



Meeting	Planning Committee
Date and Time	Thursday, 20th September, 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 - 26)

Minutes of the meeting held on 16 August 2018 and the minutes of the Planning (Viewing)
Sub Committee held on 5 September 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 18 September 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 (PDC 1116)	
7.	Albany Farm, Bishops Waltham, Hampshire (Pages 27 - 46) Case number: 18/00254/REM	Bishops Waltham
8.	Land To The East Of Tangier Lane, Bishops Waltham, Hampshire (Pages 47 - 66) Case number: 18/01144/REM	Bishops Waltham
9.	The Nook, Bank Street, Bishops Waltham, SO32 1AN (Pages 67 - 74) Case number: 18/01503/HOU	Bishops Waltham
10.	Able Piling And Construction Main Build Engineering Ltd, Wangfield Nursery, Wangfield Lane, Curdridge (Pages 75 - 84) Case number: 18/01662/FUL	Whiteley & Shedfield
11.	Denmead Caravan Park, Dando Road, Denmead, PO7 6PU (Pages 85 - 92) Case number: 18/00164/FUL	Denmead
12.	Planning Applications (WCC Items 13 - 18) Please note: The following items will not be considered before 2.00pm: (Depending on the Committee's progress some of the morning's items above may	

overrun
into this afternoon session. Nevertheless, the
items listed below will not be considered
before
2.00pm).

- | | | |
|-----|---|-------------------------------------|
| 13. | 1 Chase Farm Close, Waltham Chase, SO32
2UB (Pages 93 - 98)

Case number: 18/01507/HOU | Central Meon
Valley |
| 14. | 8 Stoney Lane, Winchester, SO22 6DN
(Pages 99 - 110)

Case number: 18/01636/FUL | St Barnabas |
| 15. | York House, Fairfield Road, Shawford,
Winchester, Hampshire (Pages 111 - 118)

Case number: 18/01304/HOU | Badger Farm
& Olivers
Battery |
| 16. | 17 Sycamore Drive, Winchester, SO23 7NW
(Pages 119 - 124)

Case number: 18/01683/HOU | The Worthys |
| 17. | 19 Lark Hill Rise, Badger Farm, SO22 4LX
(Pages 125 - 132)

Case number: 18/01325/HOU | Badger Farm
& Olivers
Battery |
| 18. | 3 Weeke Manor House, Loyd-Lindsay
Square, Winchester, SO22 5NB (Pages 133 -
136)

Case number: 18/01832/LIS | St Barnabas |

L Hall
Interim Head of Legal Services

City Offices
Colebrook Street
Winchester SO23 9LJ

12 September 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 prevention of crime or disorder
- ◆ The economic well being of the country.

- ◆ The protection of health or morals

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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Public Document Pack Agenda Item 4

PLANNING COMMITTEE

Thursday, 16 August 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Cunningham

McLean
Rutter

Deputy Members:

Councillor Laming (except for Item 7) (as deputy for Clear) and Weir (except for Item 14) (as deputy for Izard)

Other in attendance who addressed the meeting:

Councillors Green, Power, and Warwick (Portfolio Holder for Environment)

Apologies for Absence:

Councillors Clear, Evans and Izard

1. DISCLOSURES OF INTERESTS

In respect of Item 7 (46 Harrow Down, Badger Farm), Councillor Laming advised that he had predetermined the application as he had been involved in discussions regarding the proposal. Councillor Laming spoke as a Ward Member and sat apart from the Committee during the determination of this application, taking no part in the discussion or vote thereon.

In respect of Item 14 (73 Stoney Lane, Winchester), Councillor Weir advised that she had predetermined the application as she had been involved in discussions regarding the proposal. Councillor Weir spoke as a Ward Member and sat apart from the Committee during the determination of this application, taking no part in the discussion or vote thereon.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 July 2018 and the minutes of the Planning (Viewing) Sub Committee held on 7 August 2018, be approved and adopted.

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

The Committee agreed to receive the Update Sheet as an addendum to Report PDC 1115.

4. **PLANNING APPLICATIONS**

(PDC 1115 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)

5. **46 HARROW DOWN, BADGER FARM, SO22 4LZ**

Item 7: (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 number: 18/01161/HOU

The Head of Development Management referred Members to the Update Sheet which referred to an amendment to Paragraph 2 of the 'Other Matters' section of the Report. There was also clarification with regard to Houses of Multiple Occupation and also, following receipt of amended plans, a revised Condition 4. The Update Sheet also set out further representation from Ward Member Councillor Bell who had been unable to attend the meeting.

During public participation, Edward Ellis and John Godbold (Badger Farm Parish Council) spoke in objection to the application and both responded to the Committee's questions thereon.

During public participation, Councillors Warwick and Laming spoke on this item as Ward Members.

In summary, Councillor Warwick reminded the Committee of the house's current unoccupied and neglected state as well as explaining its location in a prominent position, in a residential area of similar sized two or three bed properties. Councillor Warwick also drew the Committee's attention to the plans as submitted by the applicant which showed desk spaces, ensuite bathrooms and reduced ground floor living space which may suggest intentions for the house to become a student let.

Councillor Warwick raised concern regarding the proposals which she considered were too big for the plot and that the proposed minimum three parking spaces were inadequate, especially as the integral garage (which was one of the proposed spaces) was insufficient in size for most vehicles. This was a feature of all the garages in Badger Farm. The two other spaces outside were too short in length. Therefore, it was likely that there would be additional parking on the already congested, narrow road as it would be difficult to safely enter and leave the proposed spaces. Furthermore, if the dropped kerb was to be to be

extended towards the corner of Harrow Road, this would be unsafe as it would be too close to the road junction. She suggested this should be at least 10 metres away from the junction, as it would otherwise contravene highway authority requirements.

Councillor Warwick stated that the application contravened Policy CP13 as the proposed new extensions would not be subservient to the existing dwelling. They represented up to a 80% increase in living space. She considered the proposal would also contravene Policy DM17 as the development would be overbearing and would have a detrimental impact on the amenity of neighbours. Furthermore she suggested the proposal was out of character with the area and contrary to Policy DM15, as well as Policies DM17 and DM18. In conclusion, Councillor Warwick reminded the Committee that the dropped kerb required to facilitate the additional necessary off road car parking, was a separate application to Hampshire County Council as highway authority. Therefore, she requested that a further condition be added stating that the application be subject to this being granted.

In summary, Councillor Laming reiterated a number of the points raised by Councillor Warwick and those also raised in Councillor Bell's representation. He highlighted that a five bedroom home was out of character in this location and also that part of the character of the estate was the gaps between dwellings. A proposal to use render on the house was also out of character in the estate, which was generally of brick frontages. He suggested that this application would significantly close the gap with its neighbour. Councillor Laming expressed concern that the proposed fifth bedroom in the loft would be largely unusable due to its height and highlighted the proposed inadequate parking, including the unsuitable garage with the use of the driveway being difficult without encroaching on the pavement.

In conclusion, Councillor Laming suggested that the use of the garage for its purpose must be conditioned otherwise it could become a further room in the future.

In response to questions, Councillor Laming suggested that at least one metre should be allowed in front of the front door otherwise the parked vehicle was likely to encroach on the pavement.

In response to questions from Members, the Council's Highways Officer advised that the matters related to location of a dropped kerb were related to County Council guidance and not policy. The garage size was considered to be appropriate in size for an average sized small vehicle and therefore, in summary, any objection on highway safety grounds would be unlikely to be sustainable.

At conclusion of debate, the Committee agreed to refuse planning permission for the following reasons: the development by reason of its scale, mass and size was contrary to Policies DM16 and CP13, and was therefore harmful to the character and appearance of the area and also would have an adverse impact on the neighbour, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

6. **74 OLIVERS BATTERY ROAD NORTH, OLIVERS BATTERY, SO22 4JB**
Item 8: Development of six houses with garages and parking; new access road.
Demolition of existing.
Case number: 18/01359/FUL

The Head of Development Management drew the Committee's attention to the Update Sheet which set out additional Conditions 23 – 27.

During public participation, Sylvia Conway-Jones spoke in objection to the application and Stephen Sherlock (Agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Green highlighted concerns of safety of pedestrians and traffic on the already busy Olivers Battery Road North. This would be from traffic generated by the new development and also from creating new hazards associated with the underpass located at the end of the road. The new access road was to be located in the existing hammerhead which was already located at a blind corner close to the underpass. The underpass was a busy pedestrian and cycle route and the proposed access to the new development close to the underpass would be dangerous. Cars currently were only allowed to reverse into this. There were already parking issues along the road at school drop-off time.

In conclusion, Councillor Green suggested that the application had been rushed through for determination when residents may have been on holiday.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday, 5 September 2018 at 12 noon. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed access route in the context of its setting, specifically with regard to the concerns raised of the safety of pedestrians and traffic generation.

7. **BARCLAYS, BANK 2 EAST STREET, ALRESFORD, HAMPSHIRE, SO24 9BU**
Item 9: 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)
Case number:18/01319/FUL

The Head of Development Management drew attention to the Update Sheet that added additional wording to the 'Proposal' section of the Report.

During public participation, Reverend Natasha Anderson and Jane Parsons (St John's Baptist Church) spoke in objection to the application and Elliot Jones (Agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Power highlighted that the building was on a busy and prominent site and the passageway was a popular pedestrian right of way. The title deeds for the former bank showed that St John's owned all the land up to rear wall of the former bank. The application plans currently showed that bins were intended to be stored here, and therefore this would not be permissible. The bins would also be below the first floor residential accommodation. An air conditioning unit was also showing on the plans on the rear wall and that this must have a restriction on its decibel output as it must not be audible from the graveyard to the rear of the building.

In conclusion, Councillor Power reiterated that St John's was a valuable green space which must be respected with no detrimental impact on visitors to the graveyard from intrusions from the proposal.

The Head of Development Management confirmed that the air conditioning unit was replacing existing plant and attenuation measures were in place. The proposed seating in the passageway was not part of the planning application but would need separate consent from Hampshire County Council as highway authority.

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, subject to an additional condition requiring refuse to be stored on-site only, except on collection day, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

8. **BARCLAYS BANK 2 EAST STREET ALRESFORD HAMPSHIRE SO24 9BU**
Item 10: 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)
Case number: 18/01321/AVC

The Head of Development Management drew attention to the Update Sheet that highlighted a correction to the proposal description in the Report and also under the 'general comments' section. There was also a correction to the reasons for Conditions 3, 4, 5, 6 and 7.

During public participation, Elliot Jones (Agent) spoke in support of the application.

At 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 Update Sheet.

9. **SOUTHGATE, CROSS WAY, SHAWFORD, SO21 2BZ**
Item 11: Alterations and additions to Plot 3, Southgate, Cross Way, Shawford
Case number: 18/01463/FUL

The Head of Development Management drew attention to the Update Sheet that set out representations received from Compton and Shawford Parish Council.

During public participation, Robert Tice and Frances Strange (Compton and Shawford Parish Council) spoke in objection to the application and answered Members' questions thereon.

At conclusion of debate, the Committee agreed to refuse planning permission for the following reasons: the scale, design and layout of the new dwelling in its enlarged form does not respond positively to the character and appearance of the local environment contrary to Policy DM16 and the development was contrary to Policy DM17, due it having an unneighbourly impact on the existing house at Tanera and also to the new plot 1 on site, due to the inclusion of the new dormer windows to the front, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

Application inside the area of the South Downs National Park (SDNP)

10. **LION HILL HOUSE, ALTON ROAD, WEST MEON, GU32 1JF**

Item 13: Erection of one new dwelling at land to the rear of Lion Hill House.
Case number: SDNP/17/03750/FUL

The Head of Development Management drew attention to the Update Sheet that set out comments from the Drainage Engineer. It was confirmed that the Environment Agency and Building Control had now agreed upon an infiltration scheme for the development.

During public participation, John Bennington spoke in objection to the application and Simon Goddard (Agent) spoke in support of the application and all answered Members' questions thereon.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday, 5 September 2018 at 12 noon. The Planning (Viewing) Sub Committee would visit the site in order to assess the issues of parking and the impact on the listed buildings, conservation area and neighbouring properties.

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

11. **73 STONEY LANE, WINCHESTER, SO22 6EW**

Item 14: 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.
Case number: 18/01268/FUL

The Head of Development Management drew attention to the Update Sheet that clarified that Condition 6 would now be listed as an Informative and also that Condition 8 be reworded to state: 'No goods for customer delivery shall be dispatched from the rear of the premises after 2100hrs Monday-Sunday.'

During public participation, Osian Roberts (Agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Weir highlighted that although Weeke shops were a successful hub in north Winchester, for both the daytime and evening economies, this success had been outweighed by lack of infrastructure. Parking was a particular problem and an increase in further traffic would exacerbate this and have a further detrimental impact. There was already rubbish and food waste left in the area. In conclusion, the application would have a detrimental impact on the amenity of the area and on the wellbeing of local residents. Councillor Weir requested that any consent should be subject to the applicant submitting a travel plan and also that a further condition be added with regard to no trading outside the 1100-2300 window.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives as set out in the Report and the Update Sheet, subject to an amendment to Condition 3 to read as follows:

'The use hereby permitted shall only be open to customers **and for deliveries** within the following times 1100-2300hrs Monday to Sunday'.

12. **4 HALL CLOSE, BISHOPS WALTHAM, HAMPSHIRE, SO32 1LU**

Item 15: Two storey/first floor side extension, conversion of garage to room, enlargement of porch, erection of new detached garage. Alterations to fenestration

Case number: 18/00983/HOU

During public participation, Aileen Edmunds spoke in objection to the application and Robert Shields (Bishops Waltham Parish Council) 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 as set out in the Report.

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 7, the application be refused for the following reasons: the development by reason of its scale, mass and size was contrary to Policies DM16 and CP13, and was therefore harmful to the character and appearance of the area and also would have an adverse impact on the neighbour, with the precise wording being delegated to the Head

of Development Management to agree in consultation with the Chairman;

(ii) That in respect of item 8, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday, 5 September at 12 noon. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed access route in the context of its setting, specifically with regard to the concerns raised of the safety of pedestrians and traffic;

(iii) That in respect of item 9, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to an additional condition requiring refuse to be stored on-site only, except on collection day, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

(iv) That in respect of item 11 the item be refused for the following reasons: the scale, design and layout of the attached garage of the new dwelling in its enlarged form does not respond positively to the character and appearance of the local environment contrary to Policy DM16 and the development was contrary to Policy DM17, due it having an unneighbourly impact on the existing house at Tanera and also to the new plot 1 on site, due to the inclusion of the new dormer windows to the front, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

(v) That in respect of item 13, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday, 5 September at 12 noon. The Planning (Viewing) Sub Committee would visit the site in order to assess the issues of parking and the impact on the listed buildings, conservation area and neighbouring properties.; and

(vi) That in respect of item 14, permission be granted for the reasons, and subject to the conditions and informatives as set out in the Report and the Update Sheet, subject to an amendment to Condition 3 to read as follows:
'The use hereby permitted shall only be open to customers **and for deliveries** within the following times 1100-2300hrs Monday to Sunday'.

The meeting commenced at 9.30am adjourned between 12.45pm and 2.00pm and concluded at 3.35pm.

Chairman

Public Document Pack

PLANNING (VIEWING) SUB-COMMITTEE

Wednesday, 5 September 2018

Attendance:

Councillors
Ruffell (Chair)

Read
Cunningham

Rutter
McLean

Deputy Members:

Councillor Laming (as deputy for Clear) and Weir (as deputy for Izard)

Others in attendance who did not address the meeting:

Councillor Scott

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Mrs S Tose – Principal Planning Officer (South Downs National Park)
Mr R Green – Senior Planning Officer
Mr I Elvin - Highway Development Control Engineer

Apologies for Absence:

Councillors Clear, Evans and Izard

1. **ITEM 8: 74 OLIVERS BATTERY ROAD NORTH, OLIVERS BATTERY SO22 4JB**

Item 8: Development of six houses with garages and parking; new access road. Demolition of existing.

74 Olivers Battery Road North, Olivers Battery, SO22 4JB

Case Number: 18/01359/FUL

(Extract from Report PDC1115 Item 8 and Update Sheet 16 August 2018 refers).

At its meeting held on 16 August 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 access route in the context of its setting, specifically with regard to the concerns raised of the safety of pedestrians and traffic.

At that meeting, the Head of Development Management drew the Committee's attention to the Update Sheet which set out additional Conditions 23 to 27.

In addition, at this meeting a verbal update was provided stating that amended plans had been received for an area of the site. As a result, an amendment had been made to Condition 14 to reflect the amended plan.

Furthermore, it was noted that reference to 14 parking spaces had since been changed to 15 parking spaces and that had subsequently been amended and condition 13 needs to be amended to reflect this.

Public participation had taken place at the aforementioned meeting of the Committee where Sylvia Conway-Jones spoke in objection to the application and Stephen Sherlock (Agent) spoke in support of the application.

At this meeting, Councillor Green 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 an understanding of the safety concerns previously raised.

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, conditions and informatives set out in the Report and the Update Sheet and, subject to the amendments proposed in the verbal update above.

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 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:

- 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 15 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

Drawing no. 500 Rev D Site Entrance Road Details (received 24.08.2018)

Notwithstanding Drawing no. 14 Rev D, the access arrangements and boundary must be constructed in accordance with Drawing no. 500 Rev D.

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

22 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures

shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

24 The proposed access and drive, including the footway crossing 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, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

25 The existing wall situated along the southern boundary adjoining Badger Farm Road for a distance of 5 metres from the proposed shared private access shall be lowered to and at no time be more than 0.6 metres above the level of the carriageway.

Reason: In the interests of highway safety.

26 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

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

INFORMATIVE NOTE - The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft) -

Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A and B of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local

Planning Authority.

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

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

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>

2. **ITEM 13: LION HILL HOUSE, ALTON ROAD, WEST MEON, GU32 1JF**
Item 13: Erection of one new dwelling at land to the rear of Lion Hill House .
Lion Hill House, Alton Road, West Meon, GU32 1JF
Case Number: SDNP/17/03750/FUL
(Extract from Report PDC1115 Item 13 and Update Sheet 16 August 2018 refers).

At its meeting held on 16 August 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 issues of parking and the impact on the listed buildings, conservation area and neighbouring properties.

At that meeting, the Head of Development Management drew the Committee's attention to the Update Sheet which set out comments from the Drainage Engineer and confirmed that the Environment Agency and Building Control had agreed the infiltration scheme for the development.

Public participation had taken place at the aforementioned meeting of the Committee where John Bennington spoke in objection to the application and Simon Goddard (Agent) spoke in support of the application.

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 impact on the listed buildings, conservation area and neighbouring properties and to assess the concerns expressed regarding parking.

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 refuse permission for the following reasons: overdevelopment resulting in a cramped layout, causing visual harm in context of its setting in the West Meon conservation area. The precise wording delegated to the Head of Development Management, in consultation with the Chairman which will reference saved policies from the Winchester District Local Plan 2006, Winchester, policies in the Winchester District Local Plan Part 1 Joint Core Strategy 2013 and emerging policies of the South Downs National Park Local Plan.

RESOLVED:

That the application be refused for the reasons set out above.

The meeting commenced at 12.00 pm and concluded at 12.50 pm

Chairman

General Comments

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

Outline permission was granted in 2016. A corresponding application 15/01097/FUL was also approved in 2016 which changed the use of the adjoining paddock to the south west to informal open space.

Amended plans have been received addressing concerns about the design and layout of the scheme.

Site Description

The application site is located on the western edge of Bishops Waltham. It is allocated for housing through policy BW4 of the adopted Local Plan Part 2 and therefore sits within the revised settlement boundary for Bishops Waltham. Outline consent has been granted on this site for 120 dwellings through application 15/00053/OUT. Policy BW4 also allocates land adjoining the site to the south west as public open space and consent was granted for this a change of use from paddock land to informal open space through application 15/01097/FUL. The housing allocation also includes a smaller area of land around Albany Farmhouse which adjoins the site to the east but is not part of this application. Permission has been granted on this site for 10 dwellings though application 17/02511/FUL.

The application site fronts Winchester Road to the north east and there is currently a vehicular access from Winchester Road into the site. There is an avenue of mature trees along this road. To the south east the site adjoins properties on Albany Road and Albany Drive and some allotments further to the south. To the south west is Woodlea Nursery. To the north west is an area of scrubland which forms part of the former medieval deer park of the Bishop of Winchester. Known as the Park Lug, this comprised a large bank with an internal ditch. Beyond this to the north west is the former Tollgate Sawmill site.

The application site is currently used as paddocks or for low key agricultural purposes. It slopes gently downwards towards the south. In general it is fairly well enclosed by trees and planting around its boundaries.

Proposal

This is a reserved matters application providing details in respect of the Appearance, Landscaping, Layout and Scale of development approved in outline form through application 15/00053/OUT.

The proposed development will provide 125 dwellings including 40% on site affordable housing. The mix of housing is as follows:

<i>Affordable Dwellings</i>	<i>Open Market Dwellings</i>
12 three bedroom houses	30 four bedroom houses
26 two bedroom houses	39 three bedroom houses
6 two bedroom apartments	6 two bedroom houses
6 one bedroom apartments	-
Total: 50 Affordable Dwellings	Total: 75 Open Market Dwellings

The application includes details layout plans, plans and elevations of the buildings, engineering plans and landscape plans.

It also provides details covering drainage, storage of waste, construction management, sustainability and habitat management.

Relevant Planning History

14/02223/SCREEN - Request for a screening opinion under the EIA Regulations for proposed residential development. EIA not required 10th December 2014.

15/00053/OUT - Outline Planning Application (All matters reserved except access): Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing. PER 17th July 2017.

15/01097/FUL - Change of Use of Paddock to Informal Open Space. PER 17th July 2017.

17/02511/FUL - Retention of existing Albany Farm House and construction of 10 new dwellings together with associated access, car parking, landscaping, refuse and cycle storage. PER 4th May 2018.

Tree Preservation Orders

00055-2004-TPO - Park Lug, Winchester Road, Bishops Waltham. CONFIRMED.

Consultations

Winchester-Eastleigh Design Review Panel:

- The quality of the outline masterplan has not been followed through to this layout which is vehicle dominated, has too many large detached houses with large gaps between them, poor vistas and no clear rationale for how the edges work.
- The houses are also standard house types / anywhere housing which doesn't reflect the promise of the outline scheme.

Head of Strategic Housing:

- No objections.

HCC Highways Engineer

- Comments should be made by WCC Highway Engineer due to the size of the application.

WCC Highways Engineer:

- No objections.

HCC Water and Flood Management:

- No objections

Head of Landscape:

- No objections.

WCC Drainage Engineer:

- Confirmation is needed from Southern Water that the upgraded sewer solution will be undertaken and that the resulting capacity will be sufficient to serve the development.
- The foul pumping station maintenance details are sufficient.

Southern Water:

- No objections.

Head of Historic Environment - WCC Archaeology:

- No objections.

Head of Environmental Protection

- No objections.

