintained and this has resulted in deterioration in the quality and density of the boundary hedgerow.

Proposal

The proposal is for the construction of a single storey front and side extension and a two storey rear extension. The proposals also include alterations to existing driveway and the conversion of the existing loft into habitable accommodation. The proposals seek to render part of the façade and the rear and side extensions.

The development proposes to create an additional parking space through the widening of the existing driveway to the front of the property. The proposed use of the site is to remain as a single private residential unit and as a result of the works, the property will have five bedrooms and utilise three floors of living accommodation.

Relevant Planning History

None

Consultations

WCC Engineers Highways: Original comments
(Plans Received: 26/06/2018)

The Highways Engineer is unable to support the application from a highways point of view. The parking provision is not considered to meet highways policy and cannot be achieved in a satisfactory manner.

It is noted that Hampshire County Council as a highway authority would be unlikely to support this application. The number of site entrances is generally restricted to one 'unless it can be demonstrated that a second means of access would have a direct benefit to road safety.'

WCC Engineers Highways: Final comments
(Plans Received: 13/07/2018)

The Highways Engineer under assessment of the revised plans, considers that the proposals are acceptable from a highway point of view subject to conditions which seek to provide the additional parking prior to development use and retention of the garage and parking areas hereafter.

Representations:

Badger Farm Parish Council Response: Objection
(Plans Received: 26/06/2018)

Objection raised on the grounds that the application is:

- Out of proportion with the surrounding area
- Proposes dormer windows which have been refused on appeal in a nearby residence
- Inadequacy of parking provision
- Removal of hedgerow and trees

20 letters from 19 households were received in response to the original plans objecting to the application on the following grounds:

- Overdevelopment of plot
- Out of keeping and character with surrounding area
- Overshadowing and overbearing impact of rear extension
- Disproportionate resultant garden size
- Loss of hedgerow and trees
- Impact on parking and inadequacy of proposed parking
- Highway Safety

A response was received to the original plans from Councillor J Warwick objecting to the application on the following grounds:

- Proposal size will be out of character with properties in the surrounding area
- Proposed dormer window increases height of building and has overlooking potential
- Increase in noise
- Increase in traffic pressures
- Disproportionately small garden relative to property footprint
- Highway safety

A response was received to the original plans from Councillor B Laming objecting to the application on the following grounds:

- Inappropriate design
- Disproportionate increase in floor area
- Unacceptable impact on character of the area
- Suitability of parking arrangements
- Overdevelopment of site
- Unacceptable loss of trees
- Highway Safety

In response to the first amendment, 15 letters were received objecting to the revised application from 15 households (4 of which had not previously commented).

A response was received to the first amendment from Councillor E Bell objecting to the application on the following grounds:

- Out of keeping with character of the surrounding area
- Inappropriate form of development with concern to scale and massing
- Disproportionately small garden relative to property footprint
- Highway safety

A response was received to the first amendment from Councillor B Laming objecting to the application on the following grounds:

- Overdevelopment of site
- Overlooking of adjacent properties
- Suitability of proposed access

In response to the second amendment, 8 letters were received objecting to the revised application from 7 households (1 of which had not previously commented).

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

- Financial Benefits of development
- Matters controlled under building control regulations – fire precautions
- Potential for future use as a house of multiple occupation
- Problems arising from the construction period of any works e.g. noise, construction vehicles, hours of working (covered by Control of Pollution Act)
- Applicants personal circumstances

Relevant Planning Policy:

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

MTRA 1: Development Strategy Market Towns and Rural Area

DS1: Development Strategy and Principles;

CP13: High Quality Design;

Winchester District Local Plan Part 2 - Development Management and Site Allocations
Development Plan Document (2017)

DM1: Location of New Development;

DM15: Local Distinctiveness;

DM16: Site Design Criteria;

DM17: Site Development Principles;

DM18: Access and Parking

Supplementary Planning Documents

Residential Parking Standards (2009)

Winchester District High Quality Places (2015)

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Planning Considerations

Principle of development:

The development falls on land designated in the settlement boundary of Winchester, where the principle of residential development is generally acceptable, where it can be carried out in accordance with national and local planning policy and without harm to the character and appearance with the surrounding area or the amenities of the occupants of neighbouring properties.

The existing dwelling house is to be remodelled and extended to facilitate the conversion of the existing loft space and allow for additional living accommodation.

The principle of the proposed development is therefore considered acceptable.

Impact upon the character of the existing property:

46 Harrow Down is a detached property located in the residential area of Badger Farm among houses comprising of predominantly light brown brick with dark wooden weatherboarding sections. The property is situated in a prominent location in front of adjacent neighbouring properties on the corner leading into a residential cul-de-sac. The extended dwelling would therefore will be visible from the public realm.

The proposed oak framed porch and single storey front extension would clearly define the entrance of the dwelling and are of an appropriate design, scale and massing which ensures that there is not an excessive level of projection from the front elevation. The introduction of a traditional oak frame will benefit from natural weathering over time and is considered to hold a complementary relationship with both exposed brickwork and the adjoining rendered finish.

The proposed rear extensions are subservient to the existing dwelling. This is achieved through setting the proposal down from the existing the ridge line and the use of visually contrasting render. Whilst introducing a significant increase in proposed floor space, the proposals do not lead to a cramped form of development due to the retention of an appropriate level of amenity and residential garden space surrounding the property. Despite the prominence of the site from the street, the proposal is lower and set back from the main dwelling and the impact the extensions and proposals when viewed as a whole will remain in keeping.

The proposed use of roof lights within the conversion of the existing loft has a significantly lesser impact on the character and appearance of the roof than the previously proposed dormer window extension. The two proposed roof lights within the rear elevation and single roof light within the front elevation are considered to have a minimal impact upon the form and appearance of the existing dwelling.

As a result of the proposals, adequate provision of private amenity space surrounding the property has been retained. The proposals present a coherent and modern design solution

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that, whilst increasing the size and mass of the building, will appear acceptable in its immediate environment. The proposal is therefore compliant with policies DM16 of the WD Local Plan Part 2 (2017) and accords with the best practice design guidance as contained in the Winchester District High Quality Places (2015) SPD.

Impact on character of area:

Light facing brick and dark stained timber weatherboarding are considered to define the first floor facade of the majority of dwellings in this area. It is considered that although the proposed changes represent a change in material from the surrounding properties, the indicated mixture of brick and render in this case would improve the houses appearance into a more modern and contemporary style. Whilst this change is considered different it is not considered to harm the character of the surrounding area as it would add a quality design and interest to the area. Whilst other properties have not removed or replaced the existing hanging tiles, the chosen render material suitably contrasts the surrounding area whilst still retaining a suitable relationship and common features of nearby houses. The proposed render material will be controlled by condition in order to ensure a high quality appearance.

The proposed landscaping will enable the property to enhance its green aspect and improves the properties relationship with the public realm. The retention and introduction of planting along the property boundary has the potential to further screen and soften views of the proposal and this will also be secured through condition.

Based upon the above assessment the proposed development is considered to result in an extended dwelling that is in keeping with the character and appearance of its surrounding area and complies with policy CP13 of the WD Local Plan Part 1 (2013), policies DM15, DM16 and DM17 of the WD Local Plan Part 2 (2017) and the advice provided in the High Quality Places Supplementary Planning Document (2015).

Impact upon Neighbouring Properties:

45 Harrow Down is the adjoining semi-detached property located to the rear (North East) of the site. The resulting relationship between the two properties mean that the front elevation of no. 45 is positioned adjacent the side and rear of the application site. The proposal extends 6.9 metres along the front boundary shared with this neighbouring property. The two dwellings are divided by a close boarded wooden fence and moderate shrubbery. The proposed extensions would be adjacent to the frontage of this property.

The ground floor roof windows are situated at high level and would not result in a significant overlooking impact. No additional doors or windows are proposed to face this property.

In reference to impact on sunlight, the proposal sits to the South East of the front elevation of 45 Harrow Down which carries the potential for impact on the amount of

sunlight which reaches the frontage of the neighbouring property. The amount of light received by the frontage of this property is currently restricted by the existing built form of number 46. As a result of the proposed rear extensions, daylight and sunlight levels are unlikely to be significantly adversely affected by the proposals due to the location of the proposals within existing built form. Additions at first floor level feature a reduced ridge height and gabled roof form which will not create an adverse overshadowing impact significant enough to justify refusal on this matter.

47 Harrow Down is the neighbouring property situated approximately 20 metres to the North of the proposed rear extension. The two dwelling houses are divided by a high level brick wall and a parking forecourt. Number 47 Harrow Down does not have any windows facing the direction of the proposal. Due to the distance maintained and scale of the proposals orientation, it is not considered that the development would have an unacceptable overshadowing impact or result in an unacceptable overbearing impact to this property to warrant refusal.

A number of windows at both ground floor and first floor already exist facing this property and the distance maintained between the proposed windows and neighbouring property is acceptable within this context. The first floor roof windows are situated at high level and a significant overlooking impact cannot be demonstrated.

Based on the above assessment, the development is not considered to adversely affect the residential amenities of neighbouring properties and accords with policy DM17 of the WD Local Plan Part 2 (2017).

Landscape/Trees:

As a result of the omission of the rear access and parking provision, development will be at a sufficient distance from the boundary hedgerow and trees situated along East boundary of the site to facilitate their retention. As a result of the development, there is no impact on trees that requires addressing and the tree officer has no objections to the proposal.

A landscaping plan to detail the specification and schedule of planting has been ensured by condition. A planting plan is requested in order to further enhance the green setting of the locality of Harrow Down and maintain a good quality environment.

Highways/Parking:

As a result of the works, the number of bedrooms the property has will increase from three to five. As such, the proposal is considered to result in a material change in the amount of parking required associated with the continued use of the extended dwelling house.

The development proposes to create an additional parking space through the widening of the existing driveway to the front of the property. The existing garage parking facility

is to be retained as part of the proposals and this is ensured by condition. An additional highways condition has been attached to ensure that the dropped kerb and extended parking area shall be provided before the extension is brought into use and retained perpetuity, in order to ensure the permanent availability of parking for the property as recommended within the highways engineer consultation response.

Other Matters:

Whilst concern has been raised that the proposal will set a precedent for other similar developments in the area, it is necessary to assess each application on its own merits and therefore the potential for precedent cannot be a standalone reason to justify refusal in this case. The proposals would not result in a material planning harm and therefore are considered acceptable in this case as set out in the report.

Several objection comments of objection have been submitted with reference to the potential of the property to become a house of multiple occupation (HMO). The conversion of this residential dwelling house (Use Class: C3) into a HMO (Use Class: C4) would require a change of use application. Any formal planning application submitted will be assessed on its own merits and subject to a period of consultation and publicity.

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 permission.

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

2 Notwithstanding condition number 3, no development shall take place until details and samples of the proposed plain render to be used in the construction of the external surfaces of the extension and existing property 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.

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

3 Notwithstanding the proposed oak porch, the materials to be used in the construction of the external surfaces of the proposed development; hereby permitted shall match those used in the existing building.

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

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

Existing and Proposed Floor Plans and Elevations (Drawing Number: TAP - 528 -01 -01 Revision B) Received: 13/07/2018

Existing and Proposed Block and Location Plans (Drawing Number: TAP - 528 -01 -02 Revision B) Received: 13/07/2018

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

5 Details of the enhancement of boundary hedge planting shall be submitted and approved in writing by the Local Planning Authority prior to occupation. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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.

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

6 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 development permitted by Class B of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

6 Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

7 The garages hereby approved shall not be used for any other purpose than the parking of cars.

7 Reason: To ensure the provision and retention of the garages/parking spaces in the interests of local amenity and highway safety.

8 The additional parking space and associated dropped kerb shall be implemented before the proposed development is first brought into use. The parking spaces hereby approved shall thereafter be retained in this condition at all times.

8 Reason: To ensure the provision and retention of the garages/parking spaces in the interests of local amenity and highway safety.

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:

The Local Plan Part 1 (2013) DS1, CP13, MTRA1

The Local Plan Part 2 (2017) DM1, DM15, DM16, DM17, DM18.

Residential Parking Standards (2009)

High Quality Places Supplementary Planning Document (2015)

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 Practice

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

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

7 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.

8 Should bats be discovered on the site during demolition or construction works all activities should stop and the Local Planning Authority notified. No works will recommence

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until further surveys and construction method plan by a licenced professional have been submitted to and approved by the Local Planning Authority.

05 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.

Appendices

The application is reported to be determined by the Planning Committee as requested by the Parish Council (See Appendix 1). The application is reported to be determined by the Planning Committee as requested by Councillor Bell (See Appendix 2) and Councillor Laming (See Appendix 3).

Appendix 1

Case No: 18/01161/HOU

Comments for Planning Application 18/01161/HOU

Application Summary

Application Number: 18/01161/HOU

Address: 46 Harrow Down Badger Farm SO22 4LZ

Proposal: (Amended Plans and Description) Proposed construction of single storey front and side extensions and two storey rear extension to include external alterations. Alterations to existing driveway and creation of new access. Conversion of existing garage and existing loft into habitable accommodation.

Case Officer: Curtis Badley



Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: After consultation with local residents the Parish Council would like to strongly object to the application on the following grounds

- This application is totally out of proportion for the surrounding area, it is obviously being set up as an HMO for student accommodation something which not in keeping with the family residences that surround it.
- The application shows dormer windows that have already been refused on appeal for another a residence on Badger Farm.
- With the possibility of the house having up to six bedrooms the parking is completely inadequate, and further on street parking would impede emergency vehicle access.
- The application would require the wholesale destruction of hedges and established trees, the loss of which would change the ambience of the area.

We would like this application to be referred to the Planning Committee when we can further expand on our strong objections.

