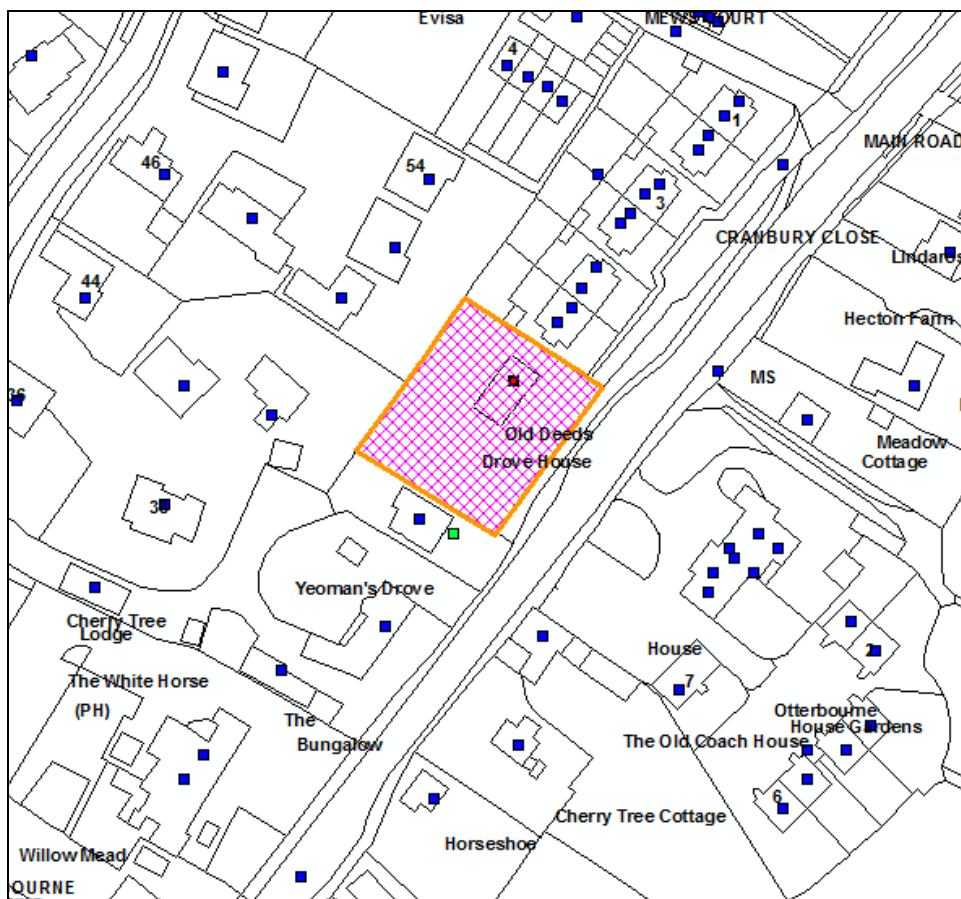


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Case No: 19/01222/FUL
Proposal Description: Replacement of existing bungalow with 4 no. 3 bedroom semi-detached houses with cycle and bin storage, vehicular access and landscaping.
Address: Old Deeds, Main Road, Otterbourne, Winchester, Hampshire, SO21 2EQ.
Parish, or Ward if within Winchester City: Otterbourne
Applicants Name: c/o agent
Case Officer: Catherine Watson
Date Valid: 3 June 2019
Recommendation: Application Permitted

Pre Application Advice: None.



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General Comments

The application is reported to committee due to the number of objections submitted, contrary to the officer's recommendation to permit.

Amended plans show an amended boundary with Cranbourne Drive.

Site Description

The existing site is a residential plot with a single bungalow positioned end-on adjacent to the north-east boundary, surrounded by a large garden. The site is situated on Main Road, the principle thoroughfare through Otterbourne, and is within the settlement boundary of that village.