Representations received in response to the original submission:

Bishops Waltham Parish Council

- Objection:
- The layout is too urban, is a major change from the original plan and is contrary to the policy 6.2 of the Bishops Waltham Design Statement and policies DM15 and DM23 of the LPP2.
- The character, appearance and variety of the proposed housing is contrary to policies 4.1, 5.2, 10.1, 11.1 and 12.1 of the Bishops Waltham Design Statement and policies DM15 and DM16 of the LPP2.
- The inadequate landscaping in the SE corner of the site including the absence of the wildlife corridor and the impact on the TPO trees is contrary to policy DM245 of the LPP2.
- The developer should withdraw the application to allow public consultation and the provision of cross sections, street scenes and 3-D perspectives to allow understanding of the development.
- Confirmation should be provided on the ownership and maintenance of the proposed open space within the site and to the south west.

30 letters received from 25 households objecting to the application for the following reasons:

- Increase in traffic and parking congestion.
- Lack of infrastructure of traffic, schools and health to support additional population.
- Increase in noise and air pollution.
- Overdevelopment / urban design out of keeping with this village setting.
- Road access is too narrow.
- Cumulative impact with other developments
- Concern about the footpath proposed behind Albany Drive due to noise and security risk.
- Impact on outlook /loss of privacy for occupiers of houses in Albany Drive.
- The layout, locations and design of houses, landscaping and plantings have all been significantly changed for the worse from the previous application.
- Impact of development on south east boundary.
- The previous plan provided additional garden land to properties, a Wildlife Corridor and additional landscaping to the rear of Albany Drive, these features are now omitted which will have an adverse impact wildlife and the visual amenity of existing residents.
- The two visitor car parking areas at each end of the site encroach into open countryside.
- Significant tree and hedge planting should enclose the development boundaries.
- Lack of Open Space within the development.
- Drainage needs further consideration.
- Impact on trees / wildlife / biodiversity.
- Concern about location of site compounds.

1 letters of support

- Support more affordable housing.
- Need for housing in the area is greater than the impact of increased congestion on Albany Road.
- A slow speed limit on the road will reduce noise.

The Bishops Waltham Society:

- The overall range of dwelling types and sizes and the affordable housing provision spread across the site is welcomed as is the retention of mature trees along the boundaries, supplemented with planting of new trees along the Winchester Road boundary.
- Object to the following aspects:
- The absence of the line of trees that was on the Outline planning application along the south-west boundary, at the interface between the housing development and the extensive area of open space to the west.
- The distance between the existing and proposed new buildings has reduced to the detriment of the existing trees and providing a wildlife corridor.
- There is little planting within the estate except along the Central Avenue.
- There are no small areas of informal open space within the estate, as provision seems to be allocated entirely to the large area of informal open space to the west of the development.
- Overall, the appearance and overall design of the properties and layout is of an urban nature and out of character for the local rural setting especially in this sensitive site at the entrance to the village.
- The 'Northern Square' and 'Southern Square' will be neither attractive nor useful; in reality they will be no more than areas for vehicle movements surrounded by access points and ordinary houses.
- These two squares ought to be larger (including small areas of informal open space with planting) and enclosed by architecturally more stimulating houses, with a proper sense of enclosure.
- Most roads within the development will be shared by vehicles and pedestrians, which seems potentially dangerous; there ought to be more safe walking routes like those proposed alongside the Central Avenue.
- Much of the proposed parking to serve the houses will be in the form of courtyards; it is our experience in Bishop's Waltham that residents choose to park in the road outside their houses rather than use the courtyard parking areas, with consequent spoiling of the street scene and interference with the flow of traffic.
- Although the principle of development of this site is established the City Council should address as effectively as possible the widely and strongly held concerns about the pressures on the local road network and the health services.

Representations received in response to the amended submission:

Bishops Waltham Parish Council

- Raised the same objections as set out above.
- Raised concern about the lack of publicity of the amendments.

6 letters received (from previous objectors) raising the following additional points:

- The minor changes to the design have not addressed the unsuitable urban nature of the scheme which is completely out of character for the rural setting.

- The 'Reserved Matters' application bears almost no resemblance to the outline permission with many key features of the outline plan changed.
- The number of houses to be built has now effectively been increased to 135 and not the 120 limit set in the Local Plan because permission for additional houses has been allowed on the adjoining Albany Farmhouse site and any impact studies (traffic congestion, environmental/wildlife impact, provision of drainage etc) should be reviewed.
- There is no indication as to who will be responsible for the management of the important open space to the south of the development.
- There is no change to the location of the houses and infrastructure near the south east boundary with Albany Drive properties and there is no “wildlife corridor” to protect both the TPO Oak trees and the associated wildlife, flora and fauna.
- The revised planning documents have been submitted with no notification to the residents directly affected by the development and no advertisement to the wider Bishops Waltham community, so preventing opportunity to comment for anyone who may want to raise their further concerns over the development.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy for Market Towns and Rural Area

MTRA2 – Market Towns and Larger Villages

MTRA4 – Development in the Countryside

CP1 – Housing Provision

CP2 – Housing Mix

CP3 – Affordable Housing

CP4 – Affordable Housing on Exception Sites

CP7 – Open Space, Sport & Recreation

CP10 – Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP14 – Effective Uses of Land

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 - Flooding and Water Environment

CP19 – South Downs National Park

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

BW4 – Albany Farm Housing and Open Space Allocation

DM1 – Location of New Development

DM2 – Dwelling Sizes

DM6 – Open Space Provision

DM14 – Masterplans

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology
DM29 – Heritage assets

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

Supplementary Planning Guidance

- Bishops Waltham Design Statement February 2016
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009
- Winchester District Landscape Character Assessment (Durley Claylands Character Area) March 2004

Planning Considerations

- Principle of development
- Housing Mix and Tenure
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Other matters

Principle of development

The principle of developing this site has already been established as it has been allocated for residential development through policy BW5 of the LPP2. This has re-defined the settlement boundary for Bishops Waltham to include this area of land. An outline application for 120 dwellings with all matters reserved apart from access, has also been approved (15/00053/OUT). This was supplemented by a separate application to change the use of adjoining land to the southwest from paddocks to open space, which is one of the requirements of policy BW4 (15/01097/FUL).

Policy BW4 sets out a number of criteria which need to be met when it is developed. These are as follows:

- A masterplan establishing the disposition of housing, open space, landscape framework, access point and linkages.
- Safe vehicle, pedestrian and cycle access to Winchester Road which minimises the loss of trees and hedgerows
- A footpath/cycleway through the site linking the Tollgate Sawmill site, housing and open space at Albany Farm and the Vineyard site.
- Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park.
- Substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south.
- Protect, retain and reinforce existing treed boundaries and retain sufficient space to support trees and tree belts.

- On-site open space including a substantial area of informal open space on the undeveloped part of the site.
- Contributions to the expansion of Bishop’s Waltham Infants and Junior Schools and other infrastructure.
- A connection to the nearest point of adequate capacity in the sewerage network.

The outline application satisfactorily met all of these criteria. A masterplan was developed through negotiations with the Council’s Urban Design officer and Landscape team which provided the basis for a very high quality scheme. It demonstrated that housing, open space, access points and footpath linkages can be accommodated on this site in an appropriate fashion. This showed suitable vehicle and pedestrian access points onto Winchester Road, footpath and cycle links to the adjoining sites and a strong landscape and open space framework. It also avoided any impacts on the historic Park Lug and Palace Deer Park to the north west of the site. Contributions towards the expansion of local schools were secured through a s106 legal agreement.

In addition to these requirements the housing mix and tenure of the outline scheme was policy compliant.

The outline scheme therefore met all the necessary planning and policy requirements for the development of this site and the reserved matters application needs to build on this with the full details in a manner which continues to meet these requirements and ensures a high quality development. This is assessed in detail below.

Housing Mix and Tenure

Policy CP2 of the LPP1 requires the majority of dwellings in a development to be 2 and 3 bedroom units. This is the case here with 89 of the 125 units being of this size.

In terms of affordable housing, in accordance with policy CP3 of the LPP1 40% of the proposed 125 dwellings are proposed as affordable housing (50 dwellings). The applicant intends to deliver 30 affordable rented properties and 20 Intermediate (shared ownership) properties. This produces a tenure split of 60% rented affordable homes and 40% Intermediate homes. Although more rented homes could be achieved the overall number of affordable homes would almost certainly be reduced. As there are other developments that are coming forward in Bishops Waltham with rented affordable homes (Coppice Hill, Tangier Lane and Martin Street) the loss of rented homes is minimal and in order to meet the substantial demand for affordable properties the provision of the larger number of affordable homes is supported and so this tenure mix is acceptable.

The scheme is proposing a mix of 1, 2 and 3 bedroom homes for the affordable housing as follows:

Bedroom Size	Total	Rented	Intermediate	Percentage
1 bed properties	06	06	00	12%
2 bed properties	32	18	14	64%
3 bed properties	12	06	06	24%

For reasons of affordability it is accepted that 4 bed homes, both for rent at Affordable rents and for Shared Ownership are not to be provided in the affordable housing mix. The bedroom mix of the affordable homes is therefore acceptable.

In relation to the affordable homes, 38 houses and 12 flats are proposed. All of the 1 bed flats are to be for rent and almost three quarters of the affordable properties are houses. This mix of property types is acceptable.

The affordable housing is spread around the site with all but one of the areas of housing having an element of affordable housing. This accords with the aim of the affordable housing being well integrated with market housing, in a way which results in different kinds of housing being in close proximity to each other. Large groupings of single tenure dwellings or dwelling types are also avoided.

In this proposed scheme the largest cluster is plots 1 – 6, 7 and 8, 14 and 15, consisting of 10 affordable homes. Ideally a cluster should be no more than 5 dwellings, but in this case over half of these 10 units are flats and as they are located in a prominent building and are near to the play area that is provided then the grouping is deemed to be acceptable.

Overall the affordable housing is spread across the development in locations which all those living at the scheme will be using. The affordable housing is generally in small clusters and is also in prominent locations.

The affordable Housing is to be built as required in Policy DM2 of the Local Plan Part 2, to the sizes prescribed in the Nationally Described Space Standards, and, to Part M4 Category 2 of the Building Regulations.

In summary the affordable housing provision being made through this reserved matters application is acceptable.

Design/layout

The masterplan approved with the outline application proposed quite a formal layout with a fine grain of development providing a strong degree of enclosure along the streets. This became looser along the southern countryside edge where more detached houses were proposed. The focal point was a wide curved treed avenue which provided a good connection to the open space to the south west. Either side of this were perimeter blocks forming streets and squares. It included good pedestrian links within the site and good connections to adjacent sites. The tight enclosure of streets was achieved partly through a good number of terraced, semi-detached or linked properties. It was considered that this scheme responded positively to the context of the village edge and the proposed open space to the south west and would have had a unique identity and sense of place.

The initial scheme submitted with the reserved matters application was considered to dilute the strong quality of this masterplan. Whilst it retained the basic concept of an avenue and perimeter blocks, the fine grain of developed had been lost due to the greater number of large detached properties being proposed. In addition to this a number of these dwellings were much deeper, bulkier houses with large gaps between them than had been proposed in the masterplan and outline supporting documents. The architecture and form of the proposed houses was also quite varied, lacking the consistency and cohesion which the outline plans promised. The result would have been a much more suburban development, lacking identity and failing to reflect the context. There concerns were also expressed by the Design Review Panel when they assessed the scheme.

In response to this the developers have made amendments to the scheme, re-introducing more terraced units along the proposed avenue and changing the design of a number of the dwellings. The architects have analysed some of the better quality development in the locality and drawn upon forms of housing which has full gables, a simple palette of traditional materials, a narrower depth to the buildings and simple, high quality details. The changes to the layout now result in more enclosure to the streets, while the changes to the design of the buildings provides houses which are less bulky and suburban, and development which is more consistent and ordered in terms of architecture and roof forms, but still provides variety and visual interest within this. Changes have also been made to ensure that buildings form the focal point of vistas rather than parking areas.

As such it is now considered that the design and layout adheres to the framework provided by the outline masterplan, When allied to the detailed appearance and form of the houses it will result in a development which will be sympathetic to and connects with its surroundings, is sustainable and inclusive, but which also has a unique and attractive identity, character and sense of place.

Impact on character of area and neighbouring property

While providing a substantial amount of housing, the site is well screened by existing trees and this will be supplemented by more planting to the south. On the basis of this landscape framework and the amended design and layout as described above it is considered that the proposal will result in a scheme which provides an attractive, distinctive and yet cohesive extension to this edge of the village. It will have a positive impact on the character of the area and providing much needed housing.

In terms of its impact on neighbouring properties, the housing is enclosed within the site and will not have an adverse impact on properties on Albany Road or Albany Drive or on the opposite side of Winchester Road. Concern has been raised by occupiers of neighbouring properties on Albany Drive about the impact of the development on the south eastern edge upon their properties and on a line of Oak trees along this boundary. However, there is sufficient distance between the backs of the proposed new houses on this edge and the back of houses on Albany Drive (over 25 metres at the nearest point) to prevent any adverse impacts on residential amenity. The new houses are also sufficiently far away from the Oak trees to ensure these would not be harmed by construction activity. There is no specific ecological requirement for a wildlife corridor here.

The layout of the development internally indicates adequate distances between properties and sufficient private amenity space for appropriate living conditions to be achieved for future occupants.

Landscape/Trees

The site is quite substantially enclosed by trees and planting along Winchester Road and along the side boundaries with the Tollgate Sawmill site and properties to the south east on Albany Drive. Further planting to be added along the south western edge of the housing to provide a new settlement edge and enclose this boundary too. The new housing would therefore sit within these treed boundaries, reducing its impact on the surrounding landscape character.

The proposed housing, roads and footpaths will be sufficiently far away from the surrounding boundary trees to ensure these can be retained. New tree planting is proposed with a row of 8 Oaks to be located behind the existing avenue of trees which

line Winchester Road. This is to compensate for the loss of two of the avenue trees which need to be removed to accommodate the new access. Within the site the layout provides trees and hedges fronting the streets with more Oak trees along the main spine road and smaller species along secondary roads. Trees (mostly Maples) are proposed around the formal area of open space at the end of the avenue and along the boundary between the residential development and the informal open space to the south west.

The formal open space will contain a Local Equipped Area for Play (LEAP) which is a requirement of BW4 and a children's allotment. The area of informal open space to the south west will provide a landscaped setting to the development and a substantial area for dog walkers and informal recreation.

Overall, it is considered that the scheme provides a robust landscape strategy, protecting existing planting and trees and introducing significant new planting. This will be complemented by the large area of informal open space to the south west and the various footpaths and linkages being proposed which will link the scheme into the wider landscape and recreational network.

Highways/Parking

The principle of the highway implications of this proposal were originally agreed by Hampshire County Council as highway authority through the outline application. They have agreed to a new highway junction onto the Winchester Road, which will need to be covered by a suitable S278 agreement. A Residential Travel Plan was also secured through the Section 106 Legal Agreement to encourage a reduction in the amount of car travel.

The internal access roads, beyond the main junction tangent point are proposed to remain as private roads in perpetuity, in which case the roads and public areas will be managed and maintained by a management company.

In terms of to the layout, adequate car parking is being provided and that the layout has been designed to accommodate the turning and manoeuvring needs of a large refuse freighter.

The proposals are therefore acceptable from a highway point of view.

A key element of the scheme is also the requirement in Policy BW4 to provide linkages with the adjoining sites. In conjunction with these other sites (BW2 to BW5) this will facilitate the development of a strategic footpath / cycleway which is proposed to run along the southern edge of the town. A contribution was secured through Section 106 attached to the Outline consent towards this strategic footpath. The aim is that this will provide opportunities for both new and existing residents to access local open space and recreational facilities and the town centre by means other than the car. The layout provides routes within the application site which will link into the Tollgate Sawmill site, Winchester Road, the new open space to the south and through to the Vineyard site to the south east. The applicant has submitted detailed engineering drawings and sections showing how these links will be achieved in a satisfactory way in terms of avoiding undue impacts upon the Park Lug and surrounding trees.

Other Matters

Ecology

The outline application required further ecological information to be submitted at the reserved matters stage and the applicant has submitted a Habitat Management Strategy dealing reptile translocation, construction management, lighting and habitats. Condition 10 requires the mitigation and management measures set out in this report to be adhered to.

Drainage

Surface water drainage proposals are acceptable and have been agreed by HCC as the Local Lead Flood Authority.

Foul drainage will be provided for through upgrades to the sewer network and condition 4 requires that these are completed and that Southern Water confirm suitable capacity has been achieved before the dwellings are occupied.

Archaeology

The archaeological reports submitted with the application have been assessed by the Council's Archaeologist and area acceptable, allowing conditions 10, 11 and 12 of the outline consent to be discharged.

Conclusion

This site is one of the locations identified by the local community for additional housing in Bishops Waltham. The reserved matters application as amended builds on the outline masterplan and meets the requirements of Policy BW4. It is considered to be a high quality scheme which will make a positive and distinctive addition to Bishops Waltham. It will provide much needed housing, open space and will improve pedestrian and cycle connections along the south of the town. It is therefore recommended for approval.

Recommendation

That the matters reserved by Outline Planning Permission 15/00053/OUT Condition 7 are approved as follows:

- (a) The layout, siting and scale of all buildings and structures.**
- (b) The design and external appearance of all buildings and structures.**
- (c) Details of the roads and footways.**
- (d) Hard and soft landscape details.**

And the following details which are required by condition 8 of 15/00053/OUT to accompany the reserved matters application are approved:

- a) A Surface Water and Foul Drainage Scheme.**
- b) Details of the storage of waste.**
- c) A Construction Management Plan.**
- d) An Energy statement.**
- e) A Comprehensive Habitat Management Strategy.**

And details submitted to discharge Conditions 10, 11, 12 and 13 of 15/00053/OUT (relating to archaeology and tree protection measures) are approved.

Conditions/Reasons

Timescale for Starting Development

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

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

Approved Plans

2. The implementation of the development hereby approved shall be carried out in accordance with the following approved plans and documents:

Application Plans by ADP Architects

- 1753-L01 Location Plan Rev A
- 1753-01 Proposed Site Master Plan Rev G
- 1753-02 Proposed Site Plan (North) Rev D
- 1753-03 Proposed Site Plan (South) Rev D
- 1753-04 Affordable Housing Layout Rev J
- 1753-05 Proposed Site Master Plan - Illustrative Rev H
- 1753-06 Proposed Site Plan – Illustrative Rev H
- 1753-07 Site Sections Rev D
- 1753-08 Proposed Street Scenes Rev D
- 1753-09 Proposed Street Scenes Rev C
- 1753-10 Plots 1-6 - Ground-First Rev B
- 1753-11 Plots 1-6 - Second-Roof Rev B
- 1753-12 Plots 1-6 - Elevations Rev B
- 1753-13 Plots 7-8 - Planning Drawing Rev B
- 1753-14 Plots 9-10 - Floor Plans Rev A
- 1753-15 Plots 9-10 - Elevations Rev A
- 1753-16 Plots 11-12 - Planning Drawing Rev A
- 1753-17 Plot 13 - Planning Drawing Rev B
- 1753-18 Plots 14-16 - Floor Plans
- 1753-19 Plots 14- 16 - Elevations
- 1753-20 Plot 16 – Single Garage Rev A
- 1753-21 Plots 17-18 - Floor Plans Rev B
- 1753-22 Plots 17-18 - Elevations Rev B
- 1753-23 Plots 19-21 - Floor Plans Rev A
- 1753-24 Plots 19-21 - Elevations Rev A
- 1753-25 Plots 22-23 - Planning Drawing Rev B
- 1753-26 Plots 24-25 - Floor Plans Rev A
- 1753-27 Plots 24-25 - Elevations Rev A
- 1753-28 Plots 26-27 - Planning Drawing Rev B
- 1753-29 Plots 28-29 - Planning Drawing Rev A
- 1753-30 Plot 30 - Planning Drawing Rev B
- 1753-31 Plots 31-32 - Planning Drawing Rev A
- 1753-32 Plots 33-36 - Ground-First Rev B
- 1753-33 Plots 33-36 - Roof-Elevations Rev B

- 1753-34 Plots 33-36 - Elevations Rev B
- 1753-35 Plots 37-38 - Floor Plans Rev A
- 1753-36 Plots 37-38 - Elevations Rev A
- 1753-37 Plot 39 - Planning Drawing Rev A
- 1753-38 Plot 40 - Planning Drawing Rev A
- 1753-39 Plot 40 - Double Garage Rev A
- 1753-40 Plot 41 - Planning Drawing Rev A
- 1753-41 Plot 41 & 67 - Double Garage Rev B
- 1753-42 Plot 42 - Planning Drawing Rev A
- 1753-43 Plot 42 - Double Garage Rev A
- 1753-44 Plot 43 - Planning Drawing Rev A
- 1753-45 Plot 43 - Single Garage Rev A
- 1753-46 Plot 44 - Planning Drawing Rev A
- 1753-47 Plot 44 - Single Garage Rev A
- 1753-48 Plots 45-46 - Floor Plans Rev A
- 1753-49 Plots 45-46 - Elevations Rev A
- 1753-50 Plots 47-48 - Floor Plans Rev A
- 1753-51 Plots 47-48 - Elevations Rev A
- 1753-52 Plots 49-50 - Planning Drawing Rev A
- 1753-53 Plots 51-52 - Planning Drawing Rev A
- 1753-54 Plot 53-55 - Floor Plans Rev B
- 1753-55 Plot 53 - Single Garage Rev A
- 1753-56 Plot 53-55 - Elevations Rev C
- 1753-57 Plot 54-55 - Double Garage Rev B
- 1753-59 Plot 56 - Single Garage Rev B
- 1753-60 Plot 56 - Planning Drawing Rev B
- 1753-61 Plot 57 - Planning Drawing Rev C
- 1753-62 Plot 58 - Planning Drawing Rev A
- 1753-63 Plot 59 - Planning Drawing Rev B
- 1753-64 Plot 59 - Double Garage Rev B
- 1753-65 Plot 60 - Planning Drawing Rev A
- 1753-66 Plot 60 - Double Garage Rev A
- 1753-67 Plots 61-62 - Floor Plans Rev A
- 1753-68 Plots 61-62 - Elevations Rev A
- 1753-69 Plots 63-64 - Floor Plans Rev A
- 1753-70 Plots 63-64 - Elevations Rev A
- 1753-71 Plot 65 - Planning Drawing Rev A
- 1753-72 Plot 66 - Planning Drawing Rev A
- 1753-73 Plot 67 - Planning Drawing Rev A
- 1753-75 Plots 68-73 - Ground-First Rev C
- 1753-76 Plots 68-73 - Second-Roof Rev B
- 1753-77 Plots 68-73 - Elevations Rev C
- 1753-78 Plots 74-75 - Planning Drawing Rev B
- 1753-79 Plot 76-77 - Floor Plans Rev B
- 1753-80 Plots 76-77 - Double Garage Rev A
- 1753-81 Plots 76-77 - Elevations Rev B
- 1753-82 Plots 78-79 - Planning Drawing Rev B
- 1753-83 Plot 80 - Planning Drawing Rev A
- 1753-84 Plots 81-82 - Planning Drawing Rev A