Appendix 2

Case No: 18/01161/HOU

Comments for Planning Application 18/01161/HOU

Application Summary

Application Number: 18/01161/HOU

Address: 46 Harrow Down Badger Farm SO22 4LZ

Proposal: (Amended Plans and Description) Proposed construction of single storey front and side extensions and two storey rear extension to include external alterations. Alterations to existing driveway and creation of new access. Conversion of existing garage and existing loft into habitable accommodation.

Case Officer: Curtis Badley

Customer Details

Name: Cllr Eleanor Bell

Address: 6 Heathcote Place Hursley Winchester

Comment Details

Commenter Type: District Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: In respect of residential amenity, the proposal is out of keeping with the character of the area and surrounding properties. The rear extension is large in mass and scale and would create an inappropriate form of development, contrary to Local Plan policy DP.3 and the NPPF (paragraph 56).

The proposal would cause significant harm to the neighbouring properties.

As District Councillor, I have followed the considerable effort put in by WCC officers to bring this previously empty property back into residential occupancy. It is disappointing, after years of neglect, that the applicant has instead decided to extend the property to an unreasonable extent. The proposed extensions are out of scale with the original property and surrounding properties and lead us to be concerned about the ultimate use envisaged, ie. multiple occupancy.

The garden will be exceptionally small relative to the footprint of the house and I am concerned about the safety of access for the proposed number of cars on this site.

In view of the number of objections to this application, I believe it is imperative for it to be considered by Committee.

Cllr Eleanor Bell

District Councillor, Badger Farm and Olivers Battery ward

Appendix 3

Case No: 18/01161/HOU

Comments for Planning Application 18/01161/HOU

Application Summary

Application Number: 18/01161/HOU

Address: 46 Harrow Down Badger Farm SO22 4LZ

Proposal: Proposed construction of single storey front, side and rear extensions. Alterations to driveway and access. Conversion of existing garage and existing loft into habitable accommodation including the construction of a rear dormer window extension.

Case Officer: Curtis Badley

Customer Details

Name: Cllr Brian Laming

Address: 18 Wheatland Close Badger Farm Winchester

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to this application for the following reason: -

1. Design and Layout. Harrow Down is made up of two and three-bedroom houses. This application has a major impact due to the doubling in size of the floor area. The home increases from 80 to 160 sq. metre in round terms. This makes it considerably the largest house in the road. The design means that it can be a 5 or 6-bedroom house as the washroom facilities seemed to be designed for this use, making it ideal student letting. Indeed, the owner has stated that his daughter wishes to use it whilst at college. Hence to question of student accommodation. The Dormer Window design is inappropriate for the estate. This type of Dormer has been turned down by WCC before and would refer you to the appeal on a Dormer window at 11 Rooks Down Road. The inspector upheld the planning committee's decision to refuse it. It is totally out of place on this estate. The garage which is proposed to make into a study/ 6th bedroom has a common roof with the garages of the neighbours has the fire safety been incorporated into the design? The neighbours have strong views on this.

2. As it is difficult to see on the plans but it looks like to building will go up to the boundary. Can it be ensured that no part of the build etc hangs over the neighbour's property.

3. Impact on the character of the area and neighbouring properties. Harrow Down does have very limited parking as shown on the map. Conform to the planning requirements part of the rear garden has been designated for two car parking spaces. This will require Hampshire County Council to drop the curb on this narrow part of the road? The entrance to this area will also mean that the street light will need to be moved will Hampshire agree to do this work. There is also a

cable TV road side cabinet next to the street light that will be required to be moved. Has permission been sought? Also, if the cars are driven in they have to be reversed out counter to policy. Is there sufficient room for the parking as it borders the electric substation? Has a risk analysis been carried out for this arrangement?

4. This application is a massive over development of this site. It is also in an area where there is pressure on the parking spaces and will result in the neighbours having reduced access to their drives and parking for their visitors.

5. Landscape and trees. There are two near mature trees on the site if the parking is allowed would need to be removed. To lose them would change the whole nature and character on the area and therefore need to be retained.

6. Because of the terrible state of the grounds a full landscape plan needs to be in place. At present the hedge needs to be replaced with appropriate planting as not to change the nature of the landscape. It is an important hedge for the biodiversity of the area. Since this road is close to Whiteshute ridge there are many different birds, mammals, insects etc. if the hedge was replaced with a close boarded fence it would severely impede the travels of endangered hedgehogs etc.

7. Conditions, any scaffolding needed in building this development does not require to be erected on the neighbour's land or hang over it.

I would ask that work and tradesman's vehicles are restricted to parking on the site. Without this condition it would make it very difficult for emergency vehicles to get into the area. Unfortunately, there was a house fire so it is a relevant point.

Finally, if the officer is minded to permit this application I would like it referred to the planning committee for a decision

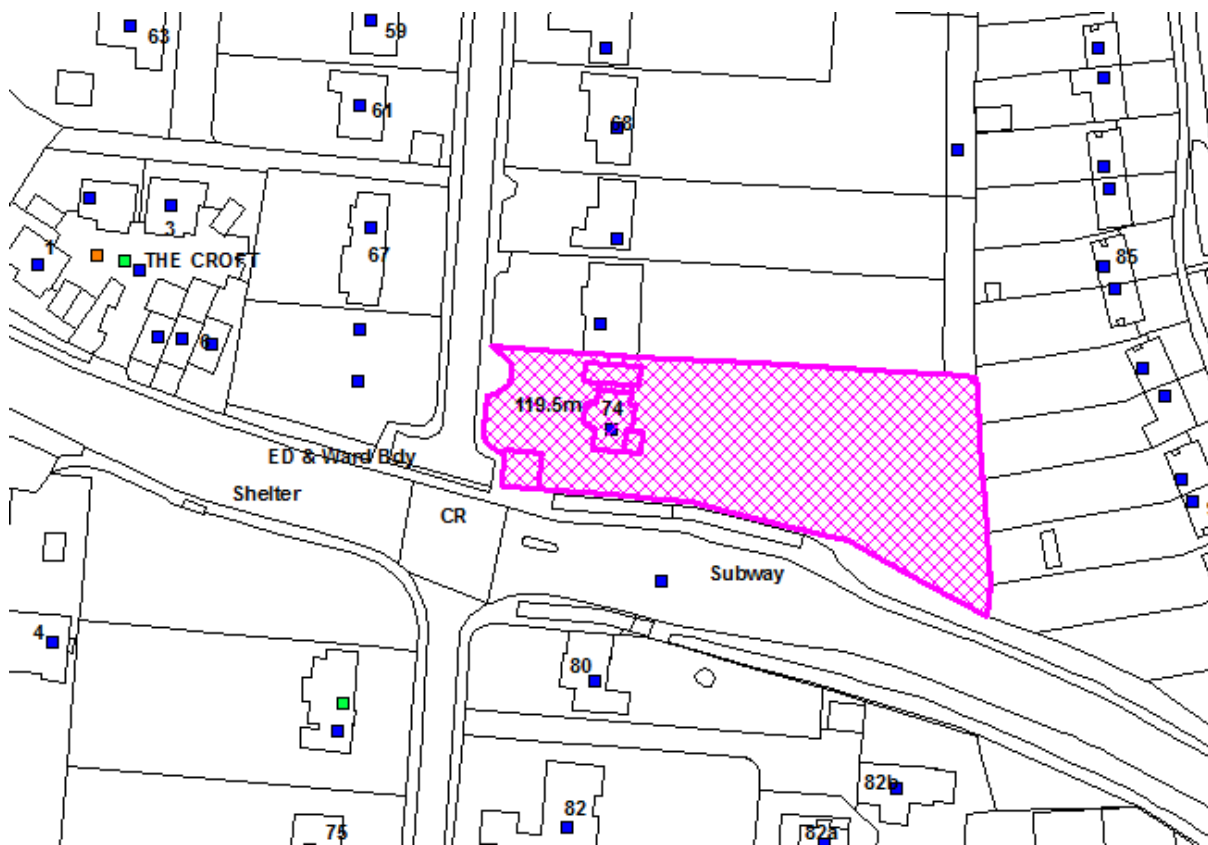
Cllr Brian Laming

Councillor for Badger Farm and Oliver's Battery Ward

Agenda Item 8

Case No: 18/01359/FUL
Proposal Description: Development of six houses with garages and parking; new access road. Demolition of existing.
Address: 74 Olivers Battery Road North Olivers Battery SO22 4JB
Parish, or Ward if within Winchester City: St Luke
Applicants Name: Colten Developments
Case Officer: Mrs Katie Nethersole
Date Valid: 31 May 2018
Site Factors: Eternal TPO 20

Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of objections, received contrary to the Officer's recommendation.

Amended plans have been submitted to reduce plot 5 to a 2 bed to ensure that the scheme complies with the housing mix policy CP2.

Site Description

The site is located within the settlement boundary of Winchester and in the area of Olivers Battery. It is currently occupied by a large detached dwelling set within a spacious plot. It is situated at the end of Olivers Battery Road North where the road terminates in a hammer head. The character of the area is predominantly large detached houses in sizeable plots set back from the road behind mature trees. The proposal site is larger than neighbouring plots being longer and wider than the adjacent plots and bounds the Badger Farm Road. There is a mix of styles, ages and design of the properties in the vicinity.

Proposal

It is proposed to demolish the existing dwelling and construct 6 new dwellings – 2 five beds, 1 four bed, 2 three beds and 1 two bed, with associated parking, landscaping and access. The existing access will be utilised for plot 1 and a new access formed to the southern end of the site to provide access for plots 2 – 6. This new access will be formed off the existing turning head, similar to the arrangement in the development opposite (16/01769/FUL). A total of 14 car parking spaces are to be provided for the proposed dwellings. The density of the proposed development is 24 dph.

Plots 1 and 2 will be set back from the road by about 14 metres which is slightly further forward than the existing dwelling (17 metres). There will be a distance of approx. 1 metre between Plot 1 and the boundary with 72 Olivers Battery Road North with a total distance between the dwellings of 3 metres.

Plot 6, at its nearest, is about 4.5 metres from the boundary to the neighbouring dwellings in Walpole Road.

Plots 1 – 3 will be constructed in red/orange facing brick and plain clay tiles and Plots 4 – 6 will be constructed in red/orange facing brick with natural slate tiles. This reflects the character of the area.

Relevant Planning History

87/01388/OLD - House, garage and vehicular access. REF 9th February 1987.

88/01354/OLD - First floor side extension and double garage. PER 27th April 1988.

Consultations

Engineers: Drainage: No objection subject to conditions

Case No: 18/01359/FUL

Engineers: Highways: No objection subject to conditions

Head of Landscape: No objection

Southern Water: No objection subject to conditions

Trees: No Objection subject to condition

Representations:

Olivers Battery Parish Council

- No comments received

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

- Overdevelopment
- Increase in traffic
- High density development
- Out of character
- Safety of access
- Insufficient parking
- Loss of open views

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP2, CP11, CP13, CP16.

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1, DM15, DM16, DM17, DM18, WIN1, WIN3.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places Supplementary Planning Document 2015

Other Planning guidance

None

Planning Considerations

Principle of development

MTRA1 of the LPP1 allow for new development within the settlement boundaries provided that it is appropriate in scale and design and conserves the settlement's identity.

CP2 of the LPP1 seeks to ensure that new residential development should meet a range of community housing needs and deliver a wide choice of homes. The majority of homes should be in the form of 2 and 3 bedroom homes. As this development is for 6 dwellings with three (50%) being 2 and 3 bedrooms, this policy requirement has been met.

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CP13 of the LPP1 sets out that new development should meet the highest standards of design.

CP14 of the LPP1 seeks to ensure the effective use of land. This allows for higher density development on sites which have good access to facilities and public transport, particularly within urban areas. The development potential of all sites should be maximised and will be balanced against the need to promote high quality design. The site is located within the built up area of Winchester and has good access to a range of facilities so is capable of taking a higher density development whilst still providing high quality design.

WIN1 of the LPP2 allows for new development within the defined settlement boundary provided it accords with the development plan.

DM16 of the LPP2 seeks to ensure that new development should respond positively to the character, appearance and variety of the area in terms of its scale, design and layout. It also seeks to ensure that high quality materials that are appropriate in its context and design.

DM17 of the LPP2 seeks to ensure that new development does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing.

DM18 of the LPP2 sets out that new development makes adequate provision for parking and access. The proposal includes a total of 14 car parking spaces which is in line with the parking standards.

Design/layout

It is proposed to construct 6 new dwellings with new access, parking and landscaping. Plots 1 and 2 are designed as semi detached properties but could be read as a single dwelling with the access to plot 1 at the front and the access to plot 2 to the side. This will emulate the recent development that has been built out on the site opposite (69 Olivers Battery Road North). The existing access will be retained and utilised for plot 1 with a new access proposed to the south of the site to serve plots 2 and 6.

Plot 3 is a detached dwelling with a detached double garage shared with plot 2. Plots 1 – 3 will be constructed in red brick and brown concrete tiles which reflects the material palette of the surrounding properties.

Plot 4 is also a detached dwelling with an attached single garage. Plots 5 and 6 are semi detached with plot 5 having an attached single garage and plot 6 will have a detached single garage.

Plots 4 – 6 will be constructed in red brick with a slate roof to add some variation to the material palette.

Plots 2 – 6 will be orientated to front onto Badger Farm Road with Plot 1 facing onto Olivers Battery Road North.

The layout is considered to be acceptable in terms of the size of plots and the amount of amenity space provided for each dwelling.

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Impact on character of area

The area within Olivers Battery Road North is largely characterised by detached dwellings set back from the road with mature trees along the frontages. Immediately opposite the site is a recent development of two semi detached dwellings that have been designed to read as one detached dwelling. Plots 1 and 2 are semi detached and designed in a similar way with plot 1 fronting onto Olivers Battery Road North and Plot 2 fronting onto Badger Farm Road. Plots 3 and 4 are detached dwellings to reflect the general characteristics of the area and Plots 5 and 6 are semi detached, all of which will front on to Badger Farm Road. The existing trees to the front of the site are to be retained and protected in order to retain the tree lined characteristics of the road.