The site slopes from south-east (entrance) to north-west by approx. 1.7m and from north-east to south-west by approx. 1m. The existing dwelling sits on a slightly raised area towards the centre of the site.

The rear (north-west) and side (south-west) boundaries have a verdant character, with a number of large trees, two of which are oaks within the boundary of 45 Cranbourne Drive and are TPOd. There are also a number of mature shrubs. To the south-east (front) boundary, there is a single silver birch within the garden that is also subject to a TPO.

Proposal

The proposal is for the demolition of the existing dwelling and the construction of two pairs of semi-detached dwellings, with associated amenity and parking space. The access into the site from Cranbury Close, will remain as existing.

The proposed dwellings will be set back from the road by approx. 13m and positioned centrally within the site.

Regarding boundary treatments, it is proposed to erect a 1.8m close boarded fence along the rearmost section of the north-eastern boundary where it runs adjacent to the rear garden of 6 Cranbury Close. For the remainder of the boundary, a dwarf brick wall with fence above is proposed. Along the front boundary, the fence and gate will be renewed to match the existing. It is not proposed to alter the boundaries on the south-west and north-west boundaries. Existing trees and shrubbery will also be retained here. Between each plot, 1.8m close boarded fencing will also be erected.

Relevant Planning History

17/03127/FUL - Erection of a new two-storey dwelling, cycle and bin store and associated landscaping. PERMITTED 15.02.2018.

Consultations

Service Lead for Environment:

Engineers: Drainage: The site is within Flood Zone 1 and at very low risk of surface water flooding. A foul sewer is available for foul drainage.

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Soakaways and permeable hardstandings are proposed for surface water drainage. Infiltration testing is required for the proper design of the surface water drainage and any shared drainage will require a management plan.

Groundwater monitoring has been undertaken as requested and the information submitted is considered to be acceptable however, the developer must make the purchasers of the first two properties aware of the shared soakaways in the garden of the second property.

An implementation condition will be included to ensure the drainage systems are constructed in accordance with the approved details. (Condition No5)

Natural England

From the nitrates calculations undertaken, the proposals will result in 9.36 kg/N/year. Natural England is aware the authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments. It is Natural England's view in this case, provided the Council as competent authority is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be secured, that there are no further concerns. (Condition No4)

WCC Ecology.

The Biodiversity Enhancement Plan is considered to be acceptable however, informatives have been included with regards to the protection of nesting birds and bats. An implementation condition (17) has been included.

Southern Water:

No development, construction or new tree planting will be permitted to be located within 3 meters on each side of the external edge of the public sewer. No soakaways or other water retaining or conveying features should be located within 5 meters of a public or adoptable sewer. All existing infrastructure should be protected during the course of construction works.

A formal connection to the public sewerage system is required in order to service this development. A standard informative is recommended to be attached to the consent.

Representations:

Otterbourne Parish Council – objection.

- The current proposal is considered to be overdevelopment of the site. Development is possible, but a lower density of 2no 2 or 3 bedroom homes that would enable more outside space and reduce pressure on trees and infrastructure, would be more appropriate. The lower density would enable a better turning onsite due to fewer cars using it.

6 representations received objecting to the application, 5 of which were for the original plans and 1 of which was for the amended plans, objecting for the following reasons:

- The boundary marked as “undefined” is incorrect and impinges on my property;
- There is a dramatic increase in the number of buildings and the amount of paving and the proposed soakaways are inappropriate and will cause flooding into the gardens of Cranbourne Drive;

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- There will be significant overlooking into Cranbourne Drive;
- Increased vehicular traffic onto the already congested Main Road.
- Noise, dust and mess caused by contractor vehicles.

0 letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles;
MTRA1 – Development Strategy Market Towns and Rural Area;
MTRA3 – Other Settlements in the Market Towns and Rural Area;
CP2 – Housing Provision and Mix;
CP11 – Sustainable Low and Zero Carbon Built Development;
CP12 – Renewable and Decentralised Energy;
CP13 – High Quality Design;
CP14 – Effective Use of Land;
CP16 – Biodiversity.