- 1753-85 Plots 83-85 - Ground-First Rev C
- 1753-86 Plots 83-85 - Roof-Elevations Rev C
- 1753-87 Plot 83-85 - Elevations Rev C
- 1753-88 Plot 86 - Planning Drawing Rev A
- 1753-89 Plot 86 - Single Garage Rev A
- 1753-90 Plot 87 - Planning Drawing Rev A
- 1753-91 Plot 88 - Planning Drawing Rev A
- 1753-92 Plots 89-91 - Floor Plans Rev A
- 1753-93 Plots 89-91 - Elevations Rev A
- 1753-94 Plot 92 - Planning Drawing Rev A
- 1753-95 Plot 93 - Planning Drawing Rev A
- 1753-96 Plot 94 - Planning Drawing Rev A
- 1753-97 Plot 94 - Single Garage Rev A
- 1753-98 Plots 95-97 - Floor Plans Rev B
- 1753-99 Plots 95-97 - Elevations Rev B
- 1753-100 Plot 98 - Planning Drawing Rev A
- 1753-101 Plot 99 - Planning Drawing Rev A
- 1753-102 Plot 100 - Planning Drawing Rev A
- 1753-103 Plot 101 - Planning Drawing Rev A
- 1753-104 Plot 101 - Single Garage Rev A
- 1753-105 Plot 102 - Planning Drawing Rev A
- 1753-106 Plot 103 - Planning Drawing Rev A
- 1753-107 Plot 104 - Planning Drawing Rev B
- 1753-108 Plot 105 - Planning Drawing Rev A
- 1753-109 Plot 105 - Single Garage Rev A
- 1753-110 Plot 106 - Planning Drawing Rev C
- 1753-111 Plots 107-108 - Floor Plans Rev A
- 1753-112 Plots 107-108 - Elevations Rev A
- 1753-113 Plot 109 - Planning Drawing Rev A
- 1753-114 Plot 109 - Single Garage Rev A
- 1753-115 Plots 110-112 - Floor Plans Rev A
- 1753-116 Plots 110-112 - Elevations Rev A
- 1753-117 Plot 113 - Planning Drawing Rev A
- 1753-118 Plots 114-117 - Ground First Rev B
- 1753-119 Plots 114-117 - Planning Drawing Rev B
- 1753-120 Plot 118 - Planning Drawing + Plots 119-120–Double Garage Rev A
- 1753-121 Plot 118 - Single Garage Rev A
- 1753-122 Plot 119-120 - Floor Plans Rev B
- 1753-123 Plot 120 - Planning Drawing Rev A
- 1753-124 Plot 121 - Planning Drawing Rev A
- 1753-125 Plot 122 - Planning Drawing Rev C
- 1753-126 Plot 123 - Planning Drawing Rev B
- 1753-127 Plot 124 - Planning Drawing Rev B
- 1753-128 Plot 125 - Planning Drawing Rev A
- 1753-129 Plot 124 – Single Garage Rev A
- 1753-130 Plot 114-117 – Elevations Rev A

Engineering Plans and Documents by MJA Consulting

- 5446:P01 Drainage Layout Rev B

- 5446:P02 External levels Layout Rev C
- 5446:P05 Footpath Links Plan and Sections Rev A
- 5446:P10 Longitudinal Sections Sheet 1 Rev A
- 5446:P11 Longitudinal Sections Sheet 2 Rev A
- 5446:P20 Carriageway Construction Details Rev A
- 5446:P70 Attenuation Details
- 5446:P90 Refuse Tracking Rev E
- 5446:P91 Fire Tender Tracking Rev C
- 5446:P101 Proposed Foul Drainage
- SUDS Management and Maintenance Plan Rev A

Other Supporting Documents

- Written Scheme of Investigation for Archaeological Evaluation by L-P Archaeology, v2.1, October 2017
- Archaeological Evaluation Report v1.4 by L-P Archaeology, January 2018
- Affordable Housing Statement January 2018
- Sustainability Statement by JSP Sustainability Ltd, January 2018)
- House Types SAPS: Regulations Compliance Report
- Ground Investigation Report by Geo-Environmental, 13 December 2017
- Risk Assessment and Method Statement by Geo-Environmental

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

Conditions to be discharged Prior to Construction above Slab Level

3. Prior to construction above slab level, details of Clay Plain tiles shall be submitted to and approved in writing by the local planning authority. The buildings shall be constructed only with the approved tile and all other external materials and details for the buildings, walls, and other structures and external hard landscaping surfaces shall be constructed in accordance with the materials detailed in section 3.45 (pages 24 – 26) of the Planning & Design and Access Statement dated January 2018 by Pro Vision.

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

Conditions to be discharged prior to the Occupation of the Dwellings

4. None of the dwellings shall be occupied until the upgraded sewer works set out in the submitted report SL1 Outline Design Study by Southern Water dated February 2017 have been completed and confirmation has been provided by Southern Water that the resulting capacity will be sufficient to serve the development.

Reason: To ensure adequate foul drainage is provided to serve the development.

5. Prior to the occupation of the first dwelling hereby permitted (or, if necessary, in accordance with a phasing programme for occupation to be agreed by the local planning authority), detailed information (in the form of SAP “as built” stage data and a BRE water calculator) demonstrating that all homes meet 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 occupied in accordance with these approved details.

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.

6. Prior to the occupation of the first dwelling hereby permitted, the parking areas, including the garages, shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

7. Prior to the occupation of the first dwelling hereby permitted, a signage scheme for the cycle and footpath routes shall be submitted to and approved in writing by the local planning authority. The approved signs shall be erected prior to the occupation of the last 10 dwellings on site to be occupied.

Reason: In the interests of local amenity to ensure legibility and access for local residents.

8. The hard and soft landscaping of the development shall be undertaken in accordance with the following Landscape Plans and Documents RPS:

- JSL_2953_100 Landscape Strategy D Rev I
- JSL_2953_101 Character Plan Rev C
- JSL_2953_120 Illustrative Detail Area 1 Rev C
- JSL_2953_121 Illustrative Detail Area 2 Rev C
- JSL_2953_122 Illustrative Detail Area 3 Rev C
- JSL_2953_560 Tree and Shrub Schedule Rev C
- JSL_2953_501 Softworks Plan 1 of 4 Rev E
- JSL_2953_502 Softworks Plan 2 of 4 Rev F
- JSL_2953_503 Softworks Plan 3 of 4 Rev E
- JSL_2953_504 Softworks Plan 4 of 4 Rev F
- JSL_2953_201 Hardworks Surfaces Plan Surfaces – Kerbs 1 of 3 Rev D
- JSL_2953_202 Hardworks Surfaces Plan Surfaces – Kerbs 2 of 3 Rev F
- JSL_2953_203 Hardworks Surfaces Plan Surfaces – Kerbs 3 of 3 Rev E
- JSL_2953_204 Hardworks Surfaces Plan Enclosures 1 of 3 Rev D
- JSL_2953_205 Hardworks Surfaces Plan Enclosures 2 of 3 Rev F
- JSL_2953_206 Hardworks Surfaces Plan Enclosures 3 of 3 Rev E
- JSL_2953_401 Hardworks Details Enclosures Details (Sheet 1)
- JSL_2953_402 Hardworks Details Enclosures Details (Sheet 2)
- JSL_2953_403 Softworks Details Tree Pit Details Rev A
- JSL_2953_570 Soft Landscape Specification Rev A

The hard landscaping shall be completed in accordance with the approved plans prior to the occupation of the first dwelling hereby approved. The soft landscaping shall be carried out in the first planting season following the occupation of the first dwelling 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.

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

Development limits

9. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement by Eco Urban Limited, 11 January 2018 shall be installed and retained for the duration of the construction period. No arboricultural works shall be carried out to trees other than those specified and in accordance with this Arboricultural Implications Assessment and Method Statement, unless otherwise agreed in writing by the local planning authority.

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

10. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in sections 3.0 and 4.0 of the Habitat Management Strategy Report by Lindsay Carrington Ecological Services, Updated September 2018 unless otherwise approved in writing by the local planning authority.

Reason: In order to retain the special interest and biodiversity of the woodland.

11. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in the Construction and Environmental Management Plan Bargate Homes and Southcott Homes, 18 January 2018 Rev A unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

Informatives

01. 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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

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

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP4 – Affordable Housing on Exception Sites
CP7 – Open Space, Sport & Recreation
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 - Flooding and Water Environment
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

BW4 – Albany Farm Housing and Open Space Allocation
DM1 – Location of New Development
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM14 – Masterplans
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology
DM29 – Heritage assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Guidance

- Bishops Waltham Design Statement February 2016
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009
- Winchester District Landscape Character Assessment (Durley Claylands Character Area) March 2004

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

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

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

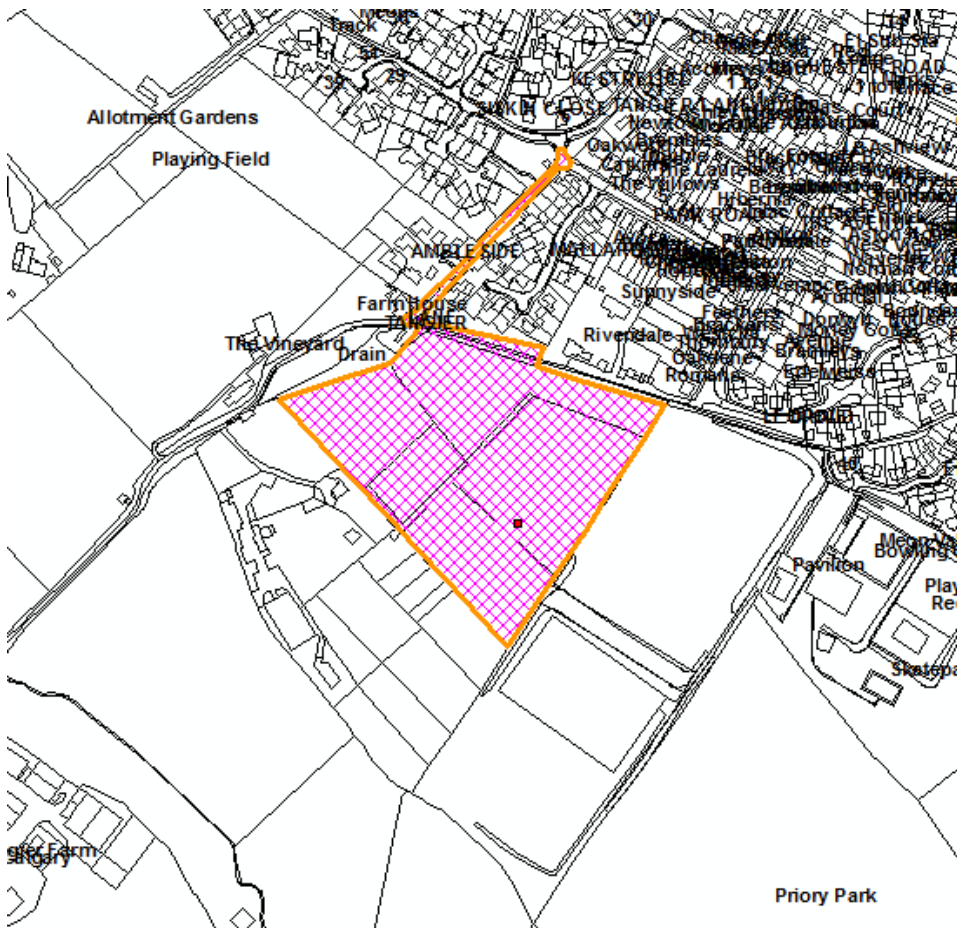
- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

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

Agenda Item 8

Case No: 18/01144/REM
Proposal Description: Application for reserved matters planning permission for the erection of 66 dwellings, with associated access via Tangier Lane, associated parking provision, landscaping and public open space pursuant to planning permission 16/01327/OUT (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Address: Land To The East Of Tangier Lane Bishops Waltham Hampshire
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Crest Nicholson Operations Limited.
Case Officer: Robert Green
Date Valid: 4 May 2018

Recommendation: Application Permitted



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Case No: 18/01144/REM

General Comments

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

The site has been allocated for residential development under Policy BW3 of the Local Plan Part 2 (Development Management and Site Allocations).

The Tangier Lane site is known as 'Phase II' of the wider Vineyard/Tangier Lane site allocation.

The Vineyard ('Phase I') received full consent by Planning Committee on 27.10.2016, issued on 30.06.2017 under 16/01322/FUL. This Phase also contains 66 dwellings.

The outline consent for Phase II to which this reserved matters application relates was considered on the same day by the Planning Committee and issued on 21.11.2017 under 16/01327/OUT.

A number of changes have been made to the application since submission.

The site layout (and associated drawings showing dwelling distribution and parking) have been amended due to relocation of affordable housing units within the site.

Elevation drawings for a number of house types were also altered following comments made by the Parish Council, these amendments added features such as windows on blank elevations and introduced different materials into the housing mix.

All plans were received on 30th July 2018 and have superseded previous versions.

Site Description

The site is currently undeveloped agricultural land and is 3.7 hectares in size, including the access road.

The application site is bordered to the north by a dense band of vegetation which is protected by a Tree Preservation Order (TPO) area. The trees divide the site from residential properties at Mallard Close and Rivendale (accessed by The Avenue). These dwellings currently form the southern boundary of Bishops Waltham and are spread over a low-medium density.

The neighbouring houses are predominately 2-storey and detached in form, following a design form typical of their 1980s development period.

A public right of way runs across the northern border of the site on the development side of the trees, before turning at a right angle in the north west corner of the site and running the length of the western border of the site, with trees providing a border between the site and the Tangier Lane roadway.

To the east, the site borders Playing Fields which are in close proximity to the Bowling Club and Pavilion. To the south, an agricultural holding contains various buildings.

Case No: 18/01144/REM

Proposal

The proposal is for the approval of reserved matters following the granting of outline consent.

The use of the land for residential development of 66 dwellings has therefore been approved under the outline consent.

The outline consent also considered access arrangements to the development. As agreed, the site is to be accessed via a new entrance from Tangier Lane which feeds into the north-west corner of the site.

This reserved matters application concerns the layout, design, landscaping and finer details of the development and seeks to approve a number of conditions which were added to the associated outline consent.

Upon entrance into the site in the north-west corner, the road runs along the dense band of trees before turning toward the open green space within the centre of the site. The majority of dwellings in this area address the open green and the roads divide at this point.

From this central green space, 3 roads radiate toward the edge of the site, each with further off-shoots to serve the remainder of dwellings.

Each road then leads toward a further open space, located in the south east, south west and, to a smaller extent, north east corner.

The design of the dwellings is similar to those approved under the Phase I application. The Phase II site differs following pre-application discussions by including uniform green windows and dark fascia boards which, despite the different house types, provides uniformity across the site.

Existing neighbouring dwellings sit to the north and are separated from the proposed dwellings by the band of TPO trees, public footpath and strip of green space. Hence, the closest distance between neighbouring dwellings is the distance of 21m between plot 56 and Rivendale.

Relevant Planning History

16/01327/OUT - (Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Tangier Lane, associated parking, landscaping and public open space (Phase 2). (OUTLINE application considering access) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) – Granted 21.11.2017

16/01322/FUL - (Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1). – Granted 30.06.2017

Case No: 18/01144/REM

Consultations

WCC Engineers: Drainage:

- Comments on surface water element referred to Hampshire County Council.
- Recommends outline conditions are to be carried onto the reserved matters consent and considered under the approval of conditions procedure.

WCC Engineers: Highways:

- Principle of traffic associated with the additional 66 units has been established.
- The application for approval of reserved matters is acceptable from a highway point of view
- Alterations to surrounding infrastructure subject to a legal agreement.

Head of Environmental Protection:

- No additional information has been submitted following the outline application, so the conditions suggested in the original consultation are still valid.

Head of Historic Environment (Archaeology):

- No objection subject to the inclusion of pre-commencement archaeological fieldwork.

Head of Landscape (Open Spaces)

- Landscape details have been reviewed, including the details planting plans.
- No adverse comments are made and condition 7d of the outline consent can be approved.

Head of Landscape (Ecology)

- No objection subject to the Habitat Management Strategy Report being conditioned.

Head of Landscape (Trees)

- No adverse comments.
- Arboricultural statement is suitable and must be adhered to via a suitably worded condition.

Head of Housing - New Homes Delivery Team

- Tenure, type, size and number of bedrooms for affordable units acceptable.
- Concern originally raised regarding the location of affordable housing.
- Following negotiation, amended plans have been received and the objection to affordable housing location is withdrawn.

Hampshire County Council (Highways)

- No comment – comments on this application should be made by the District's own Engineers

Hampshire County Council (Flood & Water Management Team)

- Comments and requests made by the Flood Team throughout the application have now been addressed and the proposals are in accordance with best practise.

- No adverse comments.

Hampshire County Council (Rights of Way)

- No objection raised subject to securing conditions regarding details of right of way / highway intersection.

Hampshire County Council (Education)

- Response to outline application is still valid
- No further comments as this is a reserved matters issue

Southern Water:

- Recommends discharge of condition 8a and 20 of outline consent relating to foul drainage
- Connections will be subject to further connection agreements with Southern Water

Representations:

Bishops Waltham Parish Council

- Supports the application.

18 letters from 15 addresses received objecting to the application for the following reasons:

- Highways – providing access to the site in both the immediate area and wider village.
- Lack of health facilities to handle development
- Suggested re-routing of public footpath on northern boundary
- Felling of two TPO trees

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1: Development Strategy and Principles;
MTRA1: Development Strategy for Market Towns and Rural Area;
MTRA2: Market Towns and Larger Villages;
MTRA 4: Development in the Countryside;
CP1: Housing Provision, Housing Priorities and Housing Mix;
CP2: Housing Provision and Mix;
CP3: Affordable Housing Provision on Market Led Housing Sites;
CP7: Open Space, Sport and Recreation;
CP10: Transport;
CP11: Sustainable Low and Zero Carbon Built Development;
CP13: High Quality Design;
CP14: The Effective Use of Land;
CP15: Green Infrastructure;
CP16: Biodiversity;
CP17: Flooding, Flood Risk and the Water Environment;
CP20: Heritage and Landscape Character;

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CP21: Infrastructure and Community Benefit.

Winchester Local Plan Part 2 – Development Management and Site Allocations

BW3: The Vineyard/Tangier Lane Housing Allocation;
DM1: Location of New Development;
DM2: Dwelling Sizes;
DM4: Protecting Open Areas;
DM5: Open Space Provision for New Developments;
DM13: Masterplans;
DM14: Local Distinctiveness;
DM15: Site Design Criteria;
DM16: Site Development Principles;
DM17: Access and Parking;
DM22: Rural Character;
DM23: Special Trees, Important Hedgerows and Ancient Woodlands;
DM25: Archaeology.

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

Supplementary Planning Guidance
Bishops Waltham Village Design Statement
Winchester High Quality Places Supplementary Planning Document
Winchester Residential Parking Standards Supplementary Planning Document

Planning Considerations

Principle of development

The principle of the development of this area for housing has been established by the outline planning permission 16/01327/OUT. This application is submitted as a reserved matters application and is bound by the original section 106 agreement and conditions on the outline consent, some of which are applied for as part of this application and others remain to be discharged before development can commence.

The Winchester Local Plan Part 2 (LPP2) was adopted by the Council on 5th April 2017. The proposal relates to land which is allocated by policy BW3 (The Vineyard/Tangier Lane Housing Allocation) which covers both this site and its Phase I (The Vineyard) counterpart.

In addition to these requirements, the proposal also has to be acceptable in terms of housing mix and the provision of affordable housing.

Policy CP.2 of LPP1 requires development to provide a range of dwelling types, tenures and size and ensure the majority of homes on new developments are in the form of 2 or 3 bed houses. In this case, the proposal offers 30 four bedroom dwellings, 34 two & three bedroom dwellings and 2 one-bed dwellings. As the development provides a majority of two and three bedroom homes, the proposal complies with policy CP.2.

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Policy CP.3 requires all development which increases the supply of housing to provide 40% of the gross number of dwellings as affordable housing.

In this case, the outline granting of 66 homes requires 26.4 homes to be provided as affordable homes.

The development contributes 26 affordable homes in this application which is 0.4 dwellings short of the expected requirement. However, the Phase I site which completes the wider allocation of dwellings in this area provides 27 affordable homes out of 66 (over-providing by 0.6 dwellings). Therefore, the wider allocation contains 53 affordable dwellings which is 40% of the wider allocation and the proposal is considered to comply with policy CP.3 on these grounds.

Policy CP.3 also requires 70% of affordable homes to be for rent and 30% for Intermediate affordable housing (often shared ownership). The proposed split of the 26 affordable units (20 being affordable rented and 6 shared ownership homes) is supported by the New Homes Delivery Team. The distribution of the affordable housing units is discussed further in subsequent paragraphs.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. Conditions 07 and 08 have been included to ensure compliance with this policy. In summary, the proposal is considered to meet the specific criteria of LPP2 policies BW3 and satisfies other relevant planning criteria (some of which are discussed in more detail below). On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development and following the adoption of LPP2, the principle of permitting this development is considered acceptable.

Design/layout

The design and layout of the scheme has been amended from the original submission following negotiations with Council officers and requests made by the Parish Council.

A key feature of the layout is the use of existing and created vegetation and open space which is important in this site's role as an extension to an existing rural settlement.

Upon entering the site, users would run parallel to a dense band of trees before turning toward the focal open space at the centre of the site. As roads spiral from this open space, views would be afforded of either open space, countryside or tree bands from all directions.

The use of curved streets also allows the built form to unfold more gently toward the surrounding open countryside, further supporting the site's location extending into open countryside.

In addition to this, attention has been paid to ensure that dwellings address the roads or open spaces of the development, creating a crescent of dwellings in a number of locations. Sensitively designed buildings have also been used on corners and upon entrance to the site. Car parking is dispersed across the development and uses a

combination of garages, parking to the side of houses and parking to the front.

Alongside this, a landscaping scheme has been submitted which supports the layout of the development further by introducing trees and hedging to open spaces, reflecting the site's countryside edge character.

Therefore, the layout of the proposal complies with guidelines set out in the Winchester High Quality Places Supplementary Planning Document by ensuring the shape of the streets responds positively to the context of the area and that buildings are arranged to address the public realm and the vistas which the site will create.

The design of the dwellings has been altered following comments made by the Parish Council. The site uses similar house types to the approved Phase I details. However, following discussions with the developer it was agreed the site should differ in subtle elements to provide a sense of identity for this individual site. As a result, green coloured windows and doors and dark fascia boards are used across the Phase II site to tie this separate phase of the development together and provide identity.

Alterations made to the application have also introduced further features individual to this site such as the use of black stained timber on the 'Mortimer' property which is dispersed throughout the site and adds further interest to the elevations.

A number of changes have been made to the location of affordable housing within the site during the course of the application. Originally, affordable housing was provided in one section of the site in the north-eastern corner, extending along the eastern boundary. The New Homes Delivery Team objected to the location of housing as it was too concentrated in particular areas and there was little opportunity for interaction.

Following discussions with the developer, amended plans were received which moved 4 affordable dwellings to the opposite side of the site. The displaced private housing was then added to the north eastern corner of the site, sitting between the affordable homes. In addition, further alterations were made to affordable dwellings on the eastern boundary of the site, where a private dwelling was introduced to the corner plot. Both this area, and the affordable homes to the north of the site contain a mixture of affordable rented and shared ownership dwellings.

The 4 dwellings which are now located within the south west of the development allow for substantial integration with surrounding market houses. Whilst the north east corner has a grouping of affordable housing, there is a mixture of dwelling sizes and tenures in this location and the design philosophy of the development (namely the importance of the cycle route which enters the site in front of the dwellings) promotes informal integration by design.

The affordable dwellings within the east are a mixture of affordable housing tenures, adjacent to market properties. They are also in close proximity to the main open space which promotes informal interaction, alongside the visitor parking spaces which are in close proximity to this part of the development.