The proposal for six dwellings will result in development to the rear of the existing property. Whilst the character of the area is predominantly that of frontage development there are examples of development in depth which demonstrates that such development does not have an adverse impact on the character of the area. The dwellings are sited such that they address the views into the site.

The design and scale of the dwellings are considered to reflect the existing character of the area with simple pitched roofs and gable ends. The materials proposed – red brick, brown concrete tiles and slate, are considered to be sympathetic to the character of the area and reflective of the surrounding properties.

Street scenes have been provided to show how the proposed dwellings will fit in to the context of the area and demonstrate that they will not have an adverse impact on the overall character of the area.

Impact on neighbouring property

It is considered that the most affected neighbour is no. 72 Olivers Battery Road North which is situated to the north of the site. Plot 1 is positioned away from the boundary and the attached garage will be to the closest part of the built form to this boundary. There are no windows proposed to this elevation to ensure that there will be no overlooking to no. 72. Plots 3 – 6 are angled away from the rear elevation of no. 72 so that there is no direct overlooking to the rear of this property or to the private amenity space. The first floor windows of Plot 3 facing towards the rear garden of no. 72 are to be obscurely glazed as they serve bathrooms and a landing so there will be no overlooking from this plot. As no. 72 is situated to the north of the proposed development there will be no loss of light as a result of the new dwellings.

The properties to the rear of the site in Walpole Road are at a significant distance so as not to be adversely impacted by the new dwellings. Furthermore there is mature planting along the rear boundary which will provide screening and is proposed to be retained as well as additional tree planting to the rear gardens of plots 5 and 6. Condition 6 is recommended to ensure that a robust landscaping plan is submitted and approved.

To the north boundary there is an existing boundary hedge which is to be retained which will provide some mutual screening both to no. 72 and the proposed dwellings. It is also proposed to plant trees along this boundary to provide an even greater level of screening for both no. 72 and the proposed dwellings. Condition 10 is recommended to ensure the retention of the northern boundary hedge.

It is therefore considered that the proposed development will not have any adverse impact on the amenities of the neighbouring properties by virtue of overlooking, loss of light or overbearing.

Landscape/Trees

To the front of the site are two existing mature trees, both of which will be retained and protected during construction. It is important that these are retained to continue the tree lined characteristic of the road. To the north boundary is a mature hedge which is to be retained as noted above, which will provide mutual screening for no. 72 and the proposed dwelling. Additional tree planting is proposed along this boundary too to provide an even greater level of screening. To the eastern boundary, with the properties in Walpole Road, there is existing planting which is to be retained and additional tree planting is proposed along this boundary too. It is also proposed to plant further additional tree planting to the frontages of plots 3 – 6. Condition 6 is recommended to ensure that a robust landscape plan is submitted and approved to ensure the appropriate amount and type of planting is provided.

It is considered that the level of landscaping on site will help retain the leafy nature of the site and ensure that there is an acceptable balance between hard and soft landscaping.

The existing trees to the front of the site are subject of a TPO and are to be retained and protected during construction. Conditions 15 – 21 are recommended to ensure their protection and retention.

Highways/Parking

The existing vehicular access is to be retained to be used for Plot 1 which will lead to a driveway and give access to the attached garage. A new access is proposed to the south of the site to give access to Plots 2 – 6. A total of 14 spaces are provided for the development which is in accordance with the adopted parking standards. The new access will be set back to ensure that the existing turning head can still be utilised.

Ecology

An ecological appraisal has been submitted with the application to demonstrate how the development will not adversely impact ecology on site.

Conclusion

In conclusion it is considered that the proposed development is in accordance with the development plan and the relevant planning policies and will not have an adverse impact on the character of the area nor on the amenities of the neighbouring properties and is therefore recommended for approval.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

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

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

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

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

04 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.

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

05 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation. Development shall be carried out in accordance with the approved details.

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

06 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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.

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

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

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- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, refuse or other storage units, signs, lighting etc):
- means of enclosure, including any retaining structures:
- existing and proposed finished levels or contours:

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

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

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

09 The recommendations as listed in Section 5.0 of the submitted Ecological Assessment written by Peach Ecology dated 31st May 2018 shall be adhered to.

09 Reason: In the interests of promoting, protecting and enhancing ecology

10 The existing hedge on the northern boundary shown to be retained on the proposed site plan drawing no. 14 Rev D shall be retained and maintained at a minimum height of 1.5 metres. If within a period of 5 years from the date of permission, any part of the hedge is removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, a replacement hedge 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.

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

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

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

12 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

12 Reason: To ensure satisfactory means of access.

13 Before the development hereby approved is first brought into use, a minimum of 14 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

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

14 The development hereby approved shall be carried out in accordance with the following plans:

Drawing no. 14 Rev D Proposed site plan

Drawing no. 103 Rev B Block Plan

Drawing no. 33 Rev A Proposed garages

Drawing no. 30 Rev A Proposed Plans and Elevations Plots 1 and 2

Drawing no. 105 Location Plan

Drawing no. 31 Rev A Proposed Plans and Elevations Plots 3 and 4

Drawing no. 32 Rev B Proposed Plans and Elevations Plots 5 and 6

Drawing no. 16276-BT2 Tree Protection Plan

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

15 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Assessment and Method Statement – Barrell Consultancy ref. 16276-AA-CA dated 6th October 2017, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

15 Reason: To ensure the protection and retention of trees on site

16 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Ref: 16276-AA-CA dated 6th October 2017 Telephone - Principal Tree Officer. 01962 848403

16 Reason: To ensure the protection and retention of trees on site

17 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403

17 Reason: To ensure the protection and retention of trees on site

18 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Assessment ref. 16276-AA-CA dated 6th October 2017.

18 Reason: To ensure the protection and retention of trees on site

19 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Assessment and Method Statement Ref: 16276-AA-CA dated 6th October 2017 shall be agreed in writing to the Local Planning Authority.

19 Reason: To ensure the protection and retention of trees on site

20 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation, of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

20 Reason: To ensure the protection and retention of trees on site

21 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be affected by the site manager, the Arboricultural consultant and the LPA tree officer.

21 Reason: To ensure the protection and retention of trees on the site

Informatives:

01 In accordance with paragraph 38 of the National Planning Policy Framework (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 pre-application advice was given

02 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA1, CP2, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM15, DM16, DM17, DM18

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04 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.

05 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.

06 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

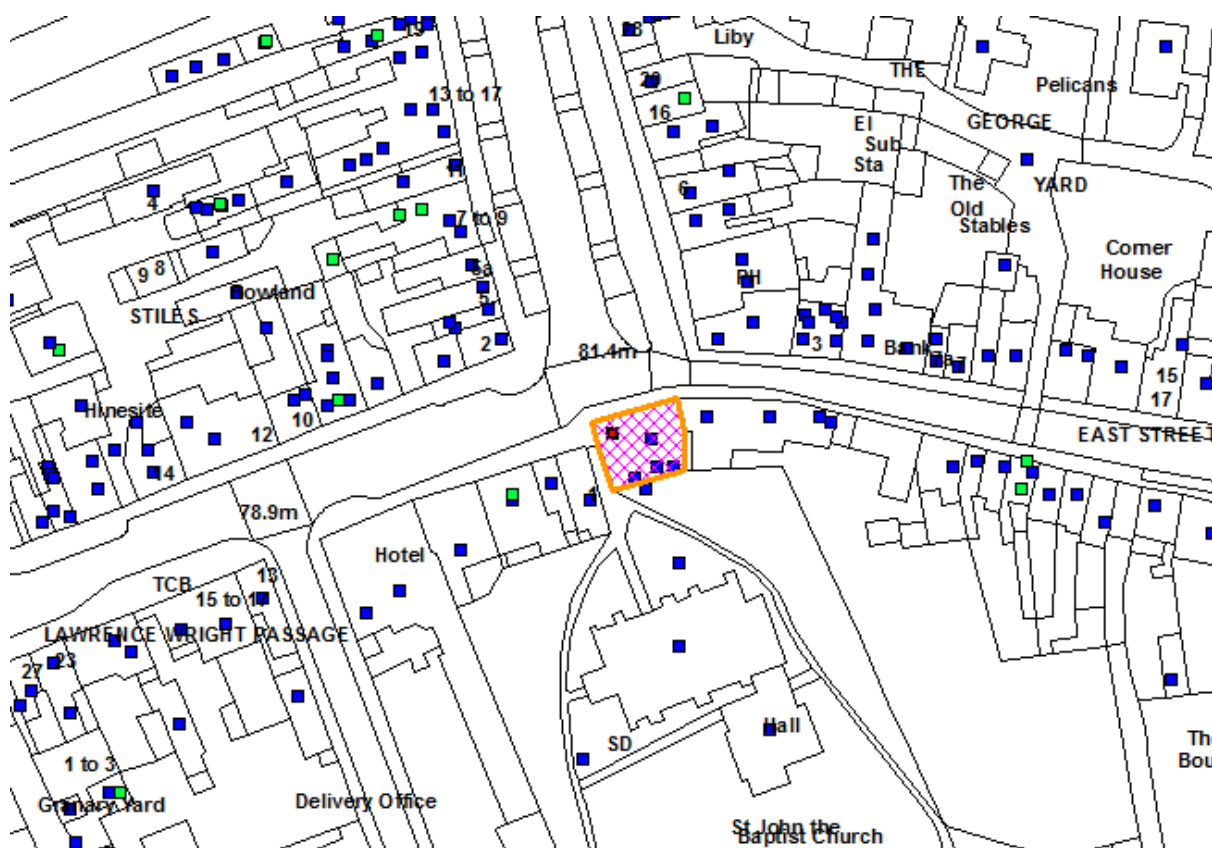
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Agenda Item 9

Case No: 18/01319/FUL
Proposal Description: Change of use of basement and ground floors from Class A2 (bank) to a mixed Class A1/A3 use (coffee shop) together with shopfront alterations (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 18th July 2018)
Address: Barclays Bank 2 East Street Alresford Hampshire SO24 9BU
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Coffee # 1
Case Officer: Mrs Katie Nethersole
Date Valid: 25 May 2018
Site Factors: New Alresford Conservation Area:
Within 50m of Listed Building
ROW

Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

Amended plans have been submitted to address concerns raised by the Historic Environment Officer – removal of one of the air conditioning units to rear (and the hanging sign changed from illuminated to non-illuminated, illumination to fascia signs changed to halo illumination relevant to the advert consent).

Alongside this application there is a listed building application (18/01320/LIS) and an advertisement application (18/01321/AVC) associated with it. The AVC application is being considered by this committee.

Site Description

The existing building is situated at the junction of East Street and Broad Street and is a Grade II listed building. The building overlooks Alresford's town square and was formerly occupied by Barclays Bank at ground floor level. The first and second floors are occupied by a fancy dress and accessories shop (Worn to be Wild). It is also situated within the New Alresford Conservation Area. The area comprises a mix of retail, commercial and residential properties. To the north of the site is St Johns Church. The building has been occupied for a considerable period of time.

Proposal

It is proposed to change the use of the basement and ground floor plans of the existing building from A2 (bank) to a mixed use class A1/A3 (coffee shop). The main external changes to the building will be the addition of an air conditioning unit to the rear elevation, new signage and the ground floor windows to be re-painted. The existing window and door openings will not be changed.

Relevant Planning History

06/02186/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). WDN 10th April 2007.

07/03037/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats with additional dormer windows/fire escape (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION). REF 30th January 2008.

07/03038/LIS - Internal alterations to convert first and second floor office accommodation to 3 no. two bedroom flats; external alterations to provide dormer windows and fire exit door (RESUBMISSION). REF 30th January 2008.

08/01202/FUL - Conversion of class A2 offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). PER 30th July 2008.

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08/01203/LIS - Internal alterations to convert offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores; external alterations to provide first floor fire exit door with 1 no. dormer window and 1 no. roof light at rear. PER 30th July 2008.

Consultations

Head of Historic Environment: Supports subject to conditions

Highways: No objections

Representations:

New Alresford Parish Council

- Comments that it is a welcome restoration of the building but the town has enough coffee shops. Also want to ensure that the paint colour is appropriate for the Conservation Area

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

- Concern about access and highway safety
- Pressure on parking
- Concerns about sustainability
- Inappropriate lighting
- Signage and proposed colour scheme out of character

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

- Alresford already has enough coffee shops

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA2, CP6, CP8

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM7, DM15, DM17, DM27, DM30

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

Policy MTRA2 – Market towns and larger villages (LPP1) allows for new development which is appropriate in scale and design and conserves the settlement's identity.

Policy CP6 – Local Services and facilities (LPP1) supports proposals for the development
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of new services.

Policy CP8 – Economic Growth and Diversification (LPP1) supports economic development and diversification through the retention, regeneration and intensification of previously developed land.

Policy DM7 – Town, District and Local Centres (LPP2) supports development for town centre uses within the boundaries of town centres. This will primarily consist of Class A1 – A5, B1, C1, D1 and D2. Changes of use within these uses will be permitted within the boundaries of defined centres. As the proposal is for a change of use from A2 to A1/A3 this is compliant with the policy requirement.

Policy DM15 – Local Distinctiveness (LPP2) sets out that development should respect the qualities, features and characteristics of the area.

Policy DM17 – Site Development Principles (LPP2) sets out that new development, alterations and changes of use should be satisfactory in terms of both their impact both on and off the site.

Policy DM27 – Development in Conservation Areas (LPP2) allows for development proposals which conserve or enhance the character, appearance or special architectural or historic interest of the area. Any alterations the use of appropriate materials is expected and should not result in the loss of features that contributes to the character and appearance of the area.