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development;
DM15 – Local Distinctiveness;
DM16 – Site Design Criteria;
DM17 – Site Development Principles;
DM18 – Access and Parking;
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands.

Supplementary Planning Documents

High Quality Design.
Otterbourne VDS

National Planning Policy Guidance/Statements:

National Planning Policy Framework
National Design Guidance
National Planning Practice Guidance

Planning Considerations

Principle of development

Paragraph 47 of the National Planning Policy Framework requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is located within the defined settlement boundary of Otterbourne. In this area, policy DM1 of the LPP2 allows development, including additional residential units, which is in accordance with the Development Plan and material planning considerations.

The principle of demolishing the existing dwelling and constructing 4 residential units in

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its place is therefore acceptable.

There is also an extant permission (17/03127/FUL) for the sub-division of the plot and the construction of an additional dwelling, which is a material consideration in the assessment of the current proposal.

Policy CP2 requires development to provide a range of dwelling types, tenures and sizes. A majority of homes should be in the form of 2 or 3 bed houses. The proposed development consists of 4no 3 bedroom dwellings, which is considered to comply with CP2.

Design/layout

The proposal is for the demolition of a single bungalow and the construction of 2 pairs of semi-detached two storey dwellings.

The dwellings are situated centrally within the site and maintain the existing building line with Drove House to the south-west and the dwellings at Cranbury Close, to the north-east. Each dwelling has its own garden to the rear, along with paved areas to the rear, side and front. There is parking provision for 2 vehicles for each dwelling, as well as bike sheds within each plot. The existing access from Cranbury Close is to be utilised, with an area of hardstanding to the front of the plot where it abuts Main Road. Existing boundary treatments to the south-west and north-west will be retained. These consist primarily of mature, native species hedging and a number of important trees, including those covered by TPOs.

The boundary to the north-east is to have a small section of 1.8m close-boarded fencing, which then becomes a dwarf brick wall with close-boarded fencing over, to a maximum height of 1.2m. To the south-east (front) boundary, the existing, low close-boarded fence which is in poor condition, will be replaced like-for like.

With regards to the design of the dwellings, visual cues are taken from the properties in Cranbury Close. These include traditional details such as bay windows to the front, simple chimneys, pitched roofs and similar massing and scale. Materials consist of red facing brickwork with natural slate roof tiles. Bay windows are to be clad in dark red plain tiles and fascias/soffits are to be white uPVC. Windows are to be cream coloured and doors to be grey. Each front door will have a porch canopy. This is in line with policies DM16 of LPP2 and CP13 of LPP1.

The heights of the proposed dwellings have been carefully considered so as to take into account the sloping nature of the site from south-west to north-east, ensuring that the ridge of dwellings 1 and 2 sits lower than Drove House and approx. 0.8m higher than the nearest dwelling in Cranbury Close and is considered to comply with policy CP13 of LPP1 and DM15 and DM16 of LPP2.

The development seeks to make use of low carbon and energy efficient design. Air Source Heat Pumps are to be installed at each dwelling and thermal efficiency will be incorporated into the structure of the building by means of insulated walls and roofs and thermally efficient windows and doors. This is considered to comply with policies CP11 and CP12 of LPP1

There is an adequate amount of outdoor amenity space, mostly in the form of rear/side

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gardens, for each dwelling. A detailed soft landscaping scheme has been submitted for the site, making use of both ornamental and native species planting. Alongside this, the mature boundary hedging, which forms a key part of the character of the plot and includes two trees subject to TPOs, is to be retained. This is considered to be in line with policies CP13 of LPP1, DM15 and DM16 and DM24 of LPP2.

The quantity and layout of the proposed dwellings is therefore considered to be appropriate for the size, scale and topographic character of the site, in line with CP14 of LPP1.