Following receipt of the amendments, the New Homes Delivery Team removed their objection and the location of affordable dwellings is considered acceptable and complementary to that agreed on the Phase I site.

Overall, it is considered that the design and layout is of high quality and will result in a

development which is sympathetic to its context, is sustainable and inclusive, and which has sense of place. As such it is considered to be in accordance with the Council's adopted design policy CP13 of the LPP1, policies DM14 to DM16 of the LPP2 as well as the guidance found in the Councils High Quality Places SPD.

Impact on character of area and neighbouring property

The development site is well screened from the majority of existing public vantage points due to the dense band of trees which are to be retained along the northern boundary of the site which in character terms results in the development being a discrete extension to the settlement.

The layout follows the arrangement of existing built form by continuing development in line with the eastern side of Mallard Close.

On the basis of the strong landscape framework and the high quality achieved in the design of dwellings and layout, the development would not be intrusive in its context and results in an attractive and acceptable scheme for this allocated site.

Views from the public right of way would be changed as a result of this development. Although the principle of development in close proximity to the right of way has been established by previous consents, the right of way remains in its current position and an open gap has been left between the footpath and the built edge of the development. At its closest distance, a dwelling would sit 8.8m from the footpath, but in other places the views would be onto parking areas or the open spaces afforded by rear gardens. As the right of way turns to head south west, a further green gap leads onto a large corner open space. As a result, the enjoyment of this right of way is not adversely harmed and the Rights of Way Officer has not raised an objection to the layout of the development. In addition, and to improve accessibility to and between the allocated sites which are to be constructed on the southern border of Bishops Waltham, the layout includes a route through the development for use by cyclists, which then feeds back onto the existing Rights of Way to join Phase I of this allocation. This has been designed sensitively within the layout and improves the site's permeability in the interests of the area.

The closest residential dwellings to the site are 16 – 21 Mallard Close, Rivendale and Romans Way. From the proposed built form, all dwellings are to the opposite side of the green gap, public footpath and dense band of trees. 2 dwellings and the side elevation of the apartment block run along this boundary. Each elevation facing these dwellings does not contain fenestration. Whilst plots 1 – 4 have front elevation windows, they are located further from existing built form (on the opposite side of the development's access road).

Notwithstanding the above layout considerations, although the development would be visible in glimpses through the breaks in the strong band of TPO-protected trees, an acceptable distance would remain between the first built form of the development site and existing properties to prevent an adverse impact on residential amenity.

Newtown Farm House is directly opposite the access point to the site and would look into the site from this point. Part of the band of trees mentioned above would be removed to facilitate the access point so the development would not be screened from this viewpoint. However, sufficient distance remains between proposed dwellings and the existing to prevent an adverse impact.

Landscape/Trees

The application has been submitted with an Arboricultural Method Statement. This has assessed surrounding trees and created recommendations to ensure the retention and protection during the construction phase.

The development would require the removal of 2 trees, 3 partial groupings of vegetation and 1 hedge. All examples are assessed as of an 'indifferent' or 'poor' condition and their removal is considered acceptable by the Council Tree Officer. The most prominent area for removal is to form the access point which runs parallel to the border of the TPO protected area. The density of vegetation thins in this point as existing and the removal of trees from this location is not considered to impact the wider characteristics of the area.

The report also details a methodology to ensure the protection of both protected and retained trees, and conditions have been added to the application to ensure compliance with the submitted information.

Highways/Parking

All comments submitted to this application raise concern on the impact of the development upon the local highway network, including Tangier Lane and the junction with Winchester Road. Whilst these comments have been acknowledged, the principle of developing the site and using the access point in the north-west corner, fed by Tangier Lane, has been assessed by the outline consent which has been approved. The development continues to be controlled by conditions which ensure compliance with the previously submitted information.

From a highway perspective, this Reserved Matters application concerns the road layout and parking provision from within the site only.

The Highway Engineer notes the transport statement setting out the parking requirements together with the servicing needs of the proposal. The adoption of internal roads and access improvements are noted as being covered by agreement separate to this planning consent.

As a result, the application for approval of reserved matters is acceptable from a Highway perspective.

Other Matters

The application has been submitted with Ecological information including a Habitat Management Strategy. This has been assessed by the Ecology Officer who raises no objection and condition 09 has been included to ensure compliance.

Recommendation - Permission

That the matters reserved by Outline Planning Permission 16/01327/OUT Condition 7 are approved as follows:

(a) the layout, siting and scale of all buildings and structures

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- (b) the design and external appearance of all buildings and structures
- (c) details of the width, alignment and gradient proposed for the roads and footways
- (e – f) Tree protection details

And the following details which are required by condition 8 of 16/01327/OUT to accompany the reserved matters application are approved:

- (c) A construction management plan
- (e) Habitat Management Survey

Other conditions of 16/01327/OUT remain.

Conditions

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission, in accordance with the time scale as established with the Outline Planning Permission 16/01327/OUT Condition 2.

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

2. The implementation of development shall be carried out in accordance with the following amended plans and documents;

'Location Plan' [reference 2572-A-1001-A] received 04.05.2018

Transport Assessment (May 2016) received 13.06.2016;

Transport Assessment (April 2018) received 04.05.2018

Affordable Flats - Plots 50-55 Plans and Elevations [drawing 2572-C-3060-F] received 31.07.2018

Affordable Housing - Plots 30 - 33, 56 - 59 Plans and Elevations [drawing 2572-C-3050-C] received 31.07.2018

Affordable Housing - Plots 36-39 Plans and Elevations [drawing 2572-C-3055-C] received 31.07.2018

Affordable Housing - Plots 44 - 46 Plans and Elevations [drawing 2572-C-3057-D] received 31.07.2018

Laurel - Plot 66 [drawing 2581-C-3012-B] received 31.07.2018

Laurel - Plots 1, 4, 5, 11, 21 Plans and Elevations [drawing 2572-C-3011-D] received 31.07.2018

Mortimer - Plots 2, 7, 28 Plans and Elevations [drawing 2572-C-3035-C] received 31.07.2018

Mortimer - Plots 3, 15, 27, 64 Plans and Elevations [drawing 2572-C-3036-C] received 31.07.2018

Site Layout [drawing 2572-A-1005-Q] received 31.07.2018

Site Layout - Dwelling Distribution [drawing 2572-A-1015-C] received 31.07.2018

Site Layout - Parking Distribution [drawing 2572-A-1016-C] received 31.07.2018

Site Layout - Refuse Collection Strategy [drawing 2572-A-1017-C] received 31.07.2018

Site Sections AA, BB and CC [drawing 2572-A-1010-C] received 31.07.2018

Site Sections DD & EE [drawing 2572-A-1011-C] received 31.07.2018

Whimberry Plot 16 Plans and Elevations [drawing 2572-C-3000-D] received 31.07.2018

Whimberry Plot 22 Plans and Elevations [drawing 2572-C-3002-E] received 31.07.2018

Whimberry Plots 12, 14, 19, 40 Plans and Elevations [drawing 2572-C-3001-D] received 31.07.2018

Chalgrove Plots 6, 8 Plans and Elevations [drawing 2572-C-3007-B] received 04.05.2018

Chalgrove Plot 65 Plans and Elevations 2572-C-3008-B] received 04.05.2018

Laurel Plots 9, 20, 23, 24, 29, 41 Plans and Elevations [2572-C-3010-C] received 04.05.2018

Braxted Plot 63 Plans and Elevations [drawing 2572-C-3015-B] received 04.05.2018

Braxted Plots 10,13,62 Plans and Elevations [drawing 2572-C-3016-C] received 04.05.2018

Walberswick Plot 25 Plans and Elevations [drawing 2572-C-3020-C] received 04.05.2018

Walberswick Plot 26 Plans and Elevations [drawing 2572-C-3021-C] received 04.05.2018

Broadwell Plots 17, 18, 42-43 Plans and Elevations [drawing 2572-C-3025-B] received 04.05.2018

Thatch Plots 60,61 Plans and Elevations [drawing 2572-C-3030-B] received 04.05.2018

Affordable Housing Plots 47 - 49 Plans and Elevations [drawing 2572-C-3051-B] received 04.05.2018

Affordable Housing Plots 34, 35 Plans and Elevations [drawing 2572-C-3057-C] received 04.05.2018

Construction Environmental Management Plan [Reference A107769] dated 30.04.2018 and received 04.05.2018

Drainage Strategy Plan [drawing 171590/SK02 Rev P2] received 04.05.2018

External Level Strategy [drawing 171590/SK03 Rev P2] received 04.05.2018

Habitat Management and Mitigation Strategy under project number ECO-3173 dated May 2018 and received 04.05.2018

Planning Statement dated May 2018 and received 04.05.2018

Technical Drainage Overview dated 05.04.2018 and received 04.05.2018

Arboricultural Method Statement by Aspect Arboriculture [reference 9009_AMS.001 Rev C] dated May 2018 and received 04.05.2018

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

3. Notwithstanding the Materials and Boundary Key on drawing 2572-A-1018-C and the superseded 2572-A-1018-B, details and samples of the external surfaces of the dwellings and garages hereby approved must be submitted to and approved in writing by the Local Planning Authority.

The external surfaces of the dwellings and structures hereby permitted must follow the following specifications:

The roofs materials on all buildings shall be clay plain tiles and/or natural slates. Where hipped roofs with clay tiles are proposed then clay bonnet hip tiles shall be used. The roof materials of porches shall be the same as those proposed on the host building or they shall be lead or an alternative metal. No GRP shall be used.

Notwithstanding the visual error on drawings 2572-C-3057-D (AH plots 44 – 46), 2572-C-3001-D (Whimberry 12, 14, 19 and 40) and 2572-C-3000-D (Whimberry 16), the eaves and bargeboard details shall be a matt dark grey or matt black colour

All rainwater goods shall be black.

Window frames and door frames shall be recessed by a minimum of 75mm.

Window frames and door frames and doors shall be timber or metal.

Garage doors shall be of a vertical slatted design.

Brick elevations shall be of a 'soft stock' type.

Only 'natural' timber cladding shall be used on elevations (unless otherwise agreed in writing).

Only clay plain tiles shall be used on elevations.

Where garden boundaries are adjacent to the public realm they shall be constructed as walls.

The external materials of the chimneys shall be the same as those used on the host building and no GRP shall be used.

Reason: To ensure compliance with condition 07 of the outline consent and to ensure that submitted drawings are constructing, allowing a high quality development on the site.

4. Prior to the commencement of development, details regarding the hard and soft landscaping of the development must be submitted to an approved in writing by the Local Planning Authority.

The details must include:

- The materials to be used for paved and hard surfaces including finished ground levels, the location and design of street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon.
- Contours for all landscaping areas
- Details of all trees, bushes and hedges which are to be retained
- The position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)
- Tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- The location of all landscape planting in relation to existing and proposed underground services
- Planting plans and schedules of plants noting species, sizes and numbers/densities of the trees and shrubs to be planted
- Lighting to roads, footpaths and other public areas and
- A written specification for the landscape works (including a programme of implementation, cultivation and other operations associated with plant and grass establishment)

Hard landscaping works must be completed prior to the occupation of the dwellings. Soft landscaping works must be carried out in the first planting season following the occupation of the first dwelling or the completion whichever is the sooner. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure satisfactory comprehensive development and proper planning of the area.

5. Prior to the commencement of development, a detailed surface water and foul drainage scheme must be submitted and approved in writing by the Local Planning Authority. The scheme shall include detailed engineering plans, supporting calculations, materials plans and cross sections for all required infrastructure. The scheme shall be managed and maintained in accordance with the approved details.

6. The Construction Environmental Management Plan [reference A107769] dated 30th April 2018 and received 04.05.2018 must be adhered to throughout the duration of the construction period.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses and to ensure satisfactory comprehensive development and proper planning of the area.

7. 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 dwellings shall meet 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 compliance with policy CP11 of LPP1.

8. Within three months of the last completion of the development hereby approved, detailed information (in the form of SAP 'as built' stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by ENE1 and WAT1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure compliance with policy CP11 of LPP1.

9. The recommendations, mitigation and ecological enhancement measure contained within the Habitat Management Strategy under file reference 3173 HabManStrat vf1 LB dated 04.05.2018 and received 04.05.2018 must be adhered to.

Reason: In the interests of biodiversity enhancement in compliance with policy CP16 of LPP1.

10. Prior to the occupation of the development, details of the works to the public right of way (Bishops Waltham Footpath 43) where it is intersected by the estate access road in the north-west corner of the site must be submitted to and approved in writing by the Local Planning Authority.

This must include:

- Details of hard surfacing materials on the crossing section
- Details of signage to be used at the crossing section

Development must then be completed in accordance with the approved details and completed prior to the first occupation of the scheme.

Reason: To ensure the access point is completed satisfactorily as the access to the development crosses Bishops Waltham Footpath 43

11. Prior to the occupation of development, details of works involving the access point within the development to Bishops Waltham Footpath 43 to the west of the site must be submitted to and approved in writing by the Local Planning Authority.

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Details must show the location of the access point and any associated features (including fencing and gates).

Development must be completed prior to the occupation of the scheme.

Reason: To ensure the cycle route through the site meets existing infrastructure.

12a. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement by Aspect Arboriculture [reference 9009_AMS.001 Rev C] dated May 2018 and received 04.05.2018 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

12b. The Arboricultural Officer shall be informed:

- o once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 9009_AMS.001 Rev C written by Aspect Arboriculture. Telephone 01962 848210,
- o 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 848210

12c. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Method Statement by Aspect Arboriculture [reference 9009_AMS.001 Rev C] dated May 2018 and received 04.05.2018. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 3039-032 written by Christopher Stringer, Shawyers shall be agreed in writing to the Local Planning Authority.

12d. 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.

12e. 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.

12f. Site supervision shall be undertaken by the appointed arboriculturalist in agreement with the site manager at appropriate intervals throughout the construction process. Updating verbal or written reports shall be communicated with the LPA where appropriate. Telephone 01962 848210

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

13. No development shall commence until full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained

14. No development shall commence until full details of the proposed means of foul and surface water sewage disposal have been submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development.

Reason: To ensure that the development is properly drained

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:-

Winchester Local Plan Part 1 – Joint Core Strategy

DS1: Development Strategy and Principles;
MTRA1: Development Strategy for Market Towns and Rural Area;
MTRA2: Market Towns and Larger Villages;
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CP1: Housing Provision, Housing Priorities and Housing Mix;
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Winchester Local Plan Part 2 – Development Management and Site Allocations

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BW3: The Vineyard/Tangier Lane Housing Allocation;
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DM16: Site Development Principles;
DM17: Access and Parking;
DM22: Rural Character;
DM23: Special Trees, Important Hedgerows and Ancient Woodlands;
DM25: Archaeology.

3.

This permission is granted for the following reasons:

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

4.

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

5.

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

6.

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

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

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

7.

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

8.

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

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

9.

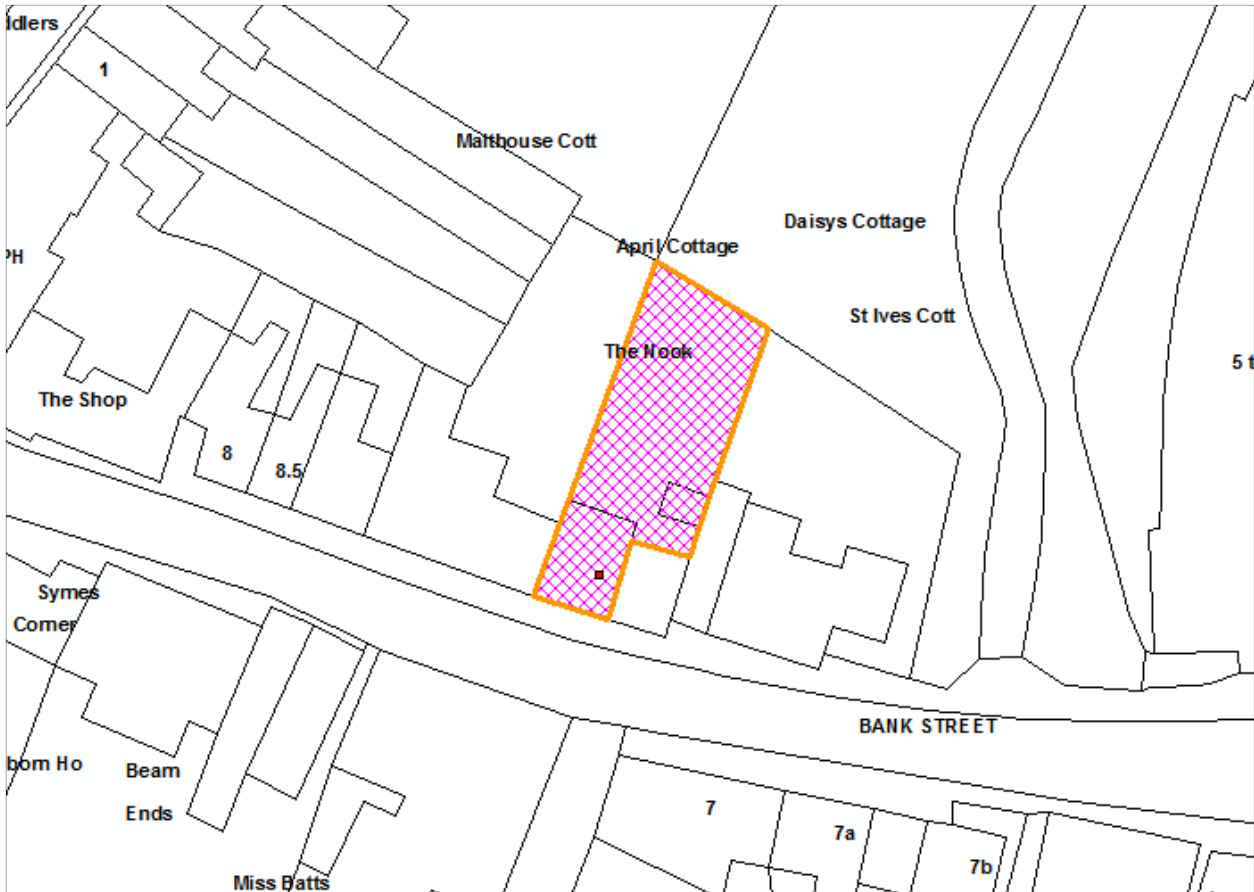
This permission does not address other conditions of the Outline Planning Permission, notably Conditions 06, 09, 10, 11, 14, 15, 16, 17, 18, 19 and 20.

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Agenda Item 9

Case No: 18/01503/HOU
Proposal Description: Proposed Single Storey Rear Extension
Address: The Nook Bank Street Bishops Waltham SO32 1AN
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mr & Mrs S Eatwell
Case Officer: Curtis Badley
Date Valid: 18 June 2018
Site Factors: Bishops Waltham Conservation Area

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's recommendation for permission.

The application is a resubmission of a previous scheme for a single storey rear extension on the same site which was withdrawn on 21st March 2018 following officer advice. The previous scheme introduced a pitched roof featuring an oak and glazed gable end with a flat roof link to the existing property.

Following subsequent pre-application discussions, the scheme has been revised and the current proposals seek to introduce a contemporary single storey extension unit under a flat roof with a flat central roof lantern. The extension would be linked to an existing outbuilding via a wraparound glazed link which would house an external WC.

Site Description

The Nook is a three bedroom property located within the settlement boundary of Bishops Waltham. The property is an unlisted building located within the Bishops Waltham conservation area adjacent to the town centre boundary of Bishops Waltham.

The Nook forms part of a small terrace of two storey cottages which front Bank Street. The front of the property is traditional in appearance and positively contributes to the surrounding conservation area. The property is of moderate size and contains a good sized rear garden which is enclosed by a close boarded fence with brick pillars and gravel boards to the West, by a brick wall to the North and by a close boarded fence to the East.

The rear of the property features a cat-slide roof with two dormer windows and a flat roof narrow rear extension which projects 1.3 metres from the rear elevation at eaves level. To the immediate rear of the property there lays an concrete patio bounded by brick retaining wall of approximately 1 metre in height. Within the relatively flat rear garden which is set at a higher level than the existing property there exists a timber shed and brick built outbuilding currently used for ancillary accommodation located along the Eastern boundary of the site.

Proposal

The proposal is for a single storey rear extension with a flat roof to provide an extended kitchen, provision of a w/c. /shower room and glazed passageway between the proposed rear extension, w/c and existing ancillary building. The proposed extensions and internal alterations seek to create additional living space.

The proposal projects 6.3 metres from the rear elevation of the existing property at 3.2 metres in total height. The proposal replaces the existing single storey flat roof rear extension. The proposed materials consist of plain rendered walls above a brick plinth, white painted hardwood glazed doors and windows and an extensive green roof and glazed rooflight.

The front elevation of the property remains unaltered as part of the proposals and the existing access to the rear of the property is retained.

Relevant Planning History:

07/00828/FUL – (Permitted 15.05.2007) Erection of 2 no dormers and pitched roof over existing ground floor flat roof; and internal alterations

18/00187/HOU – (Permitted 21.03.2018) Single storey rear extension

Consultations:

WCC Head of Historic Environment:

No objection raised from a conservation perspective as the 'the impact of the proposals upon this part of the conservation area would be low'. It is advised that a condition be attached in order to ensure the use of good quality materials and joinery.

Representations:

Bishops Waltham Parish Council:

Objection comments received on the grounds that the proposal is contrary to policy DM17 of WD Local Plan Part 2 in that the proposal will have a unacceptable impact on adjoining properties by reason of its design and scale. Additional comments received state that the legal issues concerning access to the properties adjacent to the development should be clarified prior to any development.

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

- Privacy of neighbouring properties
- Overbearing and dominating impact
- Overshadowing and loss of light
- Property density
- Not in keeping with surrounding area
- Access issues

No letters of received supporting the application.

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

- Financial benefits of development
- Problems arising from the construction period of any works e.g. noise, construction access, placement of skips, hours of working (covered by Control of Pollution Act)
- Matters controlled under building regulations or other non-planning legislation e.g. structural stability etc.
- Loss of Property Value
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access etc.

Relevant Planning Policy:

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

MTRA 2: Market Towns and Larger Villages;
DS1: Development Strategy and Principles;
CP13: High Quality Design
CP20: Heritage and Landscape Character

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
DM27: Development in Conservation Areas
DM28 Demolition in Conservation Areas

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

Supplementary Planning Guidance
Winchester District High Quality Places (2015)
Bishops Waltham Village Design Statement (2016)

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Bishops Waltham where the principle of extending an existing residential property 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 of the surrounding area and amenities of neighbouring properties.

The site is situated in the Bishops Waltham Conservation Area and therefore the impact of the development on the character and appearance of the Conservation Area is an important consideration. Key Issues in this respect are (S.72 P (LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 12).

The existing dwellinghouse is to be remodelled and extended to create additional habitable accommodation. The principle of the proposed development is considered to be acceptable.

Impact upon the character of the existing property and surrounding area:

The proposals introduce two flat roof rear extensions with a glazed link. The contemporary flat roof design and use of contrasting materials are considered to

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suitably contrast to the host dwelling. The glazed link is lightweight in form and continues to respect the character and distinctive form of the original separate buildings.