Policy DM30 – Changes of use of Listed Buildings (LPP2) allows for changes of use provided that the use would not harm the special interest of the building and it is a building that is capable of accommodating a change of use without considerable alteration.

Design/layout

The existing building will not be extended or altered in form to facilitate the change of use. The main change, under the advert application, is the proposed signage and colour scheme to the building. The changes as proposed by this application are the change of use from A2 to A1/A3 and the painting of the ground floor wooden windows. The Historic Environment Officer has reviewed the proposals and advised that as the building has been unoccupied for a considerable period of time the principle of the re-use of an 18th Century building is supported to provide the long term conservation of the building.

Internally the ground floor will be occupied by the proposed café which will be accessed from the existing front door. There will be a shared lobby providing access to the upper floors (not subject of this application). There will be a seating area to the front part of the building which will have 33 covers. There will be a central serving area and counter with a further 13 covers. To the rear part of the building will be a further seating area providing 34 covers with toilet facilities.

To the basement there will be a store and staff room as well as an office.

Impact on character of area and neighbouring property

The building subject of this application is in a prominent location being at the junction of

Case No: 18/01319/FUL

Broad Street, Pound Hill and East Street with a Right of Way adjacent. The alterations to the building are minimal and include the repainting of existing joinery in a muted dark green with the addition of one air conditioning unit to the rear. The only other alteration will be the addition of new advertisements (considered under associated application 18/01321/AVC).

It is considered that the proposed change of use will have minimal impact on the surrounding properties and uses. The re-use of a vacant building is encouraged and will help re-vitalise the area. The applicant has confirmed that there will be no on site cooking of food so the use will not lead to any unacceptable levels of odour.

Highways/Parking

The Highways Officer has advised that the proposal raises no significant highway implications and therefore is acceptable from a highway point of view. Future customers will be able to make use of the nearby public car parks.

Environmental Health

There is no proposal to cook food on the premises so there is no need for any extraction methods and therefore there will be no odour nuisance from the proposed use. The change of use is not considered to raise any concerns regarding noise and the hours of use will be restricted by use of condition 2. Condition 4 has been recommended to restrict the hours of waste collection to ensure this does not adversely impact on the amenities of the nearby neighbours.

Other matters

The proposed external seating shown on drawing no. P7 does not form part of this application and will need a separate license from Hampshire County Council.

Conclusion

It is concluded that the development plan policies allow for changes of use between A classes within town centres and in this part of Alresford. The proposed change of use does not give rise to any adverse impact to the listed building or Conservation Area or any adverse impact on neighbouring properties or uses. It is therefore recommended for approval subject to conditions.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

02 The use as a café (A1/A3) hereby permitted shall not be open to customers outside of the following times:

Mondays to Saturdays 0700 to 1900

Sundays 0830 to 1800

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02 Reason: In order to protect the amenities of the locality

03 The development hereby approved shall be carried out in accordance with the following plans:

Drawing no. P1 Rev A Existing Floor Plans

Drawing no. P2 Rev A Proposed Floor Plans

Drawing no. P3 Existing Elevations

Drawing no. P4 Proposed Elevations which revision A and B is on file and does this tie up with the AVC consent?

Drawing no. P5 Site Location Plan

Drawing no. P6 Block Plan

Drawing no. P7 Proposed External Seating Plan

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

04 No deliveries shall be taken at or dispatched from the site (including waste collection) except between the hours of 07:00 and 21:00.

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

Informatives:

01 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.

02 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA2, CP6, CP8

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM7, DM15, DM17, DM27, DM30

03 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

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Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04 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.

05 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

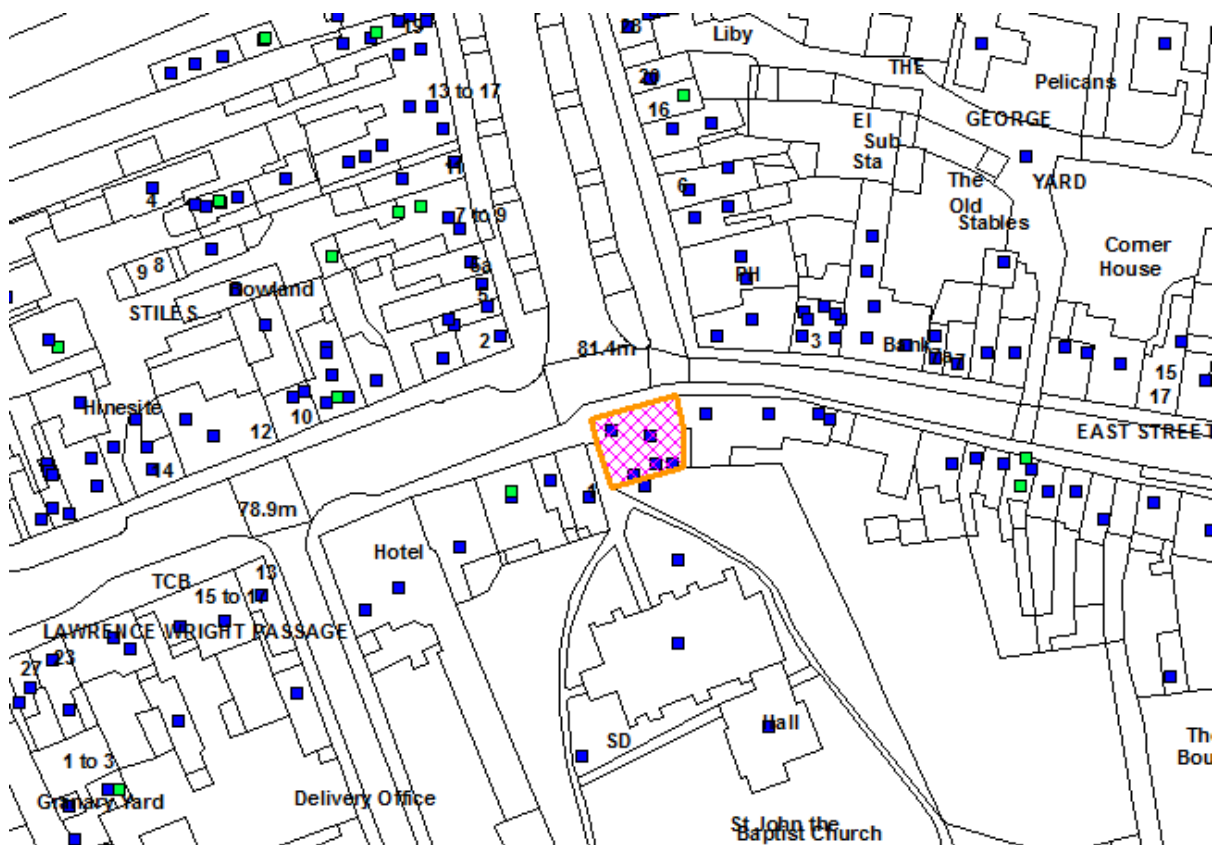
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Agenda Item 10

Case No: 18/01321/AVC
Proposal Description: 2 No. illuminated fascia signs, 1 No. non-illuminated hanging sign, 1 No. non-illuminated panel sign (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 18th July 2018)
Address: Barclays Bank 2 East Street Alresford Hampshire SO24 9BU
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Coffee # 1
Case Officer: Mrs Katie Nethersole
Date Valid: 25 May 2018
Site Factors: New Alresford Conservation Area

Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of objections received contrary to Officer's recommendation.

Amended plans have been submitted to address concerns raised by the Historic Environment Officer – the hanging sign changed from illuminated to non-illuminated, illumination to fascia signs changed to halo illumination, removal of one of the air conditioning units to rear.

Alongside this application there is a listed building application (18/01320/LIS) and a full application (18/01319/FUL) associated with it. The full application is also being considered by Committee.

Site Description

The existing building is situated at the junction of East Street and Broad Street and is a Grade II listed building. The building overlooks Alresford's town square and was formerly occupied by Barclays Bank at ground floor level. The first and second floors are occupied by a fancy dress and accessories shop (Worn to be Wild). It is also situated within the New Alresford Conservation Area. The area comprises a mix of retail, commercial and residential properties. To the north of the site is St Johns Church.

Proposal

It is proposed to add 2 fascia signs, 1 non-illuminated hanging sign and 1 non-illuminated panel sign in connection with the proposed change of use from A2 (Bank) to A1/A3 (Coffee Shop) being considered under associated applications (18/01320/LIS and 18/01319/FUL)

Relevant Planning History

06/02186/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). WDN 10th April 2007.

07/03037/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats with additional dormer windows/fire escape (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION). REF 30th January 2008.

07/03038/LIS - Internal alterations to convert first and second floor office accommodation to 3 no. two bedroom flats; external alterations to provide dormer windows and fire exit door (RESUBMISSION). REF 30th January 2008.

08/01202/FUL - Conversion of class A2 offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). PER 30th July 2008.

08/01203/LIS - Internal alterations to convert offices on first and second floors to 3 no.

Case No: 18/01321/AVC

self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores; external alterations to provide first floor fire exit door with 1 no. dormer window and 1 no. roof light at rear. PER 30th July 2008.

Consultations

Highways: No objections

Head of Historic Environment: No objections subject to conditions

Representations:

New Alresford Parish Council

- Object to the illuminated signs

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

- Illuminated signs are not in keeping with the character of the town
- Illuminated signs would lead to light disturbance to neighbouring properties

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA2

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM27, DM33, DM34

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Other Planning guidance

Design Guidance for the Control of Shopfronts and Signs (1998)

Planning Considerations

Principle of development

Advertisements are controlled with reference to their effect on amenity and public safety only so these are the only material planning considerations.

Policy MTRA2 – Market towns and larger villages (LPP1) allows for new development which is appropriate in scale and design and conserves the settlement's identity.

Policy DM27 – Development in Conservation Areas (LPP2) allows for development proposals which conserve or enhance the character, appearance or special architectural or historic interest of the area. Any alterations the use of appropriate materials is expected and should not result in the loss of features that contributes to the character and appearance of the area.

Policy DM34 – Signage (LPP2) allows new signage provided it respects local character and conforms to the Design Guidance for the Control of Shopfronts and Signs. Within Conservation Areas internally illuminated signs will not be permitted.

Case No: 18/01321/AVC

Design/layout

It is proposed to provide two non-illuminated fascia signs, one non-illuminated projecting sign and one panel sign next to the entrance door. The signs will advertise the proposed change of use to a coffee shop (A1/A3) and are considered to be in accordance with the Design Guidance for the Control of Shopfronts and Signs. Originally the signs were proposed to be illuminated but following discussions with the agent amended plans and details were submitted to change the signs to non-illuminated to bring the proposal in line with policy DM34.

Impact on character of area

The proposed signage is not considered to have any adverse impact on the amenities of character of the area nor on any of the adjacent properties.

Highways

The Highway Officer has reviewed the proposals and have confirmed that there are no significant highway implications raised by them and therefore there is no objection in highway terms.

Conclusion

It is concluded that the proposed signage is acceptable as it accords with policy and the Design Guidance for the Control of Shopfronts and Signs and is therefore recommended for approval.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 This consent shall be for a limited period of five years from the date of this notice.

01 Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

02 All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing, to match the existing in all respects, unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

02 Reason: To preserve the special architectural / historic interest of the listed building and the character and appearance of the conservation area in accordance with Policies DM27, DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16.

03 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

03 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992

04 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

04 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992

05 Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

05 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992

06 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

06 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992

07 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any railway, railway, waterway or aerodrome (civil or military).

07 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992

08 The advertisements hereby permitted shall be installed in accordance with the following plans:

Drawing no. P6 Block Plan

Drawing no. P3 Existing Elevations

Plans dated 16/5/18 Job no. 28490 and version 2 signage details

Drawing no. P4 Proposed Elevations

Drawing no. P5 Site location plan

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

Informatives:

01 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.

02 This permission is granted for the following reasons:

Case No: 18/01321/AVC

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.

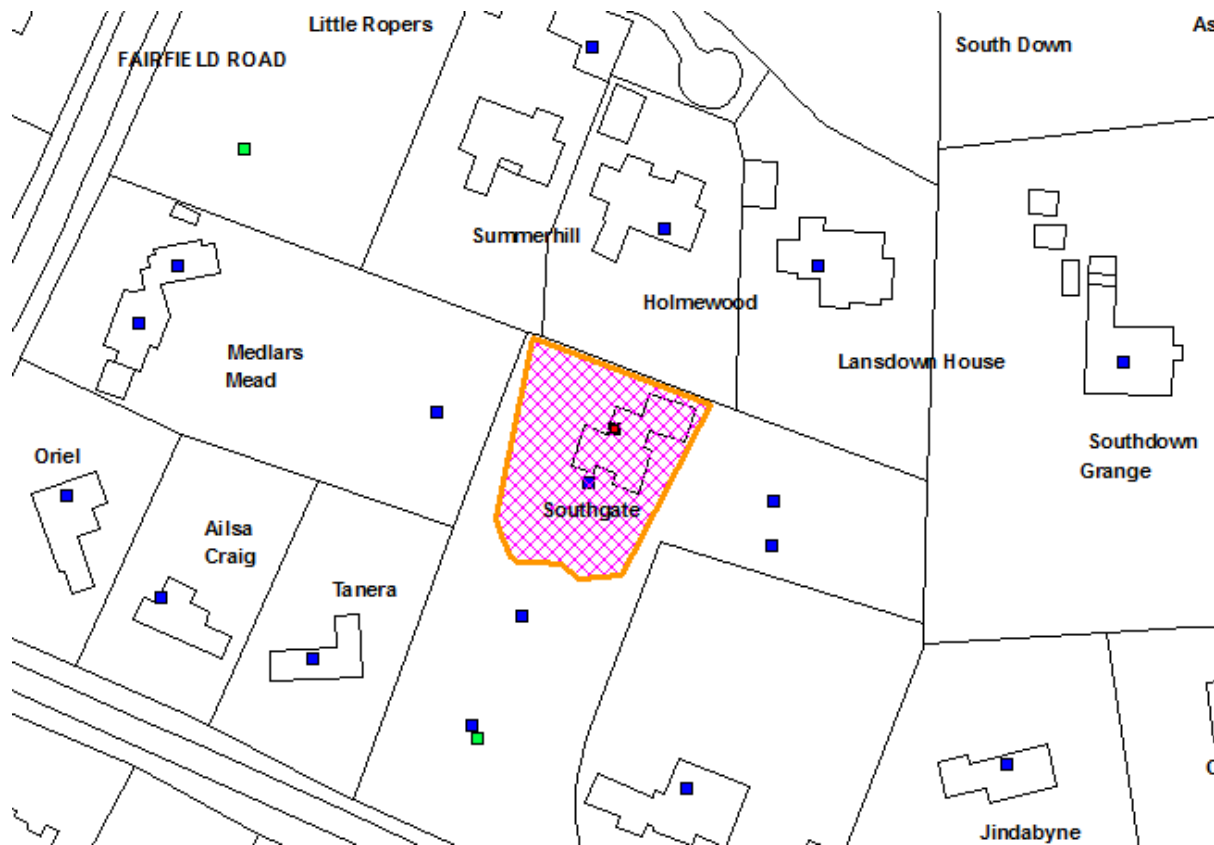
The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA2

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM27, DM34

Case No: 18/01463/FUL
Proposal Description: Alterations and additions to Plot 3, Southgate, Cross Way, Shawford, SO21 2BZ.
Address: Southgate Cross Way Shawford SO21 2BZ
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr Doswell
Case Officer: Mrs Katie Nethersole
Date Valid: 13 June 2018

Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of objections received contrary to the officer's recommendation.