Impact on character of area

The plot is set back from Main Road, being situated behind a grass verge and bus stop with pull-in bay. Due to the increased density of development on the site and comparative lack of vegetative screening along the front boundary, the proposed dwellings will be more visually prominent than the current bungalow. However, it is considered that the set back, massing and layout positively contribute to the rhythm of development in this part of Otterbourne. This corresponds with policy CP13 of LPP1, as well as policies DM15, DM16 and DM17 of LPP2.

The front boundary fence and gate are to be replaced with a close-boarded fence to the same height as the existing (approx. 1.2m) and the TPOd silver birch will be protected and retained. The front of the site will be set aside for the access drive, leading to parking and turning areas and which will be paved in a permeable substance, the nature of which will be required to be submitted and approved by the council prior to commencement of development on site. Because of the relatively constrained area available for the access road, it is not possible to provide soft landscaping immediately adjacent to the front boundary however, a detailed soft landscaping scheme for the area immediately to the front of the proposed dwellings has been submitted and will be required to be implemented prior to occupation of the dwellings in line with CP13 of LPP1 and DM15 of LPP2. The extant planning permission (17/03127/FUL) has material weight in the consideration of the application and shows the access track in the same position and to a similar width. The approved scheme shows the new dwelling to the south-east of the existing and whilst it is larger than the proposed dwellings, it utilises some of the same materials including re multi facing brickwork and slate roofing.

Impact on Neighbouring Amenities

To the south-west and north-west, the site is enclosed by mature, tall hedging and trees. Dwellings 1 and 2 are situated adjacent to the south-west boundary with Drove House. At its closest point, the front corner of Dwelling 1 is approx. 2.3m away from the boundary however, this moves further away as it extends deeper into the site. Notwithstanding this however, the ridge of the proposed dwellings is approx. 1.2m lower than that of Drove House, where the site elevation and section drawing (031 P07) shows that the ground level of the site is relatively flat in this area. It is therefore not considered that there would be any significant harm to the amenities of the occupants of Drove House by means of overshadowing, overlooking or overbearing.

To the north-east of the site, the nearest neighbouring property is 6 Cranbury Close. There is currently a trellised fence with ivy and other self-growing plants, which is in poor condition. It is proposed to replace this with 1.8m close-boarded fencing for the rearmost 10m, but then replaced with a low brick wall with fencing above to a maximum height of 1.8m for a further approx. 12m and then finally, a low brick wall with fencing to a height of

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1.2m. The ridge of Dwelling 4 is approx. 1.6m higher than the ridge at 6 Cranbury Close (42.620m compared with 41.80m) however there is a distance of approx. 7m between the front corner of Plot 4 and the front corner of no 6 and the only facing windows are in the kitchen at ground floor level and a bathroom window at first floor level, which will be obscure-glazed. Whilst the rear elevation of Plot 4 extends slightly beyond that of no 6, the main garden amenity areas of both dwellings are contiguous and therefore, it is not considered that there would be any significant harm caused to the residents of 6 Cranbury Close in terms of overlooking, overshadowing or overbearing.

To the rear lie no's 40, 50 and 52 Cranbourne Drive. The ground slopes steeply from the rear boundary into the gardens of the above properties and concerns have been raised by neighbours that this will facilitate overlooking into those properties and their gardens. Detailed section plans (031 P07 and 032 P04) have been submitted to show the comparative levels of all 3 properties on Cranbourne Drive, in comparison with the proposed units at Old Deeds. These include ridge height, finished floor levels in the proposed dwellings, ground levels in the garden areas of the neighbouring dwellings and the proposed and the locations and depths of the soakaways for the proposed development. Proposed Site Section 1-1 (031 P07) shows the position of Dwelling 3 and its garden and first floor window in relation to 50 Cranbourne Drive and its garden with shared boundary, which consists of a tall hedge with mature trees. This provides a good level of screening between the properties, which is confirmed on the site plan as being retained, and the positioning of the first floor window on Dwelling 3 is at such a height as it would be unlikely to cause a significant level of overlooking towards this property and its main garden amenity area. A condition (12 and 19) is recommended to ensure the retention of this vegetation.