This proposal is subservient to the existing dwelling and projects a suitable distance from the rear elevation to ensure that the proposal is proportionate to the existing dwelling. The low overall height and minimal roof form allow the existing rear elevation to be clearly read and a suitable relationship of the new addition and existing dwelling to be retained. This low roof form ensures that the eaves of the original building are maintained and the dormer windows above remain uninterrupted.

The proposal is not visible from the public realm and is screened from Bank Street due to its location to the rear of the property and screening received from existing built form. The existing boundary treatment is to be retained as part of the proposal.

Based upon the above assessment, the proposed development is considered to be in keeping with the character and appearance of the existing property and surrounding area and complies with policy CP13 of the LPP1, policies DM15, DM16 and DM17 of the LPP2 and the advice provided within the High Quality Place Supplementary Planning Document (2015) and the Bishops Waltham Village Design Statement (2016).

Impact upon Neighbouring Properties:

Neighbouring property, Daisys Cottage is the attached dwellinghouse which sits to the East of the proposed single storey rear extension and adjacent to the rear w/c outshot. The proposal will be visible from the side access way which leads adjacent to the Eastern shared boundary. No windows exist within the rear elevation and West side elevation of neighbouring property, Daisys Cottage.

The proposal extends alongside a close boarded fence and gateway which forms part of the private access which currently runs along the rear elevation of the Nook. The proposed extension and glazed link is recessed from this neighbouring property by a distance of 0.7 metres and extends at a height of 2.65 metres in comparison to the 1.85 metre high neighbouring fence. A glazed habitable room exists to the rear of the side access way for ancillary use of this neighbouring property. Views of the proposal from this room are screened by the existing brick built ancillary outbuilding to the rear of The Nook.

St Ives Cottage is the neighbouring property which sits to the East of the proposal. No windows exist within the West elevation of St Ives Cottage that would allow views of the proposal from this neighbouring dwelling. Views of the proposal from the rear garden of this property are screened by the existing single storey garage which runs adjacent to the proposed development site. Due to the moderate nature of the proposal and absence of additional openings as seen from this neighbouring property and neighbouring property, Daisys Cottage, the proposal is not considered to create a significant adverse overbearing, overlooking or overshadowing impact on these neighbouring properties.

April Cottage is the adjacent dwelling located to the West of the proposed extension. The proposal is set back from this neighbouring property and features a low level flat roof which is considered to minimise any potential impact upon this neighbouring property. The extension is set back from this neighbouring property and does not introduce any additional openings facing this neighbour.

A 2.3 metre high brick wall forms the existing boundary treatment and is retained as part of the proposals. Due to the moderate nature of the proposal and presence of high level boundary treatment which screens the proposal, the proposal is not considered to create a significant adverse overbearing, overlooking or overshadowing impact on these neighbouring property.

It is understood that the applicant owns the amenity space to the rear of neighbouring Daisy Cottage and amenity space to the rear of The Nook. It is also understood that an access runs along the rear of the terrace with wooden gates allowing access behind The Nook for use of the adjacent neighbouring properties, Daisys Cottage and April Cottage.

Concern has been raised by neighbouring properties regarding the location of the proposed extension and the enclosure of the rear garden access path by two further doors. The effect of development on a private right of way does not constitute a material consideration in planning terms, and so notwithstanding these issues of land ownership, the grant of planning permission does not override any other legal requirements as may be necessary.

Based upon the above assessment, the development is not considered to adversely affect the residential amenities of neighbouring properties and accords with policy DM17 of the LPP2.

Highways/Parking

The considered application is for a single storey rear extension and does not involve a net increase in bedroom numbers and the house maintains three bedrooms. As such, the proposal is not considered to result in the material change in the amount of parking required associated with the extended dwelling.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.

02 Reason: To ensure a satisfactory visual relationship between the new development and its surroundings.

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

Location Plan (Drawing Number: L01) Received: 18.06.2018

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Proposed Plan, Section and Elevation (Drawing Number: P01B) Received: 18.06.2018
Proposed Plan (Drawing Number: P02A) Received: 18.06.2018
Proposed Section (Drawing Number: P03A) Received: 18.06.2018
Proposed East and West Elevation (Drawing Number: P04) Received: 18.06.2018

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

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 a site meeting was carried out with the applicant.

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

The Local Plan Part 1 (2013): MTRA2, DS1, CP13, CP20
The Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM27, DM28
High Quality Places Supplementary Planning Document (2015)

03 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.

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

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

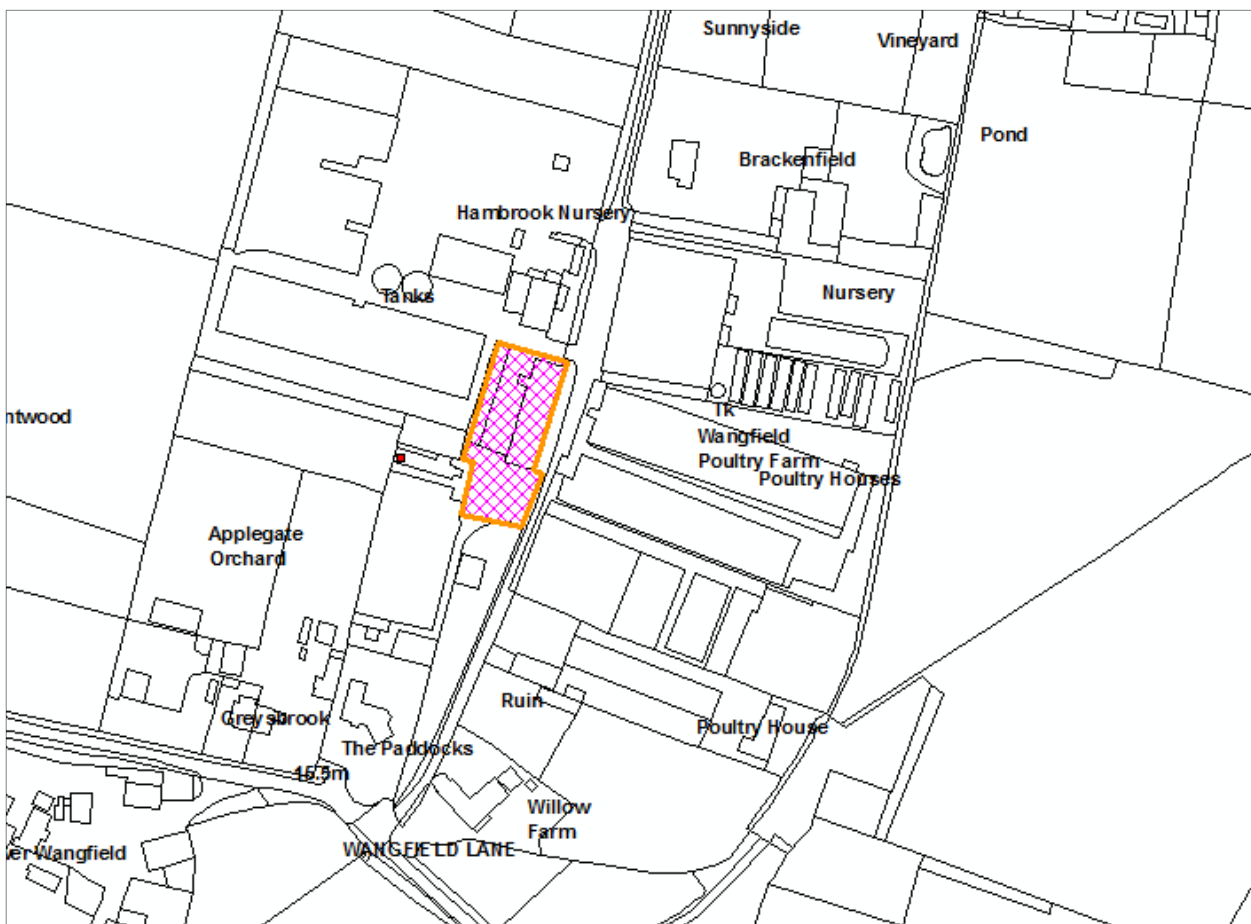
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06 Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

07 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.

Case No: 18/01662/FUL
Proposal Description: Change of use of from civil engineering contractor's yard and engineering workshop to a mixed use comprising 2.no workshops (Use Class B1c) and 1.no office (Use Class B1a); alterations to existing building; associated parking and landscaping
Address: Able Piling And Construction Main Build Engineering Ltd
Wangfield Nursery Wangfield Lane Curdridge
Parish, or Ward if within Winchester City: Curdridge
Applicants Name: Mr Phipps
Case Officer: Liz Marsden
Date Valid: 9 July 2018

Recommendation: Application Permitted



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General Comments

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

Site Description

The site comprises an area of 0.19ha of level land contained within a subdivided compound. The southern part of the site has a concrete surface, used for parking and to the north of this area, separated by a close boarded fence and double timber gates, there is a single, long, low building, with a further area of hardstanding along its length. The rear (eastern) side of the building forms the boundary with the adjacent access track leading from Wangfield Lane to the south and which extends beyond the site to a commercial nursery and a few residential properties. The site is secured at its southern entrance by gates, with the northern boundary defined by a wire fence and a belt of tall evergreen trees along the western boundary.

The site is located in the countryside, but there are a number of businesses in its immediate vicinity, including Hambrook Nursery to the north and Wangfield Poultry Farm to the west, the buildings of which are close by, effectively enclosing the site on three sides. A further area to the west of the southern part of the site, previously been used for parking is shown as in the control of the applicants but is not included within the application site. To the south the land is more open, with open fields/paddocks, separating the site from the residential properties adjacent to Wangfield Lane.

The access track from Wangfield Lane is also a designated public right of way, extending from south of Wangfield Lane and northwards past the site and across open fields to Durley Mill Farm.

Proposal

The proposal is for the change of use of the existing buildings from its authorised use as a civil engineering and workshop to a B1a office use and two workshops falling within class B1c. This would include the internal subdivision of the building to provide separate offices and facilities for the staff.

There are limited external alterations, the primary changes being the removal of an existing projecting store building, the addition of an entrance porch and increased glazing in the southern elevation and the provision of a further access in the western elevation to serve one of the workshops.

The plans show marked parking spaces in the areas already surfaced with concrete and the existing access is to be retained.

Relevant Planning History

It is apparent from the planning history of the site that it has been in use for a number of years for industrial purposes.

86/00515/OLD – Temporary use of barn for light engineering

- appeal allowed 21.01.1988 (5 year period).

97/03354/OLD - Continued use of former agricultural building for industrial use and use of

Case No: 18/01662/FUL

site of adjacent greenhouse for parking and landscaping

- permitted for temporary period until 28.02.2000.

97/01806/FUL - Removal of Condition 01 of Planning Permission W03826/21 (permission granted for a limited period).

- Permitted 12.06.1998

05/01111/FUL - Change of use of site to civil engineering contractor's yard and engineering workshop; alterations to parking and landscaping (Retrospective)

- Permitted 08.08.2005

Consultations

WCC Engineers: Drainage:

- comments awaited

WCC Engineers: Highways:

There was a Transport Assessment submitted with the application which estimates that the proposal will result in an additional 17 vehicular movements per day. It also states that the existing use as a Piling Contractors Yard would involve the necessity of larger vehicles using the local access roads. It is considered that the proposed increased in traffic is relatively small and can be safely accommodated and the removal of the larger vehicles represents a highway benefit. No objection subject to conditions

Head of Environmental Protection:

In general B1 uses should have a lower impact in terms of noise generation than the authorised B2 use of the site. No objection subject to conditions.

Representations:

Curdridge Parish Council

- Resolved to object but, if WCC minded to permit, it should be subject to a condition that noise and light will be regularly monitored.
- Concerned that traffic should be restricted on this heavily used and unadopted lane, which is also a public footpath.
- Concerned about reference to 1 office when there appear to be several.
- Main office large and capable of accommodating a large number of workers.
- Site should not be further sub-divided

11 letters received, from 10 households, objecting to the application for the following reasons:

- Lights from vehicles shine into nearby properties
- Noise from traffic already bad and increase in vehicles will make it worse
- Dust and chicken manure from vehicles using the site encroaches onto nearby properties
- Drainage inadequate and site prone to flooding
- Intensification of industrial use of site through sub-division
- Site now empty and personal permission for Able Piling should be revoked
- Access is inadequate for the vehicles that already use it.
- Wangfield Lane is narrow and dangerous and with new development on

Case No: 18/01662/FUL

Maddoxford Lane the traffic is likely to get worse with associated risk to pedestrians, cyclists and horse riders. Transport assessment does not mention an incident when a pedestrian was hit by a car near the access to Wangfield Lane

- Disagree with the supporting statement that more small workshops are required, what is needed is more agricultural use.
- Already a number of small affordable industrial units in the area
- Able Piling have not been operating at an intensity from the site since 2016 and not at all since March 2018. Traffic situation has improved considerably without the large vehicles associated with that business and it will only be made worse again by the proposed use.
- The yard of the site subject to flooding.
- If this is allowed, other buildings in the vicinity should also be allowed to change to industrial.
- Litter from increase in construction traffic
- No outside lighting should be allowed to cause light pollution.

1 neutral letter raising concern that the access to the site is not adequate for large delivery lorries.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)
MTRA4, CP8, CP9, CP10, CP17

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)
DM1, DM15, DM18, DM19, DM20, DM23,

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

Supplementary Planning Guidance
Curdrige Village Design Statement

Planning Considerations

Principle of development

The NPPF and Policy MTRA4 of LPP1 allow for the reuse and redevelopment of existing buildings for employment uses. In this case the building has been used for industrial purposes for a number of years and the change of the type of employment use would not, in principle, be contrary to Policy MTRA4.

Policy CP8 supports the development of land based industries as an important factor in the rural economy and Policy CP9 of LPP1 encourages the retention of employment land and premises, particularly for uses falling within Classes B1, B2 or B8, unless there are site specific reasons that an alternative use would be preferable. These include access and environmental considerations. The building is currently unoccupied (the last use falling with Class B2) and the proposed B1 uses would accord with this policy.

Design/layout

There are few alterations to the exterior of the building, with a minor reduction in the overall size of its footprint, and the proposal will not therefore result in any increased

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impact on the visual amenities of the area. A more formal entrance area will serve the main office unit, together with a larger glazed section in the southern elevation, but these are insufficient to have a material impact on the appearance of the building, which remains rural in character. The car parking is shown to be on the areas of existing hardstanding, currently used for that purpose, and the access to the site has not been altered.

With regard to the internal layout of the building, concern has been expressed that the level of office accommodation is greater than that suggested in the supporting statement and that this would result in the potential for more cars. Whilst there are additional areas marked as offices in the workshop units, these are relatively small and ancillary spaces (approximately 30 sq.m) which combine facilities for workers with a space for administration, rather than being specific office spaces. The internal and external alterations to the building are considered to be proportionate to the uses that are sought.

Impact on character of area and neighbouring property

As specified above, the physical alterations to the building are minor in nature and will not result in a development that is significantly different or out of keeping with the adjacent commercial buildings in the immediate vicinity. The proposal will not therefore have an adverse impact on the character and appearance of the area as a whole, nor have an increased visual impact on the outlook from neighbouring residential properties, the nearest of which is located around 80m away.

Neither is it considered that the proposed use of building will have an increased or detrimental impact on the amenity of neighbouring properties through noise and disturbance. The building has been used for a variety of industrial uses for around 30 years and the currently authorised use is as a civil engineering contractor's yard and engineering workshop, which falls within Class B2, general industrial. This type of use is generally recognised as involving a level of noise and disturbance from production methods that would be undesirable if located adjacent to residential properties. However, the proposed uses fall within Class B1a (offices) and B1c, which is defined as an industrial process that can be carried out in any residential area without causing detriment to the amenity of the area. Whilst there are no details of any potential occupants, a condition restricting the use of these units will provide future control over the type of activities that are able to occupy the building.

The applicants have submitted a noise impact assessment which concludes that the noise impact associated with the operations will be low at all times at the nearest residential properties to the site. Further clarification is being sought with regard to some of the details that have been provided, but the Environmental Protection officer has raised no objection to the proposal, subject to a number of conditions which are designed to safeguard local amenity. It is possible that, with the additional details that have been requested, it may be possible to remove some of these and this will be included in the update to committee.

It is acknowledged that the permission for Able Piling in 2005 was subject to a condition restricting it to use by that company, the reason for which was *'to enable the Local Authority to retain control of the site which is not considered suitable for other types of industrial use'*. This condition did not preclude the Council from allowing other industrial uses, but rather ensured that there was an opportunity to assess the impact from

alternatives. Where, as in the current case, it is considered that the proposed uses can be accommodated without undue adverse impact on neighbouring amenity through noise, smell, dust or other forms of pollution, there is no justification for a refusal on this basis.

Highways/Parking

The primary concern that has been expressed about the proposal is due to the access to the site. This not only includes the unadopted track leading from Wangfield Lane but Wangfield Lane itself, which is a narrow, unlit, rural road. The letters refer to the high level of traffic that uses the access, which leads past the site to other businesses, and the problems that are caused by these vehicles. A number of the letters of objection have also confirmed that the previous use of the application site generated a significant amount of traffic, with large vehicles that were unsuited to the narrow access. It is also stated that there has been a noticeable improvement in the period since the premises have not been occupied.

It should be noted that, whilst the premises are currently vacant, the site has an authorised use for a B8 use and has been continuously used for that purpose for many years. In the event of a company with similar industrial processes to Able Piling, applying to use the site it would be difficult to justify a refusal, or sustain it at appeal, on grounds of adverse impact or highways considerations, with the result that the traffic along the access would revert to the previous levels.

The Highways Statement submitted in support of the application, concludes that whilst the proposed uses may generate a slightly larger number of vehicle movements (estimated as an additional 18 movements per day) these would be made primarily by smaller cars and vans, with the incidence of heavy vehicles significantly reduced. It is not considered that this increase in level would have so adverse an impact on the highways network in the area so as to justify a refusal on this basis.

Other Matters

Flooding. A number of comments have referred to the fact that the site is prone to surface water flooding and this is evidence by photographs of the car parking area and shown on the Environment Agency flood risk from surface water map. However, this primarily affects the car park, which is not considered to be a vulnerable use and a reason for refusal could not be sustained on this basis. Furthermore, the proposal does not increase areas of building or hard surfaces that would result in the loss of permeable ground and will not therefore increase the risk of flood to adjacent sites.

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 development hereby permitted shall be used for uses within Class B1(a) and B1(c) only and for no other purpose (including any other purpose in Class B of the

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Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of local amenity and highway safety.

3. Notwithstanding the provisions of the Town and Country Planning (General Development Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes F and H of part 7 of Schedule 2 of that Order shall be undertaken without the prior written consent of the local planning authority.

Reason: To enable the local planning authority to retain adequate control of the future nature and intensity of the use of the site.

4. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

5. Before telecommunications/air conditioning/refrigeration/compressing 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.

6. No works shall take place outside the buildings.

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

7. No paint spraying shall be carried out except in a properly constructed part of the building, to which filtration equipment has been fitted in accordance with details submitted to and approved in writing by the Local Planning Authority. Such equipment shall thereafter be maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers

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

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

9. No materials shall be burnt on site, unless agreed in writing by the Local Planning Authority.

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

10. All windows and doors in the workshops (B1c class use) shall not be left open.

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

11. The car park shall be marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

12. The development shall be carried out in accordance with the following approved plan:

101 – Proposed plans and elevations.

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

Informatives:

1. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance there was a meeting on site with the applicants agents who have been kept informed about the progress of the application.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - Local Plan Part 1 - Joint Core Strategy: MTRA4, CP8, CP9, CP10, CP17
 - Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM18, DM19, DM20, DM23,
3. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

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

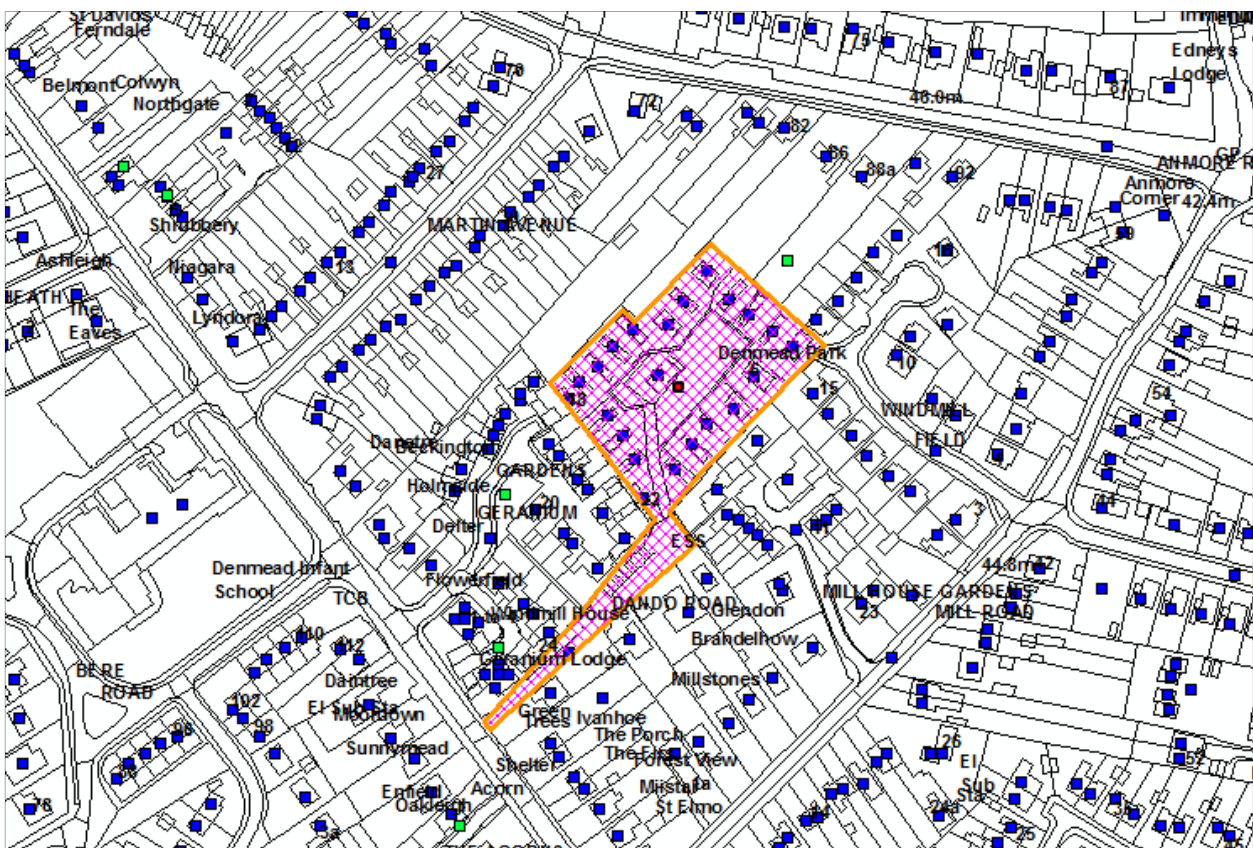
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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Case No: 18/00164/FUL
Proposal Description: Application Reference Number: DRD.1163/16 Date of Decision: 30/01/1973
Variation of Condition 2 to allow the siting of two additional caravans.

Address: Denmead Caravan Park Dando Road Denmead PO7 6PU
Parish, or Ward if within Winchester City: Denmead
Applicants Name: J S Property Maintenance Limited
Case Officer: Liz Marsden
Date Valid: 23 January 2018

Recommendation: Application Permitted



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General Comments

Parish Council's request for application to be determined by Planning Committee, see Appendix 1

Transport Statement submitted 08.08.2018

Amended plan submitted 30.08.2018, showing 2 additional parking spaces.