Site Description

The site is located within the settlement boundary of Shawford and in the residential area of Southdown which is characterised by large detached houses in spacious plots set behind mature planting. Permission was granted by Planning Committee last year for the demolition of the existing dwelling and the construction of 5 new dwellings. These are currently under construction and the application is for some changes to Plot 3 to the rear of the site. The dwelling is accessed from a shared driveway that serves Plots 2 – 5, with a separate access for plot 1. To the boundaries of the site is a mixture of close boarded fencing and mature trees and hedging.

Proposal

It is proposed to extend the attached garage to provide a boot room and utility room and to change the approved roof lights in the front elevation to two dormers and a central roof light, and two new small roof lights to the rear elevation.

Relevant Planning History

98/00855/FUL - 1 No four bedroom detached house and new vehicular access. REF 7th July 1998.

04/02211/FUL - First floor extension over existing garage to create a granny annexe with 3 no. dormer windows to front and 2 no. velux rooflights to rear. PER 12th October 2004.

10/01507/FUL - New detached house and double garage in the garden of Southgate. PER 25th March 2011.

15/00493/FUL - Erection of 1no dwelling with detached double garage incorporating guest room. WDN 20th May 2015.

15/02176/FUL - (RESUBMISSION) Erection of new dwelling and detached garage with guest room above.. PER 5th July 2016.

16/02071/FUL - Demolition of the existing house at Southgate and the construction of 2 five bed dwellings, 2 three bed dwellings and 1 two bed dwelling with associated parking and landscaping (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 7th FEBRUARY 2017). PER 31st October 2017.

18/00383/NMA - Non-Material Amendment to 16/02071/FUL; Chimney stacks lowered on all dwellings, 2 no. of chimney stacks removed from Plots 1 and 3, Rear French doors to Plots 1, 2 and 3 replaced with windows, additional first floor high level opaque window to side elevation of plot 2, additional false ground floor window to side elevation of plot 2, additional first floor side window to side elevation of plot 3, additional false ground floor window to side elevation of plot 3. (AMENDED DESCRIPTION). ACCEPT 18th April 2018.

Case No: 18/01463/FUL

Consultations

No consultations carried out

Representations:

Compton and Shawford Parish Council

- None received at time of writing.

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

- Concern about the additional dormers to the front elevation – overlooking and loss of privacy
- overdevelopment

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, CP13

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Compton and Shawford Village Design Statement

Other Planning guidance

None

Planning Considerations

Principle of development

The dwelling is situated within the settlement boundary of Shawford and therefore the principle of development is acceptable. The following planning policies are relevant.

MTRA3 of the LPP1 allows for new development provided that it is appropriate in scale and design and should conserve the settlement's identity.

CP13 of the LPP1 seeks to ensure that new development is high quality.

DM16 of the LPP2 seeks to ensure that new development responds positively to the character, appearance and variety of the local environment in terms of its scale, design and layout.

DM17 of the LPP2 allows for new development provided that it does not have an

Case No: 18/01463/FUL

unacceptable adverse impact on adjoining land or property by reason of overlooking, overshadowing or by being overbearing.

The Compton and Shawford Village Design Statement (2011) provide guidance on settlement pattern and design. It also sets out that all new development should be contained within the settlement boundary.

Design/layout

It is proposed to make changes to the garage and roof of Plot 3 which is the middle plot to the rear of the site. It is currently under construction as part of a larger development of the site as permitted by 16/02071/FUL. The main changes are to increase the size of the attached garage, change the permitted roof lights in the front elevation to dormers and two new small rooflights to the rear elevation.

The garage will measure approx. 8.62 metres wide by 8.54 metres in depth and 5.71 metres in height which is an increase from the original plans (approx. 6.69 metres wide, 6.59 metres depth and 4.75 metres high). This is to incorporate a separate boot room and utility room within the footprint of the garage.

To the second floor an internal rearrangement to create two en suites to serve each bedroom on this floor means that two new dormers (one for each room) are proposed to create additional floor space to make room for the additional bathroom facilities. Two small roof lights are proposed to provide light to the en suites.

It is considered that the overall design of the dwelling will remain as permitted and the proposals will not have an adverse impact on the overall design and layout of the development as a whole.

Impact on character of area

As the changes proposed relate to the dwelling at the rear of the site it is not considered that they would have any adverse impact on the overall character of the area.

Impact on neighbouring property

Whilst it is appreciated that the proposed dormers to the front elevation will have some impact on the future occupiers of Plot 1, considering there is a distance of approx. 36 metres between the front of plot 3 and the rear of plot 1, it is not considered that there would be any unacceptable level of overlooking.

Added to this there is a distance of approx. 41 metres between the proposed dormers and Tanera so it is not considered that there would be any unacceptable levels of overlooking.

The roof lights proposed to the rear are not considered to cause any overlooking as these are small and high up in the roof plane and will serve en suites.

The changes proposed to the garage are not considered to have any adverse impact on the neighbouring properties.

Highways/Parking

The garage will still provide the same amount of parking space as previously approved so the changes are not considered to have any impact on highways or parking.

Case No: 18/01463/FUL

Conclusion

In conclusion it is considered that the proposed changes will not have an unacceptable impact on the neighbouring properties and are compliant with the relevant policies. Therefore the application is recommended for approval.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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 carried out in accordance with the following plans:

Drawing no. 7287/1/D100 Proposed Site Plan
Drawing no. 7287/1/E103 Existing Elevations
Drawing no. 7287/1/E101 Existing GF and FF Plans
Drawing no. 7287/1/E102 Existing Roof level and Roof Plan
Drawing no. 7287/1/E100 Existing Site Plan
Drawing no. 7287/1/D103 Proposed Elevations
Drawing no. 7287/1/D101 Proposed GF and FF Plans
Drawing no. 7287/1/D102 Proposed Roof level and Roof Plan
Drawing no. 7287/1/L1 Site Location Plan

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

Informatives:

01 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.

02 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Case No: 18/01463/FUL

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA2, MTRA3

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:
DM16, DM15

04 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.

05 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.

06 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.

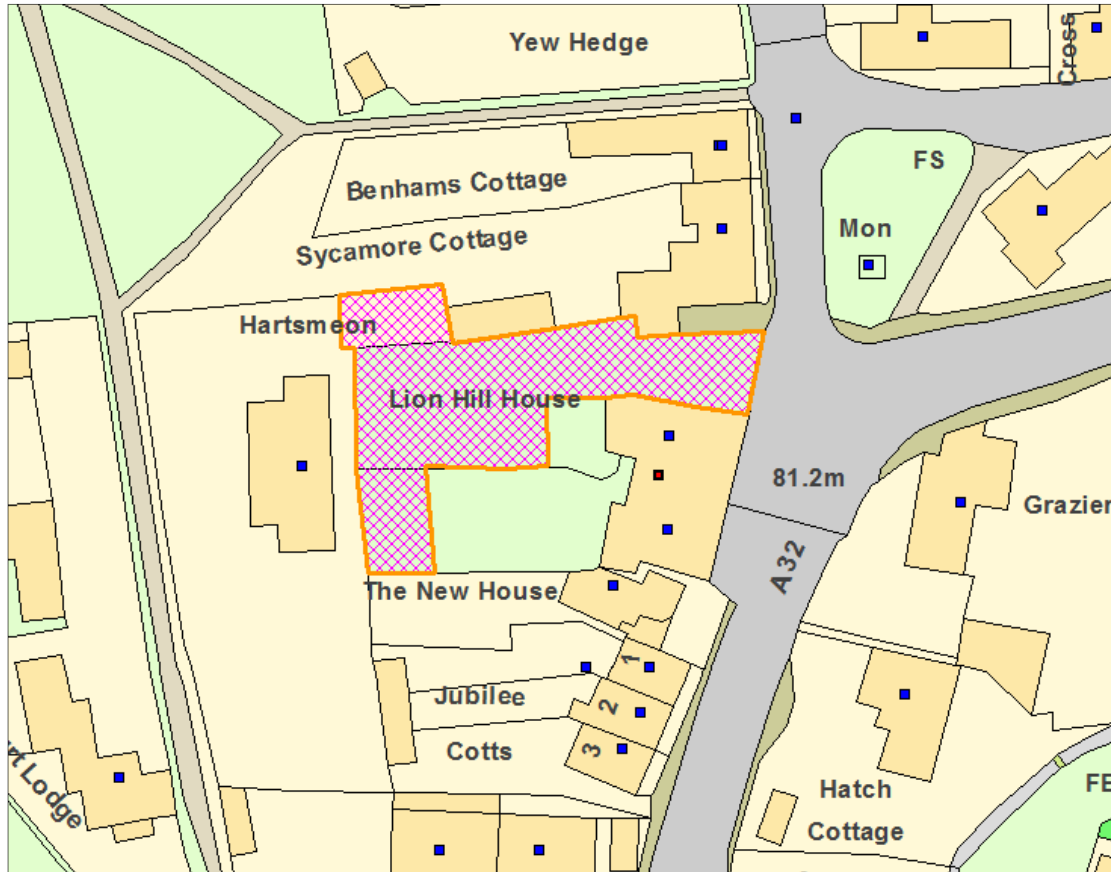
For further advice, please refer to the Construction Code of Practice

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

Report to **Planning Committee**
Date **16 August 2018**
By **Director of Planning**
Local Authority **Winchester City Council**
Application Number **SDNP/17/03750/FUL**
Applicant **Mr Alan Batten**
Application **Erection of one new dwelling at land to the rear of Lion Hill House.**
Address **Lion Hill House
Alton Road
West Meon
GU32 1JF**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.



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1 Site Description

Lion Hill House was historically the rectory and more recently in use as a public house, now converted to a dwelling (refer to SDNP/14/01925/FUL). It is situated in a prominent location within the West Meon Conservation area at the junction of the A32 and Church Lane. The building makes a significant and positive contribution to the conservation area by virtue of its imposing scale and architectural quality which reflects its historic status as a building of social importance as well as its physically prominent position within the street scape. The building is of 2 stories and attic with a symmetrical front constructed in painted brick with a tiled roof. A C19 addition to the building adjoins it to the north, now Lion Hill House Annexe.

The land to the rear of Lion Hill Houses, formerly pub the car park, rises to the west and the site is accessed by a single track access immediately to the north of the building. To the north of the site lies an outbuilding associated with the adjoining property (Sycamore Cottage), the gable end of which is prominent in views of Lion Hill House. The orientation of the access is directly to the west and it therefore affords clear views straight into the application site from the approach from the east, which encompasses, and is an integral part of the setting of, Lion Hill House.

The site is within West Meon's Conservation Area and the South Downs National Park.

2 Proposal

The proposal is for a single storey 2 bedroom dwelling, parking and landscaping.

3 Relevant Planning History

SDNP/12/01285/LIS - Minor internal modifications including reinstatement of missing staircase and walls to ground floor. Reorganisation of 20C addition to form kitchen, removal of 20C first floor addition. Conversion of north wing into separate 2 bedroom annexe. Reinstatement of garden to front of property, landscaping works to rear of property. New dormer window to front elevation. STATUS: APP 14th December 2012.

SDNP/14/01925/FUL - Change of use from public house comprising managers dwelling and self contained annexe to 1 no. dwelling with self contained annexe with associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING) STATUS: APP 23rd January 2015.

SDNP/16/02316/FUL - Erection of 1No. detached dwelling at Land to the Rear of Lion Hill House. STATUS: WDN 9th September 2016.

SDNP/17/02415/PRE - Proposed new dwelling STATUS: PRE 5th July 2017.

4 Consultations

Parish Council Consultee

1. Inappropriate over development of a site in the historic West Meon Conservation Area. Policy DP3 requires that development responds positively to the character and appearance of an area in terms of design, scale and layout and does not result in unacceptable adverse impacts on adjoining land or neighbours. West Meon Parish Council believes the planning application contravenes this.
2. Inappropriate design of the building. Whilst West Meon Parish Council(WMPC) recognise that the application is for a single dwelling and that contemporary design can be appealing, the Parish believe the design to be not in keeping with the Conservation Area and the surrounding properties and not adhering to the principles of design and materials in the West Meon Village Design

Statement 2002. The application is for a dwelling that would not be traditional in design or scale and would affect the setting of the listed buildings around.