Proposed Site Section 2-2 (032 P04) and Proposed Site Section 3-3 (032 P04) shows the relationship between this dwelling and nos 40, 50 and 52 Cranbourne Drive, which adjacent to the rear boundary of the site. The tall hedge runs along the boundary here and this, accompanied with the relative positions of the dwellings, ensures that there would be no significant harm caused by overlooking.

The planning application is therefore considered to accord with policy DM17 of LPP2 with regards to neighbour amenity.

Landscape/Trees

Along with retaining existing hedging, there is one tree (a silver birch) at the front of the site which is subject to a TPO and an oak in the south-west corner of the site which is also TPOd. A Norway maple is situated in the south-west corner of the site and is protected. As is required by DM24 of LPP2, these trees will be protected both during construction stage by means of protective fencing and hand digging of foundations etc where necessary, but also particularly in the case of the silver birch (T2), where the new access road and parking areas are to be located at the front of the site, the use of a protective membrane and suitable surfacing materials. Tree T4 (oak) has a large root protection area in the gardens to the rear of Plots 1 and 2 and will require temporary protective fencing. T3 (maple) has roots within the proposed parking area for Dwelling 1 and therefore will require special surfacing in order to protect it. T2 also requires special surfacing to the access and parking areas in order to protect the roots. This will be secured by the use of appropriately worded conditions. (Condition No.s 8-11 and 13)

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A detailed landscaping scheme has been submitted for the site, including species, location and size of the plants to be utilised. This consists of a mixture of native species plants and ornamental garden shrubbery and is considered to be suitable for the character and location of the proposed site. (Condition No. 12)

Ecology.

A Biodiversity Enhancement Management Plan has been submitted, which includes details of measures to be undertaken to enhance wildlife such as bats, birds and hedgehogs. 2no bird boxes will be installed on retained trees, 2no integrated bat roosting features will also be incorporated into the new dwellings and “Hedgehog Highways” installed between the garden fences. The Council’s Ecologist considers this to be acceptable and condition 17 is recommended to require the enhancement measures to be carried out prior to the first use of the dwellings and shall be retained for the lifetime of the development.

Nitrates.

Natural England has raised concern regarding the continued input of Nitrates into European Designated Sites in the Solent region.

There are high levels of nitrogen and phosphorus input to this water environment with sound evidence that these nutrients are causing eutrophication at these designated sites. These nutrient inputs are currently caused mostly by wastewater from existing housing and agricultural sources. The resulting dense mats of green algae are impacting on the Solent’s protected habitats and bird species.

Natural England note that until strategic work to rectify the issue is complete, uncertainty remains and the potential for future housing developments across the Solent region to exacerbate these issues creates a risk to their potential future conservation status. To ensure that significant harm is not caused, developments must prove that they can achieve a negative or neutral nitrate contribution to the region.

A nitrate calculation has now been completed by the developer and has been reviewed by Natural England. This confirms a positive contribution of 8.67 kg/TN/year will occur as a result of the development.

The Planning Authority has therefore undertaken an updated Appropriate Assessment in accordance with the adopted Position Strategy for Nitrates and condition 12 has been included to require mitigation measures. Following this process, the Council can demonstrate it has undertaken an Appropriate Assessment in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policy CP16 of the Local Plan Part 1.(Condition No. 4)

Highways/Parking

The proposed development allows for 2 parking spaces per dwelling, which is in accordance with the stipulations of the WCC Parking Standards SPD.

A Transport Assessment has been submitted to support the application. This confirms, via a vehicle tracking diagram, that access/egress from Cranbury Close using the existing access is acceptable for all 4 dwellings as it allows vehicles to safely manoeuvre within the site and leave in a forward gear.