Site Description

Denmead Caravan Park is a level area of around 0.68 ha, including the access from Hambledon Road and car parking areas. The caravan park is a well established area with the majority of the caravans, with the exception of unit 5 set in individually defined plots around a central open space which is laid to grass and with a few small trees. The overall impact is of an attractive and well maintained development.

Access to the site from Hambledon Road is via Dando Road, a short length of private road which serves the caravan park and three dwellings. Parking for the occupants of the caravans is provided in spaces and garages along the road and there is no vehicular access onto the caravan park itself.

The surrounding area is predominantly residential in character, with dwellings to the south east, south west and north east. There are further dwellings to the north west, which are separated from the site by a narrow, undeveloped strip of land.

Proposal

The application is for the variation of a condition on a previous application (DRD.1163/16), to allow the siting of two further static caravans in the centre of the caravan park. As part of the proposal amended plans have been provided showing the provision of two additional car parking spaces adjacent to Dando Road.

Relevant Planning History

DRD.1163/16- Permit siting of two additional caravans- Permitted 30/01/1973 - condition 2 restricted the total number of units to 22.

78/0718/OLD - construction of 2 caravan hard standings - Refused 08.11.78 on grounds that:

- (i) Dando Road unsuitable to take type and amount of traffic that would be generated and
- (ii) the proposal would result in unacceptable reduction in open amenity space.

Appeal dismissed 09.07.1980 on grounds of inadequate access. The second reason on loss of amenity space was not supported.

Consultations

WCC Engineers: Drainage:
No objection

WCC Engineers: Highways:

Original concerns relating to the visibility at the junction of Hambledon Road and Dando Road have been overcome following the submission of a comprehensive highway report that concludes that adequate visibility can be achieved.

Representations:

Denmead Parish Council

- Objection on the grounds of insufficient parking spaces and inadequate access

Denmead Residents Association

- Request for existing parking to be considered in assessment
- Any new spaces created need to be offered to existing residents

1 letter received objecting to the application for the following reasons:

- Dando Road unsuitable in its present condition of disrepair and inadequate in width to take type and amount of traffic that the proposal would generate.
- Substandard junction between Dando Road and Hambledon Road
- Bus stop located close to the junction which is used by the school bus service. Additional vehicular traffic will be a significant risk to child safety.
- Insufficient parking for further vehicles and overspill likely to cause a nuisance to residents of surrounding streets.
- Been a considerable change in the number and types of vehicle in the years since permission first granted.

No letters of support received following the submission of the application though a number of pro-forma letters were signed by residents of the caravan park and attached to the planning statement.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1, CP2, CP3, CP11, CP13, CP14

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM18

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

Supplementary Planning Guidance
Denmead Neighbourhood Plan

Planning Considerations

Principle of development

The proposal site is located within the settlement boundary of Denmead and therefore there is a presumption in favour of additional housing development, subject to an assessment with other policies of the Local Plan.

Design/layout

The existing caravan park is a well maintained area with the majority of the caravans, with the exception of unit 5, set in individually defined plots around a central open space which is laid to grass and with a few small trees. Unit 5 is already located within this central area and appears to have been relocated from its position between 4 and 6, both of which became double units, following the previous appeal decision. Access to the units is via footpaths around the perimeter of the green.

The proposal would result in the further encroachment into the central open area with the 2 caravans to be located towards the north eastern part of the site, furthest away from the Dando Road access. The loss of this area will detract from the overall open aspect and appearance of the site. However, the space to be lost is less than a third of the total area available and 645 square metres of open space is to be retained. The inspector, in the decision on the previous appeal, stated that the remaining open space was well above minimum recommended standards, although it appears that the relocation of unit 5 has effectively already used the area proposed for two units in the appeal application and the proposal will result in the further reduction of the open area and the question is whether this would have an unacceptable impact.

Advice on the layout of residential caravan sites in England is set out in 'Model Standards 2008' which is not specific on the requirement for communal recreation space, stating that it should only be applied if the local authority is satisfied that it is practicable to provide on site open space. In view of this and the fact that the area to be retained still provides a reasonable amenity area, particularly by modern housing layout standards. Policy CP7 of LPP1 requires new housing to provide 0.8ha per 1,000 population equating to 8 sq.m per person. Assuming an average occupation of 3 people per unit, 24 units would require a total of 576 sq.m informal open space, which is less than the area provided. It is not therefore considered that a reason for refusal could be sustained on this basis.

Impact on character of area and neighbouring property

The caravan park as a whole is well screened to all sides and the provision of two additional units in the position shown will have no added impact on the character and appearance of the surrounding area. The new car parking spaces are located adjacent to the existing parking area and will not be intrusive or result in a

With regard to neighbour amenity. The proposed caravans are located a minimum distance of 6m from each other and existing units, which is the standard set out in Model Standards 2008. There will inevitably be some loss of outlook from the front windows of the caravans in the vicinity of the new caravans, particularly units 9-12, though the distances are such that the impact will not be overbearing or result in loss of light and it is not considered that a refusal could be sustained on this basis.

Highways/Parking

It is recognised that the existing parking spaces on the site do not all comply with the size required by current standards and therefore there is an existing shortfall of available spaces for the residents of the caravan park. The current proposal would require a further two spaces to be provided and these have been shown, in areas currently not used for parking, and conform with parking standards in terms of their size. The proposal will not therefore result in any further shortfall of available parking.

The original appeal was dismissed solely on the grounds of the inadequacy of Dando Road to serve additional units, with the Inspector commenting that Dando Road had reached the amount of development which it can serve with any confidence of safety. Concerns were also raised about the ability of a car to enter the site if there was one waiting to leave. A comprehensive transport report has been submitted specifically to address the reasons as to why the application differs from that proposal the subject of the appeal. The primary reason given is that since 1980 there have been significant changes in highway design guidance and transport planning policy and concludes that it would be difficult to conclude that the proposal would result in a severe residual cumulative impact and that the development should not be prevented or refused on transport grounds. The highways engineer has been consulted and agrees with this assessment.

Recommendation

Approval 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. Before the new units hereby approved are first occupied, the two additional car parking spaces shown on the approved plan shall be provided and thereafter maintained and kept available.
3. Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.
4. The development shall be carried out in accordance with the following approved plan:

17_876_002 rev. B – proposed site plan

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

Informatives:

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

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

In this case, the proposals were discussed with the applicant and subsequent amendments were requested.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, CP2, CP3, CP11, CP13, CP14

Emerging Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18

03 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.

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.

Appendix 1.

Please return this form to the Case Officer: Liz Marsden

From: Denmead Parish Council

Case No: 18/00164/FUL

Closing Date for Comments: 04.03.2018

Location: Denmead Caravan Park, Dando Park, Denmead, PO7 6PU

Proposal: Application Reference Number: DRD.1163/16 Date of Decision: 30/01/1973
Variation of Condition 2 to allow the siting of two additional caravans.

Comments:

The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal on the grounds of insufficient parking spaces and the inadequate level of access provided by the road, as referred to in the refusal notice associated with previous application 78/00717/OLD.

Request for application to be considered by Committee:

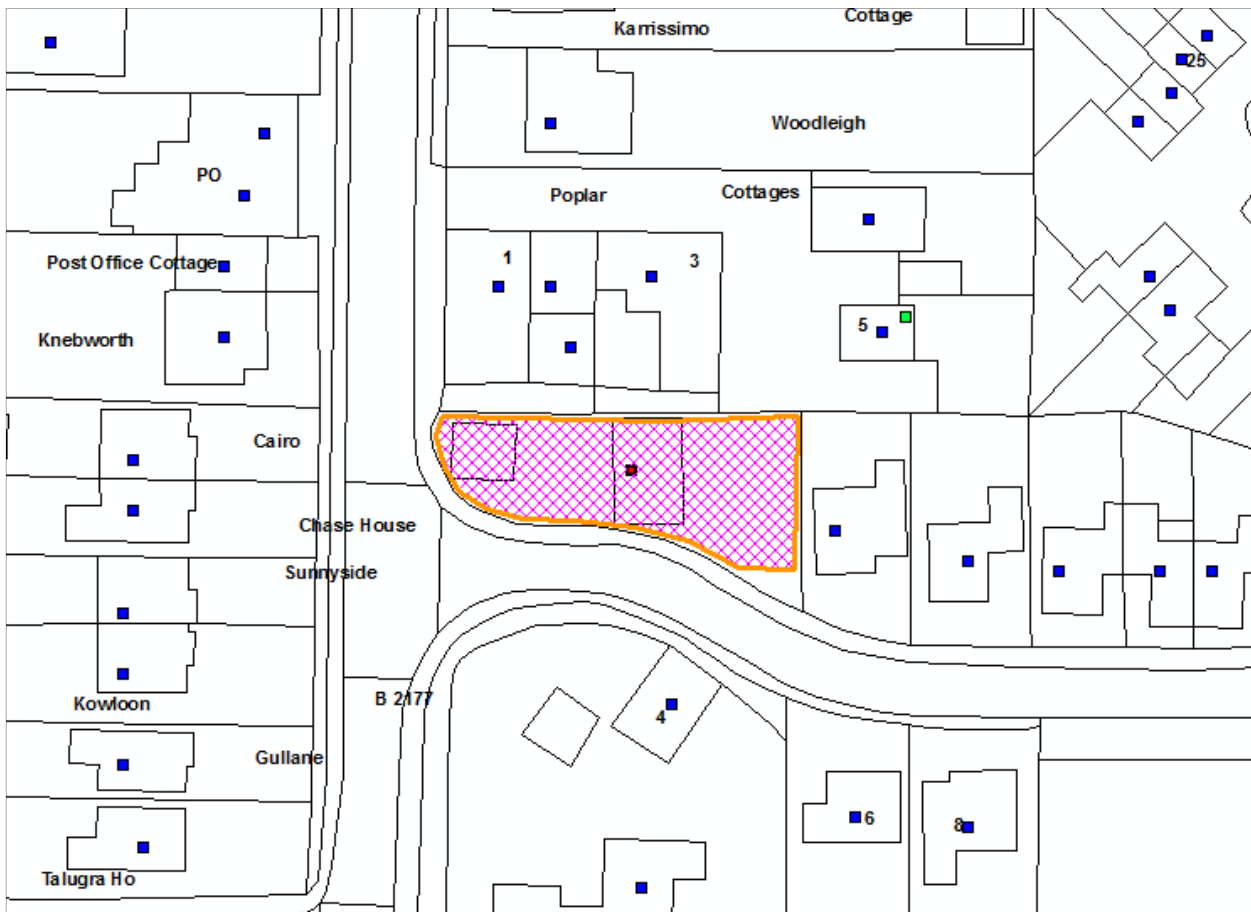
(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

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Agenda Item 13

Case No: 18/01507/HOU
Proposal Description: Proposed one and two storey rear extension
Address: 1 Chase Farm Close Waltham Chase SO32 2UB
Parish, or Ward if within Winchester City: Shedfield Parish Council
Applicants Name: Mr & Mrs Cloud
Case Officer: Marge Ballinger
Date Valid: 25 June 2018
Recommendation: Application Permitted



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General Comments

This application is reported to Committee due to the Head of Head of Economy and Arts (Mrs Kate Cloud), and her association with the proposal address – current residence.

Site Description

No.1 Chase Farm Close is a 4-bedroom, 2-storey dwelling. The site is approximately 420 s.m. and includes a detached 2-bay garage to the front with a paved drive. The site is in Waltham Chase off of the main road B2177 on a corner plot.

The dwelling is of red brick and concrete tiled roof with a ground floor bay window and small gabled porch to the front elevation. The rear elevation has 3 windows at first floor, and 2 windows with sliding door entrance off of the garden. The windows are framed above and below with a soldier course of bricks..

The front garden has a high hedge and a close-boarded fence to the north boundary and the boarded fence continues to frame the rear garden's boundaries. There is a small garden room to the southeast corner of the site. The site has low-level planting adjacent the fence.

The dwelling is of similar design and size as the adjacent dwellings along the close to the east and south of the site. No.1 rear garden faces a side elevation of the adjacent property to the west (no.3) A building of flats and garages sit adjacent to the north of no.1 (Poplar Cottages).

Proposal

The proposal is to build a ground floor extension out from the existing kitchen/dining area. The ground floor extension is 3m out from the rear elevation, and 6.25m in length, but retains the existing garden access from the living room. Above the ground floor extension is proposed a small first floor extension out from the master bedroom along the north/side boundary of 3m by 3.5m in length.

The first floor extension proposed includes a dual-pitched roof with eaves at 4.7m (similar to the original roof eaves) that pitches up to 6.5m at apex. The first floor extension includes a high gabled window that faces out toward the rear garden.

Relevant Planning History

88/00472/OLD (W 03535/11) Residential development comprising 50 dwellings, access and drainage works – permitted 18.04.1988

Consultations

Head of Environmental Protection (Contaminated Land): No objection

Representations:

Shedfield Parish Council – no comment

One letter received objecting to the application for the following reasons:

- Potential for overshadowing/loss of natural light to neighbouring ground floor office glazed door. (Original garages had been converted to playroom and office.)

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy – DS1

Winchester Local Plan Part 2 – DM16, DM17

National Planning Policy Guidance/Statements
National Planning Policy Framework (2018)

Supplementary Local Planning Guidance
High Quality Places

Planning Considerations

Principle of development

The proposal is within the settlement boundary of Waltham Chase where the principle of extending an existing dwelling is acceptable providing it complies with the relevant policies.

Design/layout

The alterations to the rear of the dwelling utilises materials that will match the existing dwelling's facing brick and tiles. The rear ground floor doors out from the new kitchen/dining area will include grey PPC aluminium doors, but other new window frames will be white as per the existing.

Policies DS1 and DM16 refer to site design principles requiring all development to respond favourably to the character, appearance and variety of the local environment in terms of design, scale and layout. Extensions and alterations to buildings should have regard to the existing building. As the proposal remains approximately 3m in depth from the rear elevation, and does not exceed the original roof height, and uses matching materials as the existing, the proposed extensions comply with these policies.

Impact on character of area and neighbouring property

Dwellings in the street scene are primarily red brick with tiled roofs along Chase Farm Close. To the north of the dwelling are rendered flats, garages and other dwellings along an adjacent close.

DM17 refers to site design principles that development should not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or overbearing. No.3 Poplar Cottage to the north of the site has a single-storey flat-roofed garage adjacent to the boundary that has been converted to a small

Case No: 18/01507/HOU

home office. The existing door of no.3 facing toward no.1 is located just behind the existing rear elevation of no.1.

The side door is currently obscure-glazed with a small top-opening obscure-glazed window adjacent to the door. (The garage had not been converted fully, but has had internal walls added for office space while retaining the external garage door to the exterior). The door and small window are the only light source to the room. However, a home office is not considered a primary residential living area as compared to a lounge or kitchen, and the building was not originally designed to be a primary living space.

The glazed door is approximately 2.7m from the side elevation of no.1 and sits approximately 1m away from the tall boundary fence, but is higher than the fence. The proposal's rear extension will not exceed the rear garage/room elevation of No. 3 Poplar Cottage. While the addition of a rear 2-storey extension will reduce some natural morning sunlight to no.3, the high fence and existing built form already reduce sunlight due to the two buildings' existing relationship. It is also worth noting that if no.1 had been sited an additional 30cm away from the boundary fence, the first floor extension could be built via permitted development. Therefore, it is considered that the level of overshadowing or loss of natural sunlight that would result in the proposal is not significant or sufficient to justify a reason for refusal.

The adjacent dwelling east (no.3 Chase Farm Road) has its side and rear garden perpendicular with the rear garden of no.1, and no.3 has also extended to ground floor with trees/shrubs planted adjacent to the closed board fence to help with screening. The first floor windows to no.1 face the rear/side of no.3 as existing. However, as the proposal is just a 3m increase, and there will be approximately a 10m gap retained between the proposal and no.3's rear elevation, no further impact is expected to neighbouring amenities.

Landscape/Trees

Landscape and trees will not be affected by this proposal.

Highways/Parking

Existing parking and access will not be affected by this proposal.

Recommendation

Application permitted subject to the following conditions:

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 be those as detailed in section 11 (materials) of the associated application forms.

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

3. The development hereby approved shall be constructed in accordance with the following plans
 - Plans & Elevations as Proposed, Drawing PA18-123:03 dated April 2018

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows, other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation(s) of the extension as permitted.

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

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
 - The Local Plan Part 2 - DM16, DM17
 - High Quality Places SPD
 - National Planning Policy Framework (2018)
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

Case No: 18/01507/HOU

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.

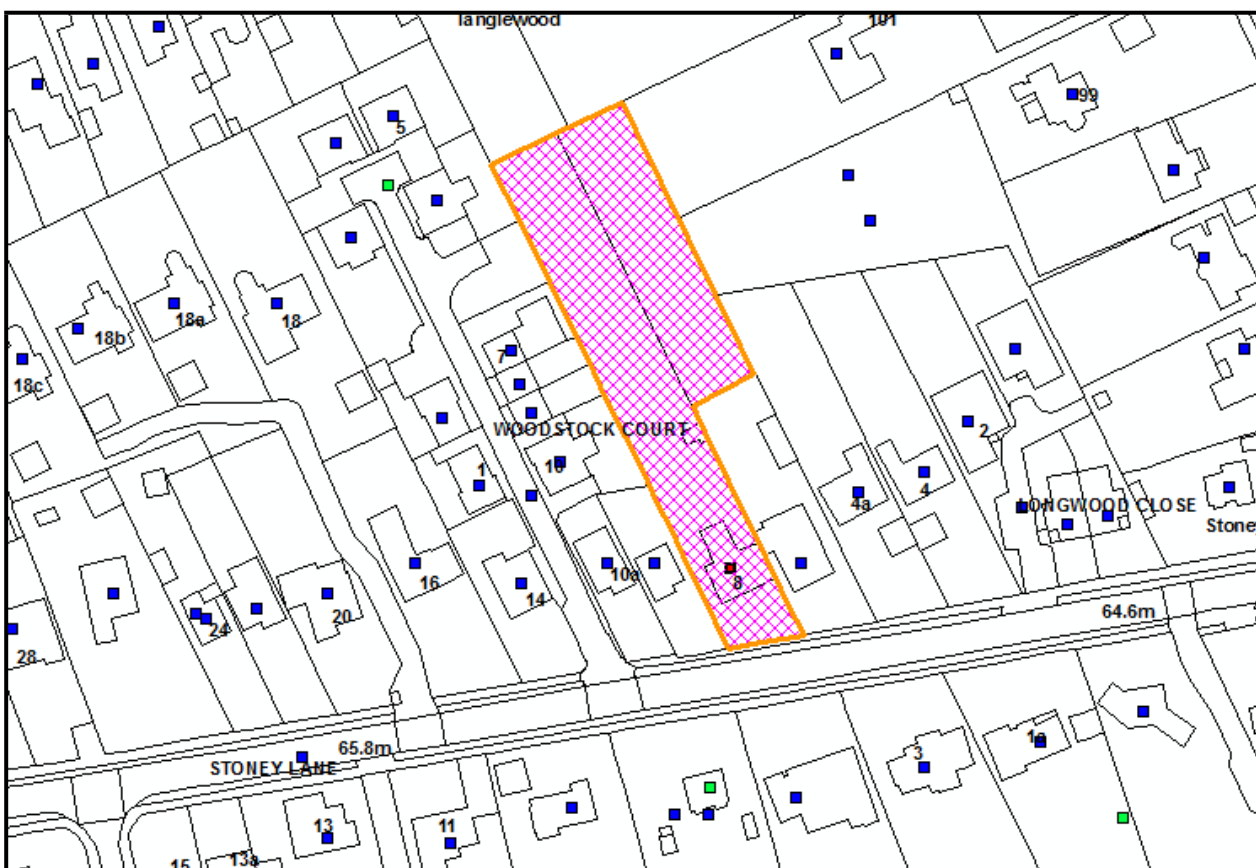
For further advice, please refer to the Construction Code of Practise

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

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

Case No: 18/01636/FUL
Proposal Description: Demolition of No.8 Stoney Lane and erection of seven residential dwellings, with associated access, parking and landscaping
Address: 8 Stoney Lane Winchester SO22 6DN
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Chris Rees
Case Officer: Pat Aird
Date Valid: 4 July 2018

Recommendation: Application Permitted



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General Comments

Application is reported to Committee as the number of objections, received 20

Amended plans received due to errors on elevation descriptions and to include the land at 6 Stoney Lane with additional neighbours notified.

Site Description

The site is a 0.23 ha parcel of land comprising number 8 and part of the back garden of number 6 Stoney Lane. There is mature planting on the boundaries. There is a slight rise in the land from south to north. Number 8 is a bungalow with small individual dormers. Number 6, is also a bungalow with a small conservatory on the side facing number 8. To the west is Woodstock Court, a development of 10 two storey properties. To the north and east are residential properties with long back gardens fronting Uplands Road and Andover Road. The garden of 99 Andover Road has been recently developed with two 5 bedroomed houses which have a shared rear boundary with the application site. The application site also has a shared boundary with the end of the rear garden of number 4a Stoney Lane.

Proposal

The proposal is for 7 two storey dwellings (2 x 2 bed semi detached and and 5 x 3 bed detached) fronting a shared access road on the western boundary ending in a turning space. Each will have 2 parking spaces adjacent to the property (the parking spaces for plots 1, 2, 4 and 5 will be in tandem) and a front and rear garden with soft landscaping on the front. Plots 3 and 4 will be semi detached

The houses will be of a similar traditional design and built of brick with plain tile or slate roofs.

It is proposed to retain the majority of the trees and existing boundary hedges with the exception of the hedge separating nos 6 and 8.

Relevant Planning History

None relevant.

Consultations

Engineers: Drainage:

Flood zone 1; chalk geology; soakaway should drain 1:100 year storm event with allowance for climate change; conditions relating to foul and surface water drainage required

Engineers: Highways:

Recommend access is vehicle crossover rather than 'bell mouth'; advised waste collection from central point is acceptable; condition required to prevent mud being

Case No: 18/01636/FUL

deposited on highway and parking for site operatives during construction; details of access drive; parking provided prior to occupation (conditions 4, 5 and 6).

Southern Water:

No objection; - formal application required for connection to foul sewer; no public surface water sewers therefore means of disposing of surface water required; if sewer found during construction investigation into number of properties it serves required

Representations:

Cllr Anne Weir: application is for 8 and 6 Stoney Lane so map on the system needs to be amended and any consequent neighbour notification addressed with consultation period extended accordingly. Neo-Georgian design not in keeping; building on frontage will jar with existing form of development; lack of amenity space; no provision for visitor parking will result in pressure on parking availability in the area; clarification required on garage provision; bin and cycle storage facilities need to be provided; roof space could be converted to accommodation resulting in overlooking and further pressure on parking.

City of Winchester Trust: neutral comments - layout acceptable but design could be more imaginative; anomaly of window design with Georgian doors; impact of increased traffic on highway needs to be considered.