3. Inappropriate arrangements for waste water and sewerage disposal. WMPC notes that the Drainage Engineers comments regarding waste disposal are concerning. The site location negates an easy solution to this matter for a development of this scale.

4. Failure to comply with original planning application regarding the land to the rear of Red Lion House from application SDNP/ in 2012. When planning was granted in 2012, the area to the rear of the property-apart from dedicated car park spaces-was to be returned to garden space and not built on. This application fails to comply with this. Because of the complex and controversial nature of this planning application in the West Meon Conservation Area, WMPC would request that this application is referred to the Planning Committee hearing and decision.

WC - Winchester Highways

No highway objections, subject to a condition relating to the car parking being provided in perpetuity.

WC - Drainage Engineer

The application site lies outside the core of the medieval settlement. Formerly a car park for the pub (now a private dwelling with annexe), a number of outbuildings previously occupied the area.

- The potential for archaeological remains relating to the medieval settlement is considered low due to its position in relation to the historic settlement plan. Furthermore the area is considered likely to have been disturbed such that any archaeological remains are likely to have been severely impacted.

- Accordingly there is no objection to the proposal on archaeological grounds nor are any conditions securing archaeological mitigation felt to be warranted.

WC - Historic Environment Team

The site is located in a sensitive context and has a number of constraints. It is surrounded by a number of listed buildings and the rear of the site is immediately adjacent to the southern edge of the graveyard to St John's church which is an attractive, intimate and picturesque part of the conservation area, sitting in a slightly elevated position above the village. The rise in ground levels to west of Lion Hill House give glimpsed views into the site from the junction of the A32 and Station road to the south, which sits at a significantly lower level than the application site, and views into the site are also clearly obtained from the graveyard and the pedestrian access to St John's church which are in close proximity to the application site.

WC - Archaeology

The application site lies outside the core of the medieval settlement. Formerly a car park for the pub (now a private dwelling with annexe), a number of outbuildings previously occupied the area.

- The potential for archaeological remains relating to the medieval settlement is considered low due to its position in relation to the historic settlement plan. Furthermore the area is considered likely to have been disturbed such that any archaeological remains are likely to have been severely impacted.

- Accordingly there is no objection to the proposal on archaeological

5 Representations

10 (9 objections and 1 support)

Design

Doesn't consider the Village Design Statement;

Not in character or in-keeping with the area;

Modern design out of character with the historic and picturesque village;

Materials don't match that of other used elsewhere in the village.

The proximity to the listed building causes harm

Flat roof introduces a change in the roofscape;
Contemporary building undermines the integrity of the historic street scene;
Adverse impact on view across the SDNP.

Impact on neighbouring properties
Too close to the boundary with the neighbouring property and increased noise nuisance;
Adverse visual impact in views into the site;
Overlooking into the new dwelling from existing adjacent dwellings

Highways/parking
Insufficient parking for new dwelling and Lion Hill House.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the

Winchester District Local Plan Review (2006) and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

Other plans considered:

- West Meon VDS

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

National Park Purposes

The two statutory purposes of the SDNP designation are:

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

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

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was revised in July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

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

- NPPF 15- Conserving and enhancing the natural environment
- NPPF12 - Achieving well-designed places
- NPPF 16 - Conserving and enhancing the historic environment

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

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

- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- HE4 - Conservation Areas - Landscape Setting
- HE5 - Conservation Areas - Development Criteria
- HE6 - Conservation Areas - Detail Required
- H3 - Housing Provisions
- T4 - Parking Standards

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

- DS1 - Development Strategy and Principles
- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP14 - The Effective Use of Land
- CP17 - Flooding, Flood Risk and the Water Environment
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD26 - Supply of Homes
- Development Management Policy SD37 - Development in Town and Village Centres
- Development Management Policy SD50 - Sustainable Drainage Systems

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

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

- General Policy 9
- General Policy 50

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD26 - Supply of Homes
- Development Management Policy SD37 - Development in Town and Village Centres
- Development Management Policy SD50 - Sustainable Drainage Systems

8 Planning Assessment

Principle of development

The application site is within West Meon's settlement boundary where Joint Core Strategy (JCS) MTRA3 is in favour of new residential development subject to it being acceptable in terms of other development control criteria.

Saved policy DP3 of the Winchester District Local Plan Review (2006) (WDLPR) requires that development makes effective use of land, responds positively in terms of design, scale and layout, responds positively to the character and appearance of the area and does not have an unacceptable adverse impact on adjoining land, uses or property.

WDLPR Policy HE4 is pertinent to development within Conservation Areas. It requires that development does not detract from the immediate or wider landscape setting of the CA, and that

particular attention is paid to conserving attractive views out of and into the area. It goes on to require that opportunities should be taken to improve views that detract the appearance of the area.

Policy CP11 seeks Code for Sustainable Homes Code Level 5 for energy and 4 for water. This is still the Council's aspiration but recent changes in Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. The supporting D&AS does not make reference to CP11 but it is standard practice to secure these measures via pre and post planning conditions.

Policy CP19 states that the emphasis is on small scale development in the South Downs National Park, which supports the 2 statutory purposes. Policy CP20 requires that development respects natural and built landscapes, local distinctiveness especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

The submission South Downs Local Plan policy SD26 identifies the Park's overall provision for housing within settlements. It includes land previously unallocated and windfall sites such as this. Draft policy SD15 Conservation Areas allows for development which preserves or enhances the special architectural or historic interests, character or appearance of the conservation area.

The West Meon VDS Design guidelines reiterate that development should be contained within the settlement boundary. It also states that infilling is acceptable subject to the use of appropriate materials, design etc. A mix of housing sizes and types should be encouraged in order to reflect the historic settlement pattern.

It is considered that the proposal accords with VDS and development plan policy.

Previous proposals:

This application is the result of extensive negotiation following the withdrawal of SDNP/16/02316/FUL. It was considered that that proposals failed to preserve or enhance the character or appearance of the conservation area, and harmed the setting of the listed building on a number of counts;

1. The mass and bulk of the building would have resulted in it being out of scale with this sensitive site and appear dominant and overbearing, resulting in a cramped relationship with Lion Hill House.
2. The form of the building would have been at odds with the built form and urban grain of the historic buildings along the western side of the A32 which typically sit parallel to and follow the line of the road. Its form, in particular the roof form comprising of a half hipped roof projecting to the east with roofs of different heights running to the north and south, would appear alien in this context and fail to respect the prevailing character of the western part of the street in this location.
3. The void to solid ratio of the building would have been low, with limited window openings. This would have exacerbated the perceived mass of the building and its discordant relationship with Lion Hill House which has a much higher void to solid ratio. While tile hanging was proposed to add variation and visual interest this would not have been sufficient to reduce the building's perceived bulk.
4. The proposed building would not have been of sufficient architectural quality to overcome the adverse impacts that would result from its built form and scale.
5. The building would have had a significant adverse impact on the pedestrian approach to the church from where its scale and mass would be readily apparent and it would have an overbearing impact on the intimate character of the area.
6. The roofscape of the building would have been glimpsed from the junction of the A32

and Station Road where gaps between or above the roofs of the buildings along the western side of the A32 allow views into the application site. The alien form of the roof would be apparent from this viewpoint and it would obstruct some of the semi-verdant 'fingers' which run eastwards towards the A32 from the rear gardens of the properties fronting or behind the road.

7. The access to the site would have been dominated by parking bays which would represent an urbanisation of the access and a missed opportunity for enhancement.

8. The subdivision of the application site to provide a much reduced garden to Lion Hill house and a separate private garden to the annexe would have harmed the setting of the listed building by creating a sense of overcrowding and a cramped relationship. The infringement of a parking bay to serve Lion Hill House immediately to the west of its terrace would be particularly intrusive.

9. It was unclear whether the creation of a separate garden for Lion Hill House annexe formed part of this application and the need for such a garden was questioned at that time. Similarly, the need for parking to the extent provided for the annexe was also questioned. These two factors together suggested the independent use and habitation of the annexe which would be unlikely to be supported from an Historic Environment perspective due to the demand for further subdivision and parking provision.

It was concluded that whilst there may be scope for an appropriately proportioned dwelling to the rear of the site any dwelling would need to be very carefully located and detailed, and of high architectural quality, in order to address the sensitivities of such a constrained site, but one that nevertheless offers scope for enhancement.

Impact on the character and appearance of the area

The revised design approach significantly reduces the size and scale and allows for a simple, low-lying building that would not compete with or detract from Lion Hill House. The current proposals would sit below the eaves level of the outbuilding adjoining Sycamore Cottage as opposed to the previous scheme which would have been comparable in height to Sycamore Cottage with an eaves level higher than the outbuilding.

The mass and scale of the building has been reduced and its cellular form and would both add visual interest and avoid a 'slab' like block. It is considered that the very simple form and footprint avoids competition with the adjacent listed building and Sycamore Cottage. The proposed dwelling, due to its simple form, low height and mass, its clean lines and detailing, and simple palette of materials would be visually recessive and unobtrusive within the site.

It is considered that the proposed dwelling would preserve the character and appearance of the conservation area and addresses the LPAs previous concerns.

The reduction of the number of parking bays in comparison to the previous application from 8 to 5 is welcome. This would allow for enhancement of the vehicular access to the previous pub car park through the use of appropriate hard and soft landscaping and avoid the urbanisation of this visually prominent corner.

The annexe garden is shown on the submitted plans as part of the garden to Lion Hill House with no subdivision to define the two, which is welcome. The proposed subdivision of the current garden to Lion Hill House to create a garden for the proposed dwelling would work with existing building lines, creating a clean subdivision which would maintain a clear sense of hierarchy to the listed building and avoid a cramped relationship between the various structures on site. The detail of boundary treatments is important and a hit-and-miss style fence supplemented by soft landscaping would be less visually intrusive and harmful than standard fence panels, which should be avoided. The detail of boundary treatments can be satisfactorily controlled by condition.

It is considered that the proposal would be comfortably and unobtrusively at this sensitive and prominent location within the conservation area, and would not harm views from St John's

churchyard. It is considered that proposals have been well considered, including making the most of the undulating levels within the site to site the building down to help minimise its impact, and would successfully respond to the constraints of this sensitive site.

Impact on neighbouring properties

The proposed dwelling would be set 2m back from the existing property boundary with Hartsmeon, in an offset position with 5m between flank walls. The west elevation contains 2 windows and patio doors. The patio doors lead from a bedroom to a paved courtyard. The windows would serve a kitchen and a bathroom, all of which are obscured by the existing boundary wall. The proposal will not result in overlooking or overshadowing of this neighbour.

The sounds commonly associated with normal residential use of a site should be expected in a village or town location. It is not considered that sounds associated with occupiers' enjoyment of their residential property are likely to adversely affect the enjoyment of adjacent dwelling. Construction noise can be mitigated for by a suitably worded condition. Parallel legislation deals with statutory noise nuisance and is outside the scope of planning.

Drainage

Concerns had been raised by the Council's drainage engineer regarding how a package treatment plant and associated drainage field could be implemented on the site, due to the relatively restricted site area. The applicant has developed a drainage strategy in consultation with the Council's Building Control Department and the Environment Agency.

It is understood that percolation testing of the site have been undertaken, and determine the ground conditions and feasibility for implementation of an appropriate drainage system. They have advised that the implementation of a shallow infiltration system was feasible subject to obtaining the necessary Environment Agency permit (Part B6.5 Application - discharge of treated domestic sewage).

It is understood that following confirmation that a shallow infiltration system is feasible, the Environment Agency has issued the appropriate permit.

Other matters

The application has been assessed by the Council's Highways officer who is satisfied that sufficient parking is proposed for the site. The car parking is contained between Lion Hill House and the proposed dwelling which allows for a softening of the site entrance and some additional landscaping which will help to frame the vista and soften the existing hard edges of the site. In conclusion this is considered an enhancement to the conservation area.

9 Conclusion

The proposal is small scale infill development which has been the subject of pre-application discussions with the LPA. The scheme has evolved from a 3 bed two storey dwelling - withdrawn of officer advice - to a 2 bed single storey dwelling which reflects the points raised by officers in dialogue with the agent.

It is considered that the proposed scheme is very simple in form and avoids competition with the adjacent listed building. Furthermore, due to its simple form, low height and mass it would be visually recessive and unobtrusive within the site and from views outside the site. It is considered that the proposal and accompanying landscape improvements will enhance of the Conservation Area.

10 Reason for Recommendation and Conditions

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

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

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

2. **Approved Plans**

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

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

3. 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 building, structure or other alteration permitted by Class A, B, C, D, E, F or G of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected or carried out without the prior written consent of the Local Planning Authority.

REASON: To preserve the setting of the listed building and the character and appearance of the conservation area in accordance with Policies CP19 & CP20 of Winchester District Joint Core Strategy; NPPF Section 15 & 16.

4. No works beyond groundworks shall commence on the dwelling hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The submitted schedule must specify in detail the materials and methods of workmanship proposed, supplemented by labelled samples showing the proposed colour, texture, and finish, to be agreed in writing by the Local Planning Authority prior to the relevant parts of the works commencing. The relevant parts of the work shall be carried out in accordance with such approved samples.

REASON: To preserve the setting of the listed building and the character and appearance of the conservation area in accordance with Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 15 & 16.

5. 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:

- i. proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas;
- ii. Soft landscape works shall include planting plans; 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.

Reason: To ensure an appropriate standard of landscaping and visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

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

Reason: To ensure an appropriate standard of landscaping and visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

7. Detailed proposals for the disposal of foul and surface water, notably a workable foul strategy that meets building regulations shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

8. No development shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development, 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 the adjacent buildings, public views and the South Downs National Park and to comply with Winchester District Local Plan DP3 and CP19, CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

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

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

10. Prior to the first occupation of the development, a detailed boundary treatment plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of the positions, design, materials/species of the boundary treatments to be retained/erected/planted. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason - To ensure an appropriate standard of visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

11. Prior to the first occupation of the development, a detailed boundary treatment plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of the positions, design, materials/species of the boundary treatments to be retained/erected/planted. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason - To ensure an appropriate standard of visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

12. The parking area shown on drawing nos: 980/PL02 Rev P7 Site Plan As Proposed shall be provided in accordance with this approved drawing and provided before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling house as a residence.

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

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

The LPA has worked in conjunction with the applicant to secure additional information and agree an extension of time.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Jane Rarok
Tel: 01962 848 247
email: jrarok@winchester.gov.uk

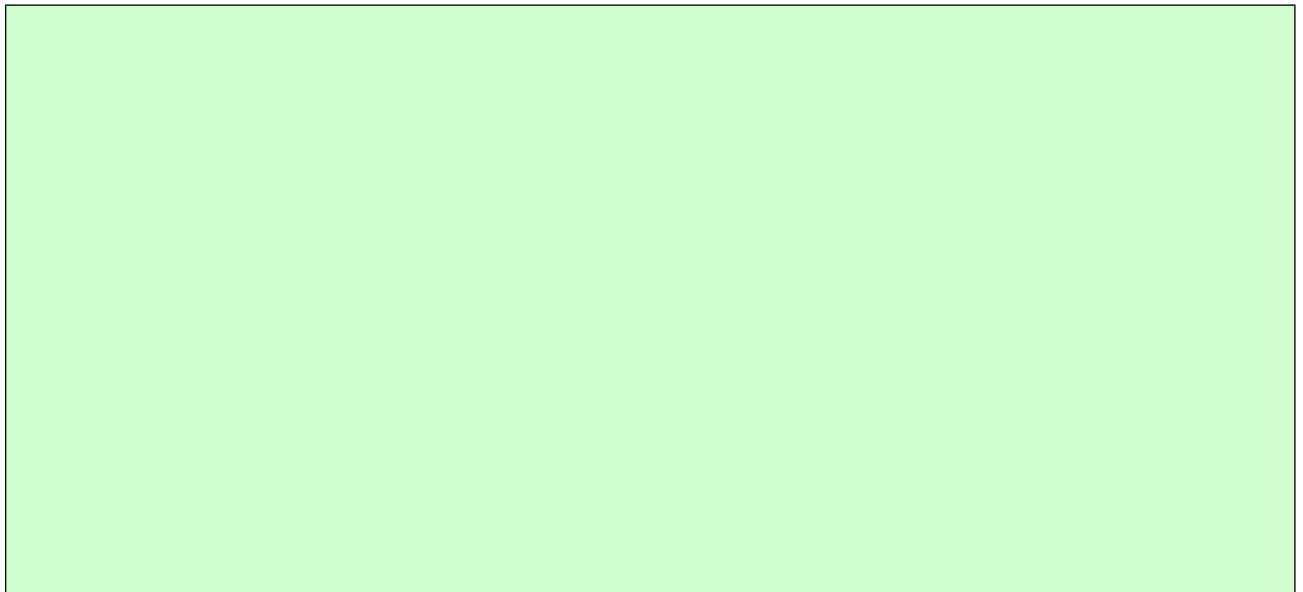
Appendices
Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

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

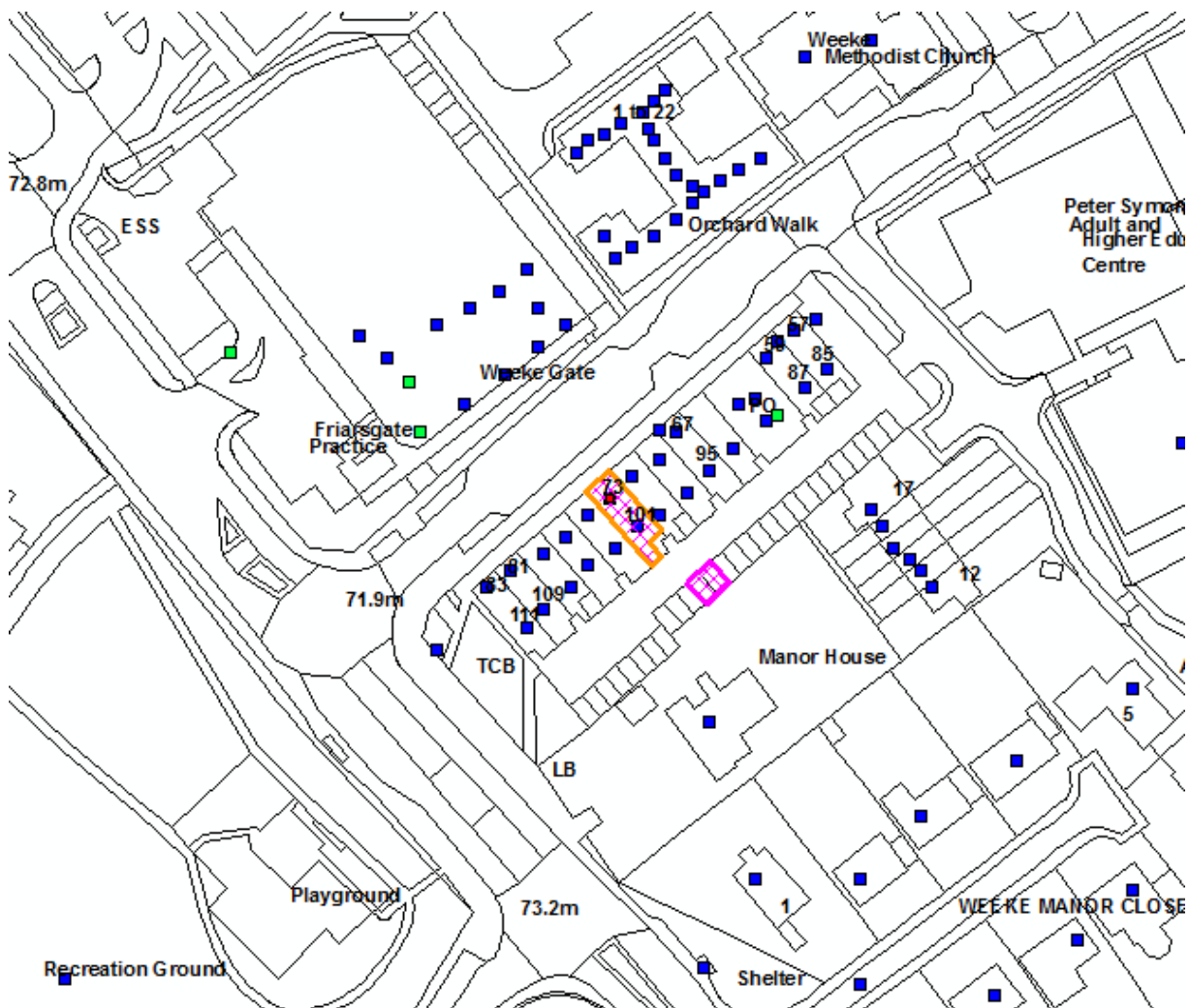
Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING SITE PLAN	980/10 P1		24.07.2017	Approved
Plans - LOCATION PLAN	980/PL01 P4		24.07.2017	Approved
Plans - PROPOSED SITE PLAN	980/PL02	P7	24.07.2017	Approved
Plans - PROPOSED GROUND FLOOR PLAN	980/PL03 P5		24.07.2017	Approved
Plans - PROPOSED EAST ELEVATIONS	980/PL04 P4		24.07.2017	Approved
Plans - PROPOSED NORTH & SOUTH ELEVATIONS	980/PL05 P4		24.07.2017	Approved
Plans - PROPOSED WEST ELEVATIONS	980/PL06 P4		24.07.2017	Approved
Plans - PROPOSED SECTIONS	980/PL07 P4		24.07.2017	Approved
Plans - PROPOSED PERSPECTIVE SKETCHES	980/PL08 P3		24.07.2017	Approved
Plans - HISTORIC MAPS	980/PL10 P1		24.07.2017	Approved
Plans - PROPOSED PHOTOMONTAGE VIEWS	980/PL11 P1		24.07.2017	Approved
Plans - EXISTING SECTIONS	980/PL12 P1		24.07.2017	Approved
Plans - PROPOSED SECTIONS	980/PL13 P1		24.07.2017	Approved
Plans - PROPOSED ROOF PLAN	980/PL21 P1		24.07.2017	Approved
Plans - PROPOSED LANDSCAPING PLAN	980/PL30 P1		24.07.2017	Approved
Plans - PROPOSED DETAIL SHEET	980/PL40 P1		24.07.2017	Approved
Plans - PROPOSED SKETCH SECTION AT HARTSMEON BOUNDARY	980/SK1013 P2		24.07.2017	Approved

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

Agenda Item 14

Case No: 18/01268/FUL
Proposal Description: Proposed change of use of part of 73 Stoney Lane from Class A3/A5 (Restaurant & Take Away) to Class A5 (Hot Food Takeaway), including extraction system and associated minor alterations.
Address: 73 Stoney Lane Winchester SO22 6EW
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Domino's Pizza UK & Ireland
Case Officer: Catherine Watson
Date Valid: 24 May 2018

Recommendation: Application Permitted



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Case No: 18/01268/FUL

General Comments

Application is reported to Committee due to the number of objections received contrary to the officer's recommendation to permit.

Site Description

The site is within a parade of shops, restaurants and takeaways situated within the densely populated Winchester suburb of Weeke. To the north-east of the site lie the Waitrose and Aldi supermarkets, GP surgery and other retail premises, as well as residential housing.

Proposal

The proposal is for the sub-division of the existing unit at 73 Stoney Lane, currently is use as an Indian/Bangladeshi restaurant and takeaway. This unit has a mixed A3 and A5 use at present. The sub-division of the unit will allow the existing restaurant/takeaway to remain within the premises but will also create space for a Dominos Pizza takeaway with an A5 use. Above the unit, the upper floors comprise residential flats.

Relevant Planning History

09/02351/FUL - Change of use from A1 retail to A3 & A5 restaurant and takeaway with alterations to shop front. Permitted.

Consultations

Engineers: Highways:

There are already a number of hot food takeaways which offer sit down facilities. The use of the buildings is not technically changing and so it would be hard to sustain a highway objection to the proposal. Half of the building already acts as a sit down restaurant and so it could be argued that demand for long term parking would be alleviated. With the introduction of delivery services such as Deliveroo, sustainable bike and scooter deliveries are likely to take place in the local neighbourhood.

The operator of the site will be Dominos Pizza who currently operate from Middle Brook Street and any orders to this area would have to travel from the Town Centre. If permitted, it is likely that the number and length of journeys from Middle Brook Street will reduce, which will have a positive effect to the environment.

Head of Environmental Protection:

No objection, subject to recommended conditions.

Representations:

City of Winchester Trust:

No comment.

Case No: 18/01268/FUL

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

- Delivery vehicles will take up the street parking spaces;
- The garage block at the rear of the unit is currently used for storage relating to the premises and it is smelly and noisy;
- The delivery vehicles will create noise late at night;
- The amount of traffic in the area will increase;
- Customers collecting food will use the limited parking spaces;
- The extraction system will create noise running into the night;
- Waste management is already a problem in the area;
- There is no mention of where those working in the unit will park;

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

- There are too many takeaways in Winchester.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
Policy DS1 – Development Management and Strategy.

Winchester Local Plan Part 2 – Development Management and Allocations.
Policy DM1 – Location of New Development
Policy DM7 – Town, District and Local Centres
Policy DM9 – Secondary Shopping Frontage
Policy DM19 – Development and Pollution
Policy DM20 – Development and Noise

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The commercial area of Weeke along the top section of Stoney Lane and the adjoining Stockbridge Road is designated as secondary shopping frontage according to Policy DM9 of LPP2 and therefore development within Classes A1-A5 is supported in principle.

Impact on character of area and neighbouring property

Other than a change to signage pertaining to the new business, there would be little external visual change to the exterior of the unit. The main consideration is to the potential impact upon neighbour amenity by the introduction of an additional takeaway unit and its possible effects on parking, noise and odour associated with the use.

As already stated, the current unit has a mixed A3/A5 use which allows takeaway deliveries and collections. The addition of a further takeaway unit, when considered in conjunction with the existing use and the proliferation of other takeaway facilities in the immediate area, is considered acceptable. Policy DM9 allows for a variety of uses within Classes A1-A5 which includes takeaways. Therefore, the proposal is shown to comply with this policy.

Case No: 18/01268/FUL

Concerns have been raised by local residents and ward members with regards to the impact upon parking and highways matters within the area. This will be discussed below within the Highways/Parking section.

Developments with the A5 use class are subject to statutory regulation with regards to noise and odour mitigation. The imposition of appropriate conditions, as recommended by the Environmental Protection officer, will ensure that disturbance to neighbouring residential and commercial premises will be kept to within an acceptable level and therefore the proposal is considered to comply with Policies DM19 and DM20 of LPP2. (Conditions 3-8).

Highways/Parking

Concerns have been raised with regards to a perceived increase in traffic and parking within the area which already has over-subscribed parking facilities. The Highways Officer has stated that as the premises in question, along with others in the vicinity, already operates as a takeaway the addition of a further takeaway facility would be difficult to justify refusing on highways terms. Further, it is considered that the majority of delivery drivers would be using scooters/cycles, as has been evidenced in other takeaway premises across Winchester. These would take up limited space and are likely to be on a quick turnaround, therefore reducing the likelihood of a number of vehicles utilising the spaces.

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 permission.