20 letters of objection

- Density and scale of development (6 would be more acceptable)
- Impact in combination with other recently permitted schemes on neighbourhood amenity and semi-rural character of the area
- Overlooking of adjacent properties to the west – requirement for minimum eave height of 1.6m for 1st floor windows and restriction on new windows as was imposed for 10A Stoney Lane
- Further information required regarding distances to adjacent properties
- Due to rising ground potential for overlooking from ground floor windows
- Overlooking of properties on opposite side of the road
- Rear conservatory to 10 Woodstock Court not shown on the plan therefore only 10.95 between buildings not 14.35 as shown
- Height of roofs should be such to prevent addition of bedrooms in the roof space because of limited parking and potential for overlooking
- Height of house on plots 6 will be overbearing – eaves height should be reduced to the same as no 10 Woodstock Court
- House on plot 7 is much larger than bungalow it replaces and being forward of the building line will be over dominant – needs to relate in scale and design to surrounding properties as it is in 'gateway position'
- Extent of hedge removal not clear
- Loss of light to gardens in Woodstock Court
- Design not in keeping
- Gardens of new properties too small and no provision for water butts
- Solar panels and other environmental benefits should be considered
- due to narrow access, inability of delivery vehicles to turn on site and increased traffic flow from this and other recently permitted schemes in the area (4 dwellings at no 2 and 4 dwellings at no 7) with total of 8 junctions within 350 m will impact on

- highway safety.
- Road too narrow for refuse lorry and road-side collection unacceptable in terms of smell, noise and highway safety
 - Road too narrow for emergency vehicles
 - Car ports to plots 1, 2 and 5 not shown on the plans
 - Plots 1 and 2 could be converted to 4 beds so parking inadequate
 - No visitor parking
 - No cycle parking
 - No indication of sustainable elements such as water conservation or use of solar panels
 - Suggested 20mph zone/speed awareness displays
 - Suggest traffic management plan in view of Barton Farm development
 - Simultaneous construction of this and recently permitted schemes could result in highway safety issues from construction traffic
 - No ecology report available
 - Publicity period too short
 - Query whether financial benefit to the Council more important than detrimental impact on residents
 - Threat of appeal should not influence decision

Relevant Planning Policy:

Winchester District Local Plan Part 1

MTRA1, CP1, CP2, CP10, CP11, CP13, CP14, CP15, CP16, CP17

Winchester District Local Plan Part 2

DM1, DM2, DM13, DM15, DM16, DM17, DM18, DM19, DM20

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The site is within the built-up area of Winchester where Policies DM1, CP1 and MTRA1 of the Winchester District Local Plan Part 1 support residential development subject to compliance with other policies in the development plan.

The density will be 30 dwellings per hectare which is consistent with development densities found elsewhere within the locality and the site is in walking distance of services and shops. The proposal is therefore considered to be an effective use of land in compliance with Policy CP14 of the Winchester District Local Plan Part 1, subject to an appropriate layout and design.

The proposal is for a mix of 2 and 3 bed dwellings and therefore meets the requirements of Policy CP2 of the Winchester District Local Plan Part 1 which seeks a range of dwelling

Case No: 18/01636/FUL

types, tenures and sizes with the majority of homes 2 and 3 bed houses, unless local circumstances dictate an alternative approach should be taken, including where there is an imbalance of housing types and sizes.

As the scheme is less than 10 dwellings in accordance with paragraph 63 and annexe 2 of the NPPF 2018 no affordable housing provision or contribution is required.

Impact on Character of the Area and Design

All development proposals must meet the highest standards of design as set out in the Supplementary Planning Guidance 'High Quality Places'. There is no dominant architectural style or use of materials in the vicinity. The houses are of a traditional design which will look in keeping with the area. There are similar developments in the vicinity in former rear gardens. The verdant nature of this locality will be retained with the existing trees and hedges and new planting which will be required by conditions 3, 13 and 14. As such the proposal complies with Policy CP13 of the Winchester District Local Plan Part 1 and Policies DM2, DM15, DM16 and DM17 of the Winchester District Local Plan Part 2.

Impact on Residential Amenity

There are no windows in the side elevation which faces Woodstock Court on plot 1 at first floor level or the north east elevation of plot 2 which faces the long back gardens of the houses to the east. There is sufficient distance between the windows of the front elevation of dwellings on plots 3-6 and properties in Woodstock Court which they face to prevent any loss of privacy from overlooking. The distance between the rear elevations of the houses on plots 3-6 and those of the properties to the north and east (which have long back gardens) is more than 40 metres and therefore significantly exceeds guidelines for overlooking. The house replacing no 8 projects no further back or forward than the existing dwelling at number 6 and there are no first floor windows proposed on the south west (side) elevation of the new house which would overlook Woodstock Court properties. Due to the orientation and distance between the proposed and existing properties the impact on light and outlook will not be significant.

There are no windows on the side elevations of plots 1 and 2 which face each other and the only windows on the side elevations of plots 3-5 are at ground floor. The gardens are of an adequate size for the new occupiers.

A Construction Management Plan will be required by condition 4 to minimise the impact on local residents from dust, noise and odours and disruption from construction traffic. Therefore, the amenity of existing and future residents will be addressed in accordance with the requirements of Local Plan Part 2 Policies DM17,18, 19 and 20.

Impact on Trees

A total of 8 of the 20 trees on the site (a birch, 2 hazel, 4 apple and 1 walnut) and parts of the 4 existing hedgerows will be removed to accommodate the development and 2 groups of sycamore trees will be removed because they are in poor condition/of poor quality. A landscaping scheme required by conditions 13 and 14 will compensate for the loss of these trees and hedges. Other trees may be affected by car parking surfacing therefore measures are required to minimise the impact including cellweb cellular confinement system and in some areas tree root systems will be within the foundation area proposed and excavation in

these areas will be undertaken by hand in accordance with the submitted Arboricultural Method Statement. Subject to conditions 3, 13 and 14 the proposal will comply with Policy DM15 of the Winchester District Local Plan Part 2.

Impact on Highways

The houses will be accessed by a private driveway and the details of the junction design will be secured by condition. The Refuse Manager has agreed bins can be collected from a central point and the details will be secured by condition 7. The car parking meets the current standards at 2 spaces per dwelling. No concerns have been raised by the Highway Authority relating to the capacity of the road network or access arrangements subject to these conditions. The proposal therefore accords with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM 18 of the Winchester District Local Plan Part 2.

Impact on Biodiversity

The site is within 2km of the River Itchen SAC and SSSI therefore drainage needs to be designed to prevent pollution. Whilst the property to be demolished has the potential for bat roosts three emergence survey have been undertaken but no bats have been recorded roosting. A population of slow worms will need to be relocated. There is a pond on site therefore amphibians need to be considered during construction. Mitigation measures are therefore proposed which will be secured by condition 8. As such there will be no conflict with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

Flood risk and drainage

The site is in Flood Zone 1 therefore the risk of flooding is low. A SuDs scheme is proposed and details will be required by condition 8. It is proposed to connect to the public sewer. As such the proposal complies with Policy CP17 of the Winchester District Local Plan Part 1 and Policy DM17 of the Winchester District Local Plan Part 2.

Conclusion

The proposal is for a well designed scheme which will provide 7 additional houses in a sustainable location and will not have an adverse impact on the character of the locality, residential amenity, highway safety, or biodiversity. The proposal therefore meets the requirement of the relevant policies cited of the Winchester District Local Plan Parts 1 and 2.

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

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

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02 No works including demolition shall commence on site until the mitigation measures set out in section 5.1 I-X in the Biodiversity Report prepared by Peachecology dated 29 June 2018 have been implemented in full. No works including demolition shall take place on site unless the reptile fence referred to in 5.1.II-V is in place.

Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

03 No works including demolition shall take place on site except in accordance with the Arboricultural Method Statement paragraphs 51-135 and appendices of the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated July 2018.

Reason: To ensure that the trees to be retained are not damaged during construction in the interests of biodiversity and to maintain local distinctiveness and green infrastructure to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policy DM 15 of the Winchester District Local Plan Part 2.

04 No works shall commence on site, including demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of provisions to be made for parking and turning on site of operative and construction vehicles.
- Details of measures to be taken to prevent mud from leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Thereafter, the approved Construction Management Plan shall be implemented fully throughout the construction period or other period as agreed through the plan and in writing by the Local Planning Authority.

Reason: in order to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally, biodiversity, and in the interests of highway safety in accordance with Policies DM17, DM18, DM19 and DM20 of the of the Winchester District Local Plan Part 2.

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

Reason: To ensure satisfactory means of access in the interests of highway safety to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

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06 The parking areas including any garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

Reason: To ensure the permanent availability of parking for the property to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

07 No development shall take place above slab level until a plan has been submitted to and approved in writing by the Local Planning Authority showing a bin collection point to serve as a temporary storage point for refuse bins on collection days which must be located within 15m of the public highway.

Reason: In the interests of highway safety to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

08 No development shall take place until a detailed surface water drainage strategy has been submitted to and approved by the Local Planning Authority in writing. The surface water drainage strategy shall contain the following elements:

- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
 - Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. - Evidence that those responsible/adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction.
 - Detailed drainage layout including calculations and flow control device information
- The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision of surface water drainage and to prevent any pollution which would harm the integrity of the River Itchen which is a Special Area of Conservation and a Site of Special Scientific Interest to comply with Policies CP16 and CP17 of the Winchester District Local Plan Part 1 and Policy DM17 of the Winchester District Local Plan Part 2.

09 No development shall take place until detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet 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 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1.

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

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

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1.

11 Prior to the commencement of the development hereby permitted details of the proposed means of foul drainage shall be submitted to and approved by the Local Planning Authority in writing. The development shall be constructed in accordance with the approved details.

Reason: To ensure satisfactory provision of foul drainage to comply with Policy DM17 of the Winchester District Local Plan Part 2.

12 No development shall take place above slab level until a schedule of materials for the external surfaces of the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure appearance of the development is satisfactory to comply with Policies DM15, DM16 and DM17 of the Winchester District Local Plan Part 2.

13 No development shall take place on the site until a landscape scheme in accordance with the recommendations set out in paragraphs 5.1. I, 5.1.X, 5.3, 5.6, 5.7, 5.8, 5.9, 5.10, 5.12 and 5.13 of the Biodiversity Report prepared by Peachecology dated 29 June 2018 and paragraph 46 of the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated July 2018 has been submitted to and approved by the Local Planning Authority in writing. The landscape scheme shall include the following elements:

- the position of all retained trees
- means of enclosure
- the planting to be undertaken including position, species, size and number
- the materials to be used for paved and hard surfaces
- the finished levels in relation to existing levels
- the arrangements to be made for the future maintenance of landscaped and other open areas.

Reason: To ensure the verdant appearance of the site is maintained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

14 The landscape scheme approved under condition 13 shall be fully implemented before the buildings are occupied and thereafter maintained in accordance with the approved details.

Reason: To ensure the verdant appearance of the site is retained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

15 No external lighting shall be provided on the site other than in accordance with details submitted to and approved by the Local Planning Authority in writing.

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Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

16 The windows on the south west elevation at first floor on plot 6 shall be divided into 2 horizontally with only the top light capable of being opened and shall be glazed with obscure glass and maintained in that condition.

1Reason: To protect the amenities of the occupiers of the adjacent property to comply with Policy DM17 of the Winchester District Local Plan Part 2.

17 The development shall be carried out in accordance with the following plans:

2149/01
2149/02
2149/03
2149/04
2149/05
2149/06
2149/07
2149/08
2149/09
2149/10
2149/11
2149/12
2149/13
2149/14
2149/15
2149/16
2149/17
2149/18
2149/19
2149/20
2149/21
2149/22

Reason: For the avoidance of doubt and in the interests of proper planning and in the interests of visual and residential amenity to comply with Policies DM 15, DM16 and DM17 of the Winchester District Local Plan Part 2.

Informatives:

01 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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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In this instance the applicant was updated of any issues after the initial site visit.

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:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, CP1, CP2, CP3, CP10, CP11, CP13, CP14, CP15, CP16, CP17

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20.

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.

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

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

The name of the planning officer who dealt with application

Case No: 18/01636/FUL

The application case number

Your contact details

The appropriate fee.

08. The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft) - Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

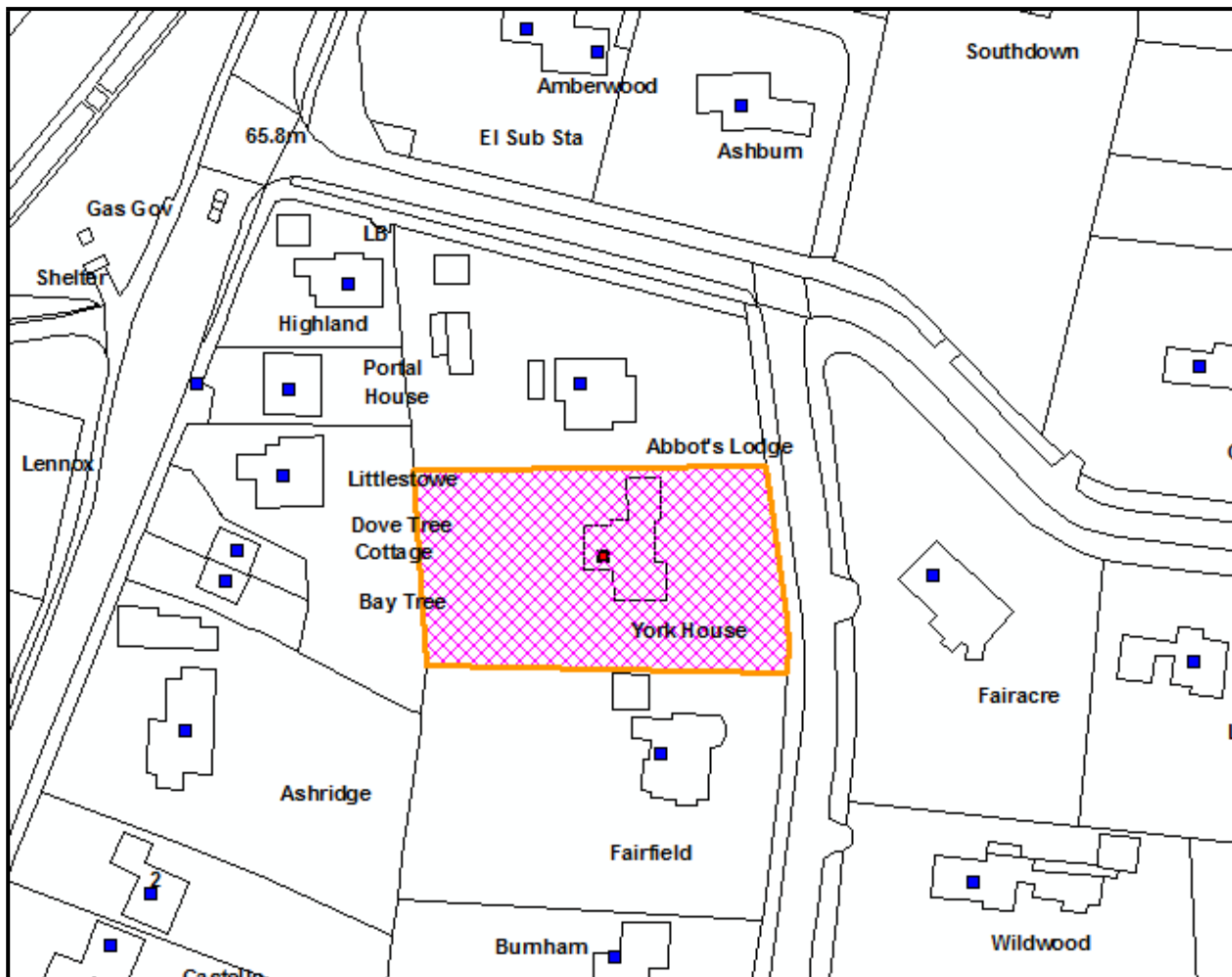
09. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

10. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Agenda Item 15

Case No: 18/01304/HOU
Proposal Description: PROPOSED GARAGE
Address: York House Fairfield Road Shawford Winchester Hampshire
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: MURDOCH
Case Officer: Sean Quigley
Date Valid: 24 May 2018

Recommendation: Permit



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General Comments

The application is reported to Committee due to the number of objections received which are contrary to the officer's recommendation.

Site Description

York House is a large two-storey detached residential dwelling set in its own grounds in the established residential area of Southdown. The area is characterised by large detached houses set in substantial grounds with large gaps between dwellings and mature landscaped settings. Fairfield Road itself is a narrow estate road with no pavements, lined with dense hedges, other vegetation and trees, with a grass verge between the road and the boundaries of properties. Houses are set well back from the road.

York House is constructed of brick with black stained timber framing with white render details and a clay tiled roof. The property has an existing double garage attached to its northern elevation, abutting the site's northern boundary. The property is set back approximately 20m from Fairfield Road. The garage is proposed to be built in the north-east corner of the site, between the front elevation of the house and Fairfield Road. This area is currently laid mainly to gravel and provides parking for several vehicles. The property is accessed by a drive towards the centre of the road frontage. The site's boundary with Fairfield Road has established dense evergreen hedge cover to a height of approximately 3-4m. To the north is a similarly-sized detached house in its own grounds, with a similar property to the south. The neighbouring properties are also set back from the road.

Proposal

The proposal is for a detached L-shaped single-storey timber-clad garage building with a pitched clay-tiled roof. The building will have a single up-and-over garage door below a gable, and a separate single wooden door with a pitched-roof porch over. The building will accommodate space for one car and a "studio room". The proposed building will occupy the front right hand corner of the site, adjacent to the northern and southern boundaries of the site, and will back onto Fairfield Road.

Relevant Planning History

There is no recent relevant planning history.

Consultations

The Arboricultural Officer has commented on the proposal and has no objection.

No other consultation responses have been received.

Representations:

Compton and Shawford Parish Council Parish Council responded as follows;

- The Parish Council objects to the proposed development as it does not accord with the general design guidelines contained in the Village Design Statement, i.e. those relating to the maintenance of the linear development associated with Southdown and that it would create a precedent for garages to be allowed in the front of dwellings.

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

- The garage should be positioned to the rear or side of the house
- The garage will be ahead of the established building line, to the detriment of the character and appearance of the area which is unique
- The development is contrary to LPP1, LPP2 and the High Quality Places Supplementary Planning Guidance
- The development would create an unwelcome precedent of building ahead of the established building line,
- The development will adversely affect the mature tree(s) on the neighbouring site to the north
- The garage will be converted to a dwelling at a later date
- The development is contrary to the Compton and Shawford Village Design Statement
- The garage is too close to the site boundary and the road
- The development will adversely affect existing trees/vegetation, to the detriment of the ecological value of the site, reducing the natural amenities of the area.
- The purpose of the studio is unclear
- Residents should not be allowed to run businesses from their homes

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

- There is no need for an additional garage
- The application form is misleading and inaccurate
- The development is being located in front of the property to facilitate additional building to the side of the house at a later date

1 “neutral” response was received

- No objection to the development

1 letter of support was received.

- The development will not impact on neighbouring properties and in this case it is appropriate to build ahead of the building line. Small, free-standing developments should be supported.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (2013)

DS1 - Development Strategy and Principles

CP13 - High Quality Design

MTRA3 – Other Settlements in the Market Towns and Rural Area.

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

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DM1 – Location of New Development
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement (2011)
High Quality places Supplementary Planning Document (2015)

Planning Considerations

Principle of development

The development is on land within the identified settlement boundary of Southdown where LPP1 Policy MTRA3 indicates that development and redevelopment opportunities will be supported. The principle of development is therefore acceptable, subject to it being in accordance with other relevant development plan policies and unless material considerations indicate otherwise.

Design/layout

The proposed garage is an L-shaped detached building with horizontal timber board cladding to the elevations, a pitched roof of clay tiles, with a gable end over a single up-and-over garage door. There is a separate entrance door to the studio-room which has a pitched porch roof above. The garage is approximately 4.37m to ridge height, and 2.3m to eaves, has a maximum depth and width of 6.44m and 7.4m respectively. The garage is proposed to be built in the north-east corner of the site, between the front elevation of the house and the Fairfield Road. This area is well-screened from Fairfield Road by an established hedge and other planting on the site's eastern boundary. The eastern elevation of the garage is approximately 2m from the front boundary of the site and approximately 5m from the edge of Fairfield Road itself.

Impact on character of area and neighbouring properties

Local Plan policies and design guidance seek to ensure that development proposals respect the qualities and characteristics that contribute to the distinctiveness of the area in which they are located. All development should be appropriate in scale and design and conserve each settlement's identity, key historic characteristics and local features. The key characteristics and features of this area are;

- houses typically set back between approximately 10 and 20m from the edge of the road
- whilst there are some outbuildings and/or garages ahead of the front elevations of properties in Fairfield Road, most are undeveloped. In this context, the Compton and Shawford Village Design Statement identifies the "linear character of the housing distribution"
- grass verges between the edge of Fairfield Road and the front boundaries of properties

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- front boundaries are typically tall, dense hedging, other planting and mature trees

The main consideration in the assessment of this proposal is the effect of the development on these characteristics. Whilst the proposed garage will be positioned in front of the principal elevation of the host property, it will be almost completely screened from public view by the established planting on the site boundary abutting Fairfield Road. At its current height, the established evergreen hedge and other planting will only leave approximately 0.5m of the proposed building visible from the road. If that planting is allowed to grow higher, it will be completely screened.

Whilst it is acknowledged that this development would not maintain the linear pattern of houses in this locality, because the building will be significantly screened from view, it is nevertheless considered that the proposed development would not adversely impact on the character of the surrounding area and the prevailing pattern of development.

The neighbour nearest to the proposed garage is a detached property known as Abbot's Lodge to the north. The property is approximately 30m away from the proposed garage and there is significant screening on the boundary between the two properties. The neighbour will not therefore be adversely affected by the proposed development.

Given the importance of the screening to the consideration of the proposed development, conditions will be attached to any permission to both protect nearby trees and other planting (including the mature tree on the neighbouring site) both during construction, and on an ongoing basis.

Landscape/Trees

The Arboricultural Officer has recommended that any permission should require an Method Statement to be submitted to the Council and approved by the Council pre commencement of any works on site. Any permission should also ensure that if the existing screening deteriorates in the future, it must be reinstated.

Highways/Parking

The proposal has no impact on highways or parking issues.

Other matters

The Biodiversity Checklist submitted with the application confirms that there are no concerns relating to ecological issues.

Conclusion

There will be no significant impact on the character of the area or the residential amenity of neighbouring properties. The proposal complies with LPP1 Policies DS1, CP13 and MTRA3; LPP2 Policies DM1, DM15, DM16, DM17, the Council's High Quality Places Supplementary Planning Guidance (2015) and the Compton and Shawford Village Design Statement (2011). There are no other material considerations that would justify determining the application other than in accordance with the development plan.

Recommendation

APPROVE

Conditions

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

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

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

Revised Floorplans and Elevations (10423-PL-03)
Site Plan Revision A (10423-PL-02)

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03 No development, groundwork or site clearance shall be carried out until an Arboricultural Method Statement has been submitted to and approved by the Local Planning Authority. All works prescribed, both to trees and that related to construction activities, shall be undertaken in strict accordance with this information. Protective measures, including fencing and ground protection, in accordance with this Arboricultural Information shall be installed prior to any construction or groundwork commencing on the site and will remain until the development is complete;

Reason: To ensure protection and long term viability of retained trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017 and to minimise impact of construction activity.