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:
 - Location Plan Dwg No B10280-AEW-PJ001587-XX-DR-0005 received 18.05.2018
 - Block Plan Dwg No B10280-AEW-PJ001587-XX-DR-0006 received 18.05.2018
 - Proposed Elevations Dwg No B10280-AEW-PJ001587-XX-DR-0004 received 18.05.2018
 - Proposed GA Plan Dwg No B10280-AEW-PJ001587-XX-DR-0003 received 18.05.2018

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

3. The use hereby permitted shall only open to customers within the following times 1100-2300hrs Monday to Sunday.

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

4. Before air conditioning/extraction and refrigeration equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

5. Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of odour from the premises shall be submitted to, and approved in writing by the Local Planning Authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: To ensure that cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

6. To avoid the drainage system becoming blocked and to prevent its contents overflowing within the kitchen, adjacent premises and land, it is recommended that all commercially operated kitchens are fitted with a grease interceptor.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

7. A Waste Management Plan shall be submitted to and approved by the Local Planning Authority before the use commences. The Waste Management Plan shall include the following details:

- a) the location of any refuse storage
- b) a projection of food waste volumes and demonstration of a suitable and sufficient waste storage capacity
- c) the refuse collection details including times/days of waste collections

Reason: To protect the amenity of occupiers of nearby premises.

8. No goods shall be dispatched from the rear premises.

Reason: To protect the amenity of occupiers if nearby premises.

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: DS1

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM7, DM9, DM19, 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.

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.

Should your application be successful we would like you to contact us to discuss your proposals in complying with food safety legislation. You need to register your food business at least 28 days prior to opening. Food Hygiene (England) Regulations 2006; Regulation (EC) No 852 2004.

To register your food business go to www.winchester.gov.uk/apply and complete the form found under Food Business Registration.

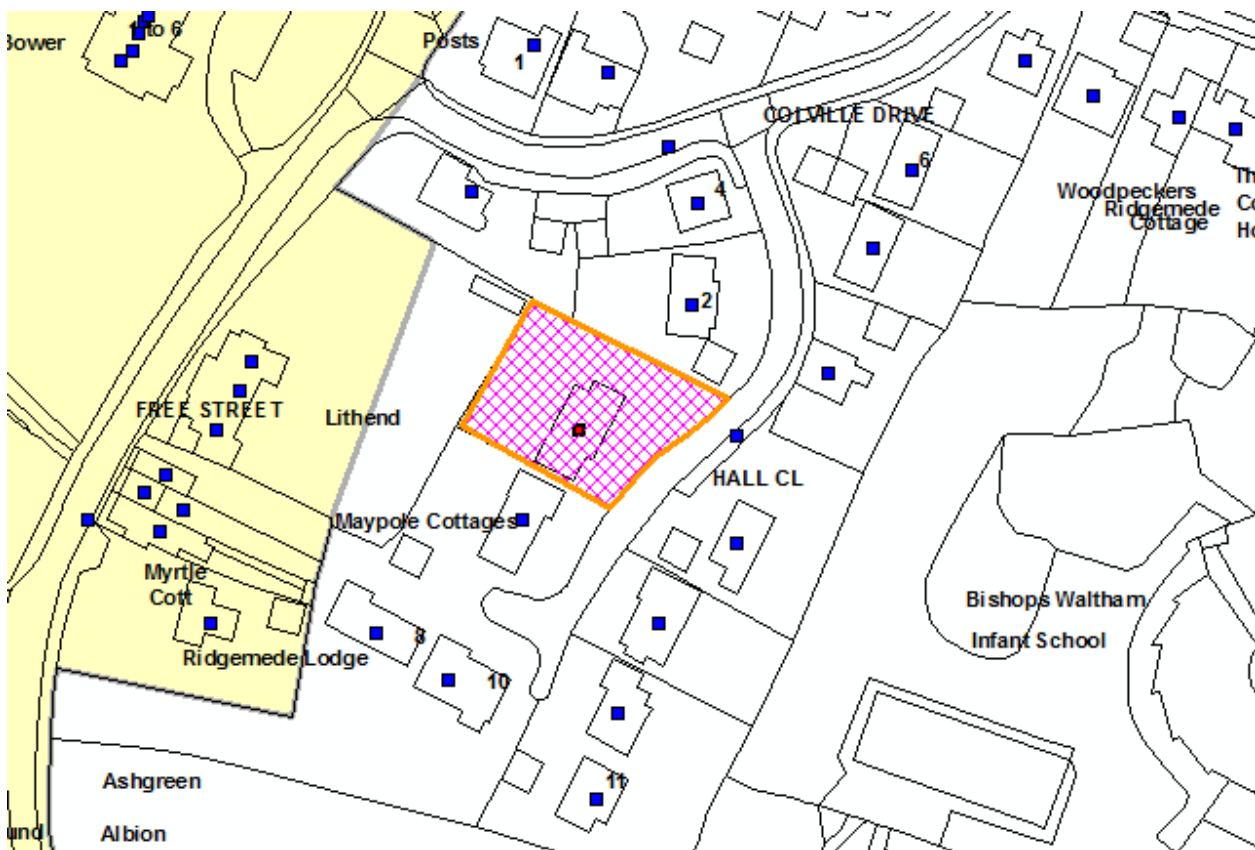
7.

LICENCING NOTE

The applicant is advised that if the premises is to be used for the sale or supply of alcohol, the provision of regulated entertainment (live or recorded music, dancing, plays, films, sporting events etc.) or the provision of hot food between 2300 and 0500, they may be required to apply for a Premises Licence under the Licensing Act 2003. For further information contact the City Councils Licensing section on 01962 848 188.

Case No: 18/00983/HOU
Proposal Description: Two storey/first floor side extension, conversion of garage to room, enlargement of porch, erection of new detached garage. Alterations to fenestration
Address: 4 Hall Close, Bishops Waltham, Hampshire, SO32 1LU
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mrs A F Hale
Case Officer: Liz Marsden
Date Valid: 19 April 2018

Recommendation:



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General Comments

Application is reported to Committee due to the number of comments received, contrary to officer recommendation.

Amended plans received on 12th July 2018, showed a reduction in the length of the garage from 6.75m to 6m and in height from 4.3m to 3.8m.

Site Description

The existing property is a detached, two-storey, house with an attached, single storey, double garage to the side, built as part of a development approved in 1984. It has a brick and tile construction with a pitched roof and set between 8-10m back from the road, which curves slightly around the site. The area to the front of the house is open plan, with no screening from the road, although a close boarded fence extends forward from the front of the house to enclose an area along the northern boundary. This fence is obscured along the section nearest the road by mature plants which form a tall hedge. There is a row of trees, covered by an area Tree Preservation Order (TPO), along the northern boundary to the rear of the house.

The ground levels of Hall Close slope gently downwards from north to south, so that the application site is set at a slightly lower level than the neighbouring property (No.2) to the north.

Proposal

The proposal is to build a small ground floor extension, to square off the footprint of the building, a first floor extension over the existing attached garage, as extended, and the conversion of the garage into a ground floor bedroom suite. A detached double garage is to be built along the northern boundary of the site, forward of the house, though still around 7m from the edge of the road. The garage is set a metre from the boundary fence with No.2, to the north, with the distance between the rear of the garage and the side elevation of No.2 being about 6.5m. The materials for both the extension and the garage are to match those of the existing house.

There is no alteration to the access to the site from Hall Close and there is sufficient room on the frontage of the site to provide turning and parking space for the required number of cars.

Relevant Planning History

No relevant planning history

Consultations

WCC Engineers: Highways:
No objection

WCC Head of Landscape: Trees
Initial objection raised due to lack of information or detailed plans showing impact on trees. Additional information in the form of an Arboricultural impact assessment and

Case No: 18/00983/HOU

method statement has subsequently been submitted and providing the development is carried out in accordance with proposed protection measures it is acceptable.

Representations:

Bishops Waltham Parish Council

- No objection to the extension to the property but object to the proposed garage, the excessive bulk of which would result in adverse impact on the visual outlook and amenities of the neighbouring property and be detrimental to the street scene. Garage should be located in a more suitable area.

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

- Drawings of a poor quality
- Not enough consideration given to such a large building in close proximity to neighbour
- All garages in Hall Close are the same size and the proposal will be wider and deeper than these.
- Siting of the garage immediately adjacent to the main amenity space of No.2, which is the only part of the garden that receives a meaningful level of sunshine, will result in loss of outlook and light to this area, as well as the house.
- Better locations for the garage either adjacent to the garage of No.2 or alongside the converted garage.
- The garage is an imposing structure and will have an adverse impact on the street scene.
- Extension not in accordance with other house and would be too big.
- Out of character with others in the area.
- Overdevelopment of the site.
- Possibility of first floor accommodation in garage roof.

Following the submission of the amended plans 4 further comments were received from previous objectors. These did not raise additional issues, but commented that they did not consider that the amendments were sufficient to overcome their objections.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

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

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Supplementary Planning Guidance
High Quality places SPD 2015
Bishops Waltham Village Design Statement February 2016

Planning Considerations

Principle of development

The property is located within the settlement boundary and extensions to dwellings and ancillary buildings are generally acceptable, subject to there being no unacceptable adverse impact on the character and appearance of the area or neighbour amenity.

Design/layout

The existing house is a two-storey dwelling with an attached single storey double garage to the side. The proposal is to convert the existing garage to residential accommodation with a small extension at ground floor level to square off the footprint of the building. A full height first floor level would then be added over the entire new ground floor. This will result in a substantial building across nearly the full width of the site and the extension will not be subservient to the existing building. However, it has been designed so that there are gable ends to front and rear, minimising the overall length of the ridge. It is not considered that the extension will appear disproportionate or have an adverse impact on the character and appearance of the house.

The garage spaces are to be relocated into a detached building set at right angles to the house, in an area of the garden that is currently under-utilised and which extends along the northern boundary of the site towards the road. This area is currently fenced off and the land to the south of it and around the corner is planted with mature bushes which provide an attractive feature in the street scene. The garage has been located in order to retain as much of the existing boundary treatment as possible and the reduction in the overall length will assist in this.

Impact on character of area

Hall Close and other development off Colville Drive is characterised by good-sized detached houses of a similar design, though there is some variation in the size and location of garages with some, including No. 2 to the north of the site and No. 1 across the road to the east, having detached garages set to the front and side of the house. The new garage will not therefore be incongruous in this location to the detriment of the character and appearance of the area, particularly if the existing boundary treatment to the roadside is retained. It will be more visible in views looking north up the Close, but would be seen in the context of the dwelling and garage located to the rear rather than intruding into an open area.

The house is set back from the road in one of the larger plots within the Close. The extension will not result in a significant increase in the impact of the property to the extent that it will adversely affect the overall character of the area. There is some potential for the proposal to set a precedent, leading to other properties in the Close with attached garages seeking to extend in a similar fashion which, where they are set closer together could have a terracing effect, altering the existing spacious layout of the development. However, it is necessary to consider each proposal on its merits and in the current case, the distance and relationship of the application property to the adjacent house to the north would not result in an appearance of terracing and it is not considered that the extension would be harmful to the character and appearance of the area and a reason for refusal could not be sustained on this basis.

Impact on neighbouring properties

The extension will have little impact on the amenity of neighbours. It is set 7.5m from the boundary to the north and any potential for increased shading of the garden of No.2 is diminished by tall Scots Pines that are located along the boundary and are protected by a TPO. There are no windows in the proposed side elevation at first floor level and it will not therefore result in loss of privacy through overlooking. To the rear there is a dense screen of tall evergreens with the roof of a long garage block beyond them.

The primary impact on amenity would be as a result of the location of the new garage, which is roughly in line with the side of No.2 to the north. This property has a single storey, lean-to extension to the side, with a glazed door in its southern elevation facing the site, the upper parts of which are visible above the close-boarded fence along the site boundary. The position of the proposed garage will have an impact on the outlook from the window, though given the height of the fence this is already restricted, and will also affect the direct light to it. However, there is a small bank along this boundary, with No.2 being set at a slightly higher land level. It is proposed to set the garage at the lower land level, so that the eaves are almost level with the top of the fence (around 6.5m from the side elevation) and, with the roof slope going away from the boundary, the ridge will be nearly 10m from the side elevation of the neighbour. The plans of the garage have been amended to lower the ridge height by 0.5m by reducing the pitch of the roof and it is not considered that the impact on amenity through loss of light or outlook would be so detrimental as to justify a refusal on this basis.

Landscape/Trees

The extension at ground floor level will be no closer to the trees on the boundary, and the extension to the house will not encroach into their root protection area as illustrated on the plans submitted with the tree survey and arboricultural impact appraisal. Providing that the measures for the protection of the trees, as set out in the method statement, are followed the proposal will not result in the loss of or significant adverse impact on the trees that are shown to be retained.

Highways/Parking

The proposal will increase the number of bedrooms from 4 to 5, leaving the parking requirement unchanged at 3 spaces. The garage is sufficient to provide two spaces, and there is room to the frontage of the site for an additional space and turning.

Recommendation

Permission 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 permission.

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

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

3. 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 shall, at any time, be constructed at first floor level in the north east in the south east facing elevation of the extension hereby permitted.

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

- 4 i). Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural impact and method statement (DFC/18333) dated 22.06.18 and Tree Protection plan prepared by Dermot Cox, shall be installed prior to any demolition, construction or groundwork commencing on the site.
 - ii) The Arboricultural Officer shall be informed once protective measures have been installed so that the construction exclusion zone can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact telephone - 01962 848210.
 - iii) No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Arboricultural impact and method statement. 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.
 - iv) No development or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or constructions activity occurring on the sites and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.
 - v) A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

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

Location Plan dated 10.07.18
18/AH-2B – Proposed plans and elevations
18/AH- 3C – Proposed detached garage plan

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

Informatives:

01 In accordance with paragraph 38 of the NPPF (July 2018) of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case amendments have been sought to address concerns about the size and height of the garage.

02 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

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

04 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.

05 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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06 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.

07 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-ofconsiderate-practice>