04. The existing hedges and other established planting on the eastern boundary of the site (the boundary north of the existing access) shall be retained and maintained at a height of 3.5m or greater. If any tree or plant in this area is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as the existing shall be planted in the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the amenities of the locality.

05. The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

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06. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified in Section 11 of the submitted application form and on the approved plans.

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

Informatives:

1. This permission is granted for the following reasons:

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

The Local Planning Authority has taken account of the following development plan policies and proposals; LPP1 Policies DS1, CP13 and MTRA3; LPP2 Policies DM1, DM15, DM16, DM1; also the Council's High Quality Places Supplementary Planning Guidance (2015) and the Compton and Shawford Village Design Statement (2011).

2. 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.

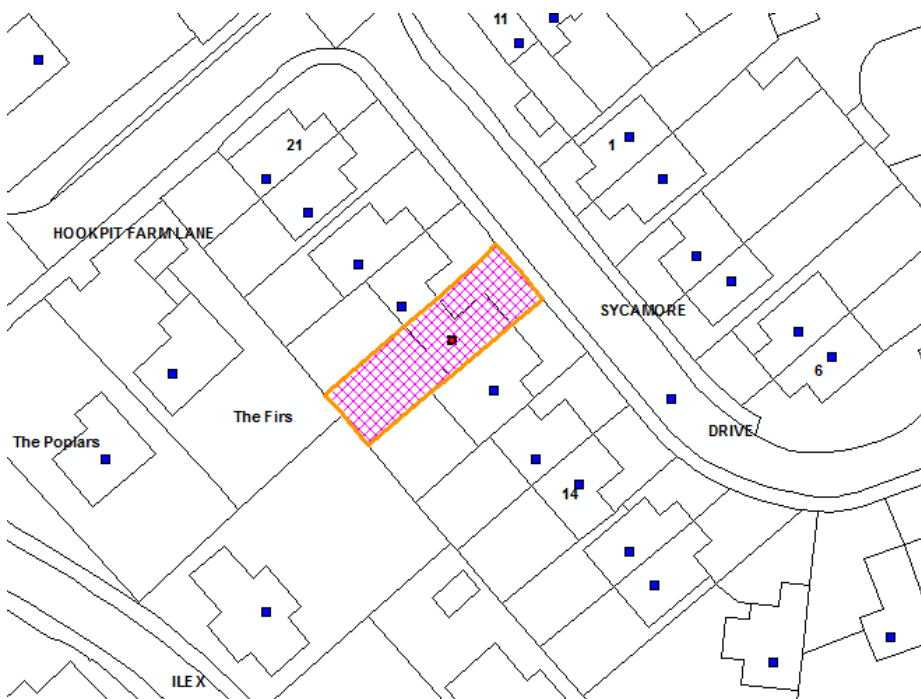
3. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through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

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

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Case No: 18/01683/HOU
Proposal Description: loft conversion with dormer to the rear elevation and velux windows to the front elevation
Address: 17 Sycamore Drive Winchester SO23 7NW
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr Andrew Mant
Case Officer: Verity Osmond
Date Valid: 10 July 2018

Recommendation: Refusal



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General Comments

The application is reported to Committee due to the number of public support comments received which is contrary to the officer recommendation for refusal.

The application has been submitted retrospectively as a result of enforcement action as permitted development rights have been removed at the property.

Site Description

The application site is located on the western side Sycamore Drive within the settlement boundary of Kings Worthy. The property is a two storey semi-detached dwelling with parking provision to the front and a generous amenity space to the rear of the dwelling.

Access to site is via Sycamore Drive; there is a gentle slope up to the site from the road with the property having an open frontage with no formal front boundary to the site.

The surrounding area is residential in nature, with the application site being surrounded by very similar style semi-detached properties.

Proposal

The application has been submitted retrospectively for a loft conversion with a dormer window on the rear elevation of the host dwelling and rooflights to the front elevation.

The dormer has been constructed in matching vertical hanging tiles and concrete roof tiles as the host dwelling.

Relevant Planning History

None Relevant

Consultations

Enforcement:

The application has been submitted as a result of enforcement action as permitted development rights have been removed at the property.

Representations:

City of Winchester Trust:

Kings Worthy Parish Council

- No objections to the application

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

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6 letters of support received.

- Dormer does not result in any harmful overlooking to the rear
- Dormer blends in well with the surrounding properties.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1 and CP13

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM15, DM16, DM17

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Kings Worthy, where the principle of residential development is accepted, provided the proposal is in accordance with the policies of the Development Plan and unless material planning considerations indicate otherwise.

Impact on property and character of area

The dormer extends full width across the rear elevation and is constructed up to main ridge height of the host dwelling. The dormer is considered to be over scaled, disproportionate and unsympathetic to character and appearance of the host dwelling and surrounding area.

The dormer is considered to dominate the roof and look out of proportion with the rest of the building. The dormer appears to be same size as the first floor of the host dwelling and gives the appearance of a three storey building rather than a two storey building with a loft conversion. The proposed dormer is not considered the compliment the composition of the host building.

The fenestration used within the dormer does line up with position of the existing windows, however the size of these windows are larger than the existing ones underneath, which further disrupts the proportions of the host dwelling and gives the dormer an unacceptable overs scaled and prominent appearance.

The materials used in the construction of the dormer are considered to be appropriate to the host dwelling with the vertical hanging tiles matching the existing. The materials do

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help the dormer, to some extent, recess into its surroundings; however it is not considered that this mitigates the overall large size of the dormer.

The dormer window is located on the rear of the property with views of the dormer being afforded when viewing the north eastern side elevation of the dwelling within the street scene. It is considered that such a large dormer, with views from Sycamore Drive, disrupts the degree of roof uniformity of properties within Sycamore Drive. There are no other examples within Sycamore Drive of box style dormers which extend full width and full height on the rear elevation. There are only a very few dormers (Number 2 and 3 Sycamore Drive and 1 Ilex Drive) present along Sycamore Drive and the immediate surrounding area and these are significantly smaller and are constructed with a small pitched roof and are proportionate to the roof.

The dormer, by virtue of its proportion, size and design is considered to be entirely contrary to the design guidance provided within Part 6, paragraph 6.57- 6.61, and Part 8, paragraph 8.27 -8.29, of The High Quality Places SPD.

Roof lights

The application has also been submitted retrospectively for the roof lights to the front of the property. These roof lights are flush with the roof plane and as there are numerous instances along Sycamore Drive of roof lights to the front elevation, these are not considered to result in significant harm to the character or appearance of the host dwelling or the wider surrounding area.

Impact on residential amenity

There are already windows at a first floor level which result in a degree of overlooking to the neighbouring properties at Number 18 and 20 Sycamore Drive, the dormer window is not considered to result in significant additional overlooking to these properties. The windows within the dormer, although quite large, are located away from the edges of the dormer which limits oblique views to neighbouring amenity. The neighbouring amenity to the rear of the application site is located over 20 metres and afforded screening by the hedging/trees forming the boundary.

Recommendation: Refuse

For the following reason:

The dormer window by virtue of its size, scale, design and resultant roof form would be disproportionate, overscaled and visually dominate to the existing dwelling. The dormer does not respond positively to the character and appearance of the host dwelling or the local area thereby having an adverse and incongruous visual impact as seen from the public realm. The proposal is contrary to Policy CP13 of Winchester District Local Plan Part 1, DM15 and DM16 of Winchester District Local Plan Part 2 and The High Quality Places SPD (Part 6, paras 6.57-6.61, Part 8, paras 8.27-8.29).

Allowing the proposal could create an undesirable precedent which would make it difficult to refuse further similar applications within the area.

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Informatives:

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

Winchester District Local Plan Part 1 (2013): DS1, CP13

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

Winchester District High Quality Places Supplementary Planning Document

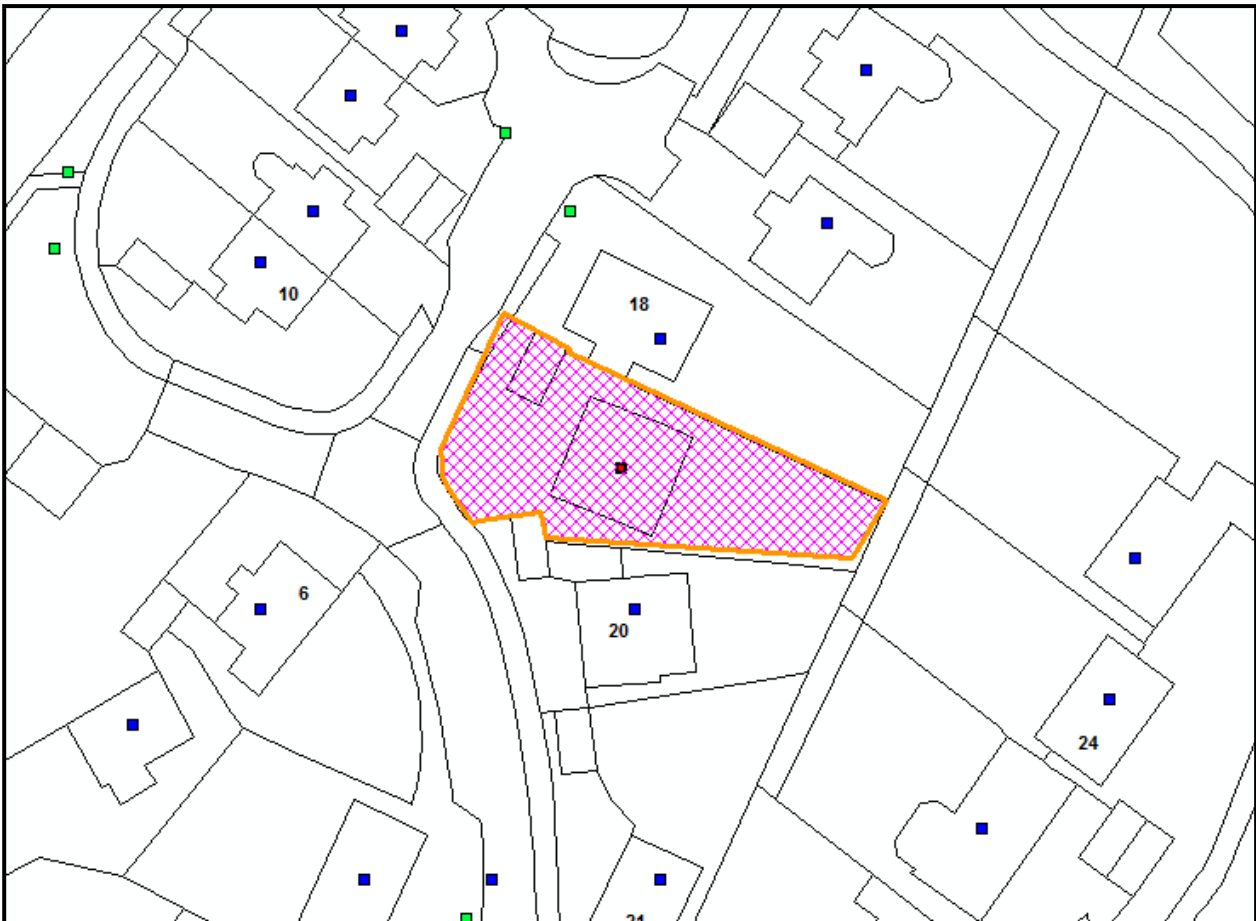
2. In accordance with paragraph 38 of the NPPF (July 2018). Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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Case No: 18/01325/HOU
Proposal Description: Single Storey Front Extension, Single Storey side extension, 1st Floor rear extension. (AMENDED PLANS).
Address: 19 Lark Hill Rise Badger Farm SO22 4LX
Parish, or Ward if within Winchester City: Badger Farm
Applicants Name: Mr & Mrs Bhattacharya
Case Officer: Catherine Watson
Date Valid: 30 May 2018

Recommendation: Application Permitted



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General Comments

The application is reported to Committee at the request of a Ward Councillor.

Amended plans have been submitted and accepted as part of the application which have replaced the proposed two storey extension on the southern elevation of the host dwelling with a single storey side extension.

Site Description

The application site is situated within the settlement boundary of Winchester and is situated within the eastern section of Lark Hill Rise. The existing property is a two storey detached dwelling with a later single storey extension on the rear elevation of the property.

The application site benefits from a generous parking provision to the front of the dwelling, with the addition of a detached garage within the front driveway. Access to the site is via the main carriageway of Lark Hill Rise.

The front boundary between the application site and Lark Hill Rise is comprised of established hedging which affords some screening to the property. There is a substantial amount of hedging/trees forming the rear boundary of the site.

The surrounding area is residential in nature, with a mix of two storey semi-detached and detached dwellings surrounding the application site.

Proposal

The application has been submitted for a single storey side extension, single storey side extension and a first floor side extension. The materials to be used in the extensions are proposed to match those used within the host dwelling.

Relevant Planning History

05/01501/FUL (PER) Single storey rear extension and conservatory

Consultations

None undertaken

Representations:

Badger Farm Parish Council

- The Parish object to the application as it is considered that the proposal is out of proportion with the plot and would not be in keeping with the adjacent dwellings. The Parish also have concerns in regards to the overlooking impact to the rear of the dwelling to properties 23/24/25 Lark Hill Rise.

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

- Overlooking
- Loss of light to neighbouring window caused by side extension.

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- Proximity of side extension to neighbouring garage.

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

- Impact of the proposal on re-sale value of neighbouring properties.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1, CP13

Winchester District Local Plan Part 2 – Development Management and Site Allocations.

Policy DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

Planning Considerations

Principle of development

The application site is situated within the settlement boundary of Winchester, where the principle of residential development is accepted provided the proposal is in accordance with the relevant policies of the Development Plan and unless material planning reasons indicate otherwise.

Impact on character of area and neighbouring property

The proposed first floor extension will be located on the rear elevation of the host dwelling. Concerns have been raised in relation to the disproportionate size of this extension in comparison to the host dwelling and the surrounding development. There is already a single storey extension along the width of the rear elevation of the host dwelling and the proposed first floor extension will occupy the same footprint at ground floor level whilst adding an additional floor on top.

The proposed first floor extension is set lower than the main ridge height of the host dwelling and will feature two roof hips with a valley in between. As the first floor extension will extend no further from the rear than the existing single storey rear extension and given that the design of the roof form helps to reduce the height of the extension, the proposal is considered to remain subservient and be of a proportionate scale and size to the host dwelling.

The proposal also contains a single storey extension to the principle elevation of the host dwelling. There is currently a porch on the front elevation of the property, this will be extended and linked to a new play room. The principle of extending forward of the building

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line has already been established by the detached garage in the front driveway of the property. The proposed front extension will be partly situated behind this existing garage; it is not considered to be visually prominent from the street scene. The level of parking provision will be unaffected by this addition to the front of the property.

Concerns have been expressed in regards to the proposed single storey extension on the southern elevation of the host dwelling. The original plans submitted proposed a two storey side extension, however following concerns from the neighbouring property, this has been reduced to single storey. The proposed extension will reflect, in terms of size, the neighbouring single storey extension at Number 20 Lark Hill Rise which abuts the south eastern boundary of the application site. The reduction in height of the extension ensures that there is not a significant loss of light to the ground floor window in the northern side elevation of Number 20 Lark Hill Rise.

Concerns have been raised in regards to the overlooking impact of the first floor rear extension. This proposed extension will contain four windows in the rear elevation. Two of the windows will serve an en suite and a main bathroom so will be obscured glazed and therefore mitigating any overlooking. The remaining windows will serve bedrooms, these reflect the position of the existing of the windows at a first floor level of the host dwelling. As there are already first floor windows on the existing rear elevation and as the neighbouring properties to the rear are over 30 metres away and afforded screening by the significant hedging on the rear boundary, the proposal is not considered to result in significantly harmful levels of overlooking over and beyond the existing situation.

The proposed extensions on the front, rear and side elevations of the host dwelling are considered to be proportionate in size and subservient to the host dwelling and the surrounding area. The proposed extensions will be constructed in materials to match the existing which will ensure the proposed development will recess into its surroundings. The proposal is not considered to result in significant harm to the character or appearance of the host dwelling or the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (WDLPP2) and The High Quality Places SPD. The proposal is also not considered to result in harmful levels of overlooking, overbearing or overshadowing to neighbouring residential amenity in accordance with Policy DM17 of WDLPP2.

Landscape/Trees

The proposed garden room has been situated further into the plot and away from the trees/hedging that form the rear boundary of the site. The proposed garden room will be constructed upon a base slab which will result in a no-dig construction. Given that the proposed garden room will be situated away from the main hedging belt and that there will be no excavation involved in its construction, the proposal is not considered to have any significant impact on the vegetation to the rear of the property nor will it result in the loss of any of those trees.

Highways/Parking

There is parking provision for 3-4 cars (including garage space) which is sufficient to serve a four bedroom property. The proposal is therefore considered to be in accordance with the relevant car parking standards.

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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: 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:

Proposed Elevations and Plans Drawing No. A18/714/02 REV B

Proposed Site Plans Drawing No. A18/714/01 REV B

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

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

Informatives:

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Part 1 (2013): DS1, CP13

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

Winchester District High Quality Places Supplementary Planning Document

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

- offer a pre-application advice service and,

- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

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- In this instance a site visit was undertaken with the applicant

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

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

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

For further advice on this please refer the Construction Code of Practice

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

APPENDIX 1

From: Cllr Jan Warwick
Sent: 11 Jul 2018 09:17:39 +0100
To: Catherine Watson
Subject: 19 Lark Hill Rise 18/01325/Hou

Dear Catherine

Badger Farm Parish Council are concerned about the scale of the proposed application to extend this property and would like to request it is called into committee if you are mindful to approve.

Can you keep me updated?

Many thanks indeed

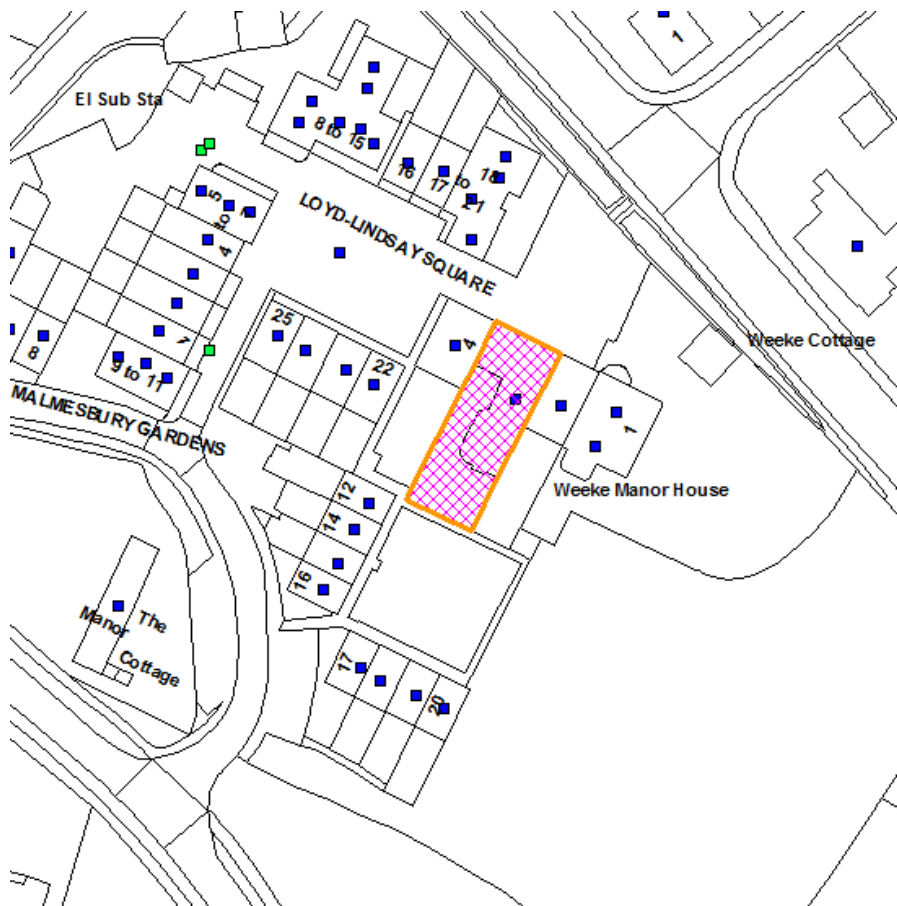
Jan

Cllr Jan Warwick
Environment & Transport Portfolio
Winchester City Council
Tel: 07717104236

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Case No: 18/01832/LIS
Proposal Description: Replace existing roof lantern
Address: 3 Weeke Manor House Loyd-Lindsay Square Winchester
Hampshire SO22 5NB
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr And Mrs Tod
Case Officer: Catherine Watson
Date Valid:

Recommendation: Application Permitted



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General Comments

The application is reported to Committee as the applicant is a Ward Councillor.

Site Description

The dwelling is part of a row of primarily 20th century terraced properties within Loyd-Lindsay Square which are associated with the 18th century Grade II listed building, Weeke Manor House. Loyd-Lindsay Square is situated in the Winchester suburb of Weeke and along with the listed buildings, has been subject to subsequent residential development, with a series of apartments arranged around a central square.

Proposal

The application has been submitted to replace the existing roof lantern from on top of the billiards room on the rear elevation of the property.

Relevant Planning History

18/01847/NMA (Accepted) - Non Material Amendment to 18/00602/HOU; Change in proposed roof lantern profile following communication with manufacturers

18/00602/HOU (Permitted) - Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.

18/00603/LIS (Permitted) - Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.

03/02805/FUL (Permitted) - Conversion and extension of existing building and residential redevelopment comprising 1 No. six bedroom, 4 No. four bedroom, 11 No. three bedroom, 22 No. two bedroom and 5 No. one bedroom dwellings with associated parking, garages and stores.

03/02981/LIS (Permitted) - Alterations to provide conversion and extension of existing building to form 4 No dwellings, demolition of ancillary buildings and residential redevelopment comprising 39 No. dwellings with associated parking, garages and stores.

Consultations

Head of Historic Environment:

No objection to application

Representations:

City of Winchester Trust: No comment on application

0 letters received objecting to the application:

0 letters received supporting application:

Case No: 18/01832/LIS

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy.

CP19 and CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations.

DM29 and DM30 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework Section 12

Supplementary Planning Guidance

The High Quality Places SPD

Planning Considerations

Principle of development

The alteration and extension of listed buildings within the settlement boundary is acceptable in principle, subject to compliance with relevant planning policy.

Key issues:

The preservation of the special architectural / historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policies DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF (2018) Section 16).

Impact on Listed Building

The proposals seek to revise the size and height of a replacement roof lantern previously approved as part of a wider redevelopment scheme under 18/00603/LIS.

The existing roof lantern has white timber frames, the new lantern would be lower in height than the replacement previously approved and it would be a contemporary metal unit with a hipped profile to mirror the roof to which it would be attached. The revised design would reduce the visual impact of the lantern further than previously approved and therefore would be supported.

The proposed alterations are considered to be acceptable and are not considered to have a significant impact on the historic interest and special architectural interest of the Listed Building or its setting.

Recommendation

Application Permitted subject to the following condition(s):

Case No: 18/01832/LIS

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

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

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

Roof Lantern Schedule Details Drawing No. 1715- 207
Proposed Roof Lantern Elevations Drawing No. 1715-206
Location and Block Plans Drawing No. 1715-101

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the Listed Building in accordance with Policy DM29 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

Informatives:

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

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