The site accesses Main Road via Cranbury Close. It is considered that the potential

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increase in vehicles entering the local highway network is relatively minor, giving a net increase over a 12 hour period of 8 trips, compared to the previously approved scheme (17/03127/FUL).

The proposal therefore complies with policy DM18 of LPP2.

Drainage.

Foul sewage will leave the site through the existing network.

Regarding surface water drainage, soakaways will be provided for each property. Concerns have been raised by the neighbours to the rear, who already suffer from surface water drainage issues in their gardens, that the increase in developed area within the site, including hard landscaping such as patios, parking areas etc, will increase the level of flooding at the rear of their gardens.

Infiltration testing has been carried out by the applicant and a revised drainage plan submitted on 18.05.2020. The Council's Drainage Engineer has confirmed that this information demonstrates that surface water can be dealt with adequately within the site and is acceptable. A condition will be imposed requiring the foul and surface water drainage provisions to be retained and maintained for the lifetime of the development. (Condition No. 5)

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of that duty.

Conclusion

In conclusion, the proposal is considered to comply with the development plan and national policy and is therefore recommended for approval.

Recommendation

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

Conditions

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

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

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

Location Plan Dwg No 010 P02 received 03.06.2019

Existing Site Plan Dwg No 011 P05 received 06.02.2020

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Proposed Site Plan Dwg No 020 P12 received 18.05.2020
Proposed Site Elevation and Section Dwg No 031 P07 received 06.02.2020
Proposed Site Sections Dwg No 032 P04 received 06.02.2020
Proposed Drainage Plan Dwg No 022 P06 received 18.05.2020
Proposed Floor Plans Dwg No 021 P05 received 03.06.2019
Proposed Elevations Dwg No 030 P06 received 03.06.2019
Car Park Tracking Dwg No 020.0497.001 received 03.06.2019

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

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

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

04 The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

05 The foul and surface water drainage systems shall be constructed in accordance with the approved details as shown on drawing number 022 P06. The approved details shall be fully implemented before occupation of the development hereby permitted.

Reason: To ensure satisfactory provision of foul and surface water drainage in respect of the development hereby permitted and in order that there is no detrimental impact in terms of excess surface water to the neighbouring properties of numbers 40, 50 and 52 Cranbourne Drive.

06 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data) demonstrating that all homes meet the Code 4 standard for energy (as defined by the ENE1 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.

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

07 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal reference D1919AIA written by Jonathan Fulcher of Alderwood Consulting Limited and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees and those other trees on the site that are deemed to be of amenity value.

08 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 D1919AIA. Telephone 01962 848403

Reason: To prevent inappropriate work being undertaken to protected trees and those other trees on the site that are deemed to be of amenity value.

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

Reason: To prevent inappropriate work being undertaken to protected trees and those other trees on the site that are deemed to be of amenity value.

10 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement D1919AIA shall be agreed in writing to the Local Planning Authority.

Reason: To prevent inappropriate work being undertaken to protected trees and those other trees on the site that are deemed to be of amenity value.

11 No development shall take place until full 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:

- All boundary treatment;
- Hard surfacing materials;
- The position and luminance of any lighting to be installed.

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

12 No retained tree or shrub as shown on plan number 020 P12 shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

Reason: To ensure the protection of trees which are to be retained.

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13 The development hereby permitted shall be constructed in accordance with the stipulations of the Construction Management Plan submitted by Allen Build & Development Ltd submitted on 26.07.2019. Any deviation from the approved Construction Management Plan must be agreed in writing with the Local Planning Authority.

Reason: To ensure the amenities of neighbouring properties are protected during the construction process.

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

- a. Eaves, ridges and their junctions with elevations and roof slopes. Eaves and fascias should be dark coloured.
- b. Window and door frames shall have reveals of no less than 750mm, head, sill and bay details,
- c. Patterns of brick coursing, for walls and chimneys, with mortar colours.

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

15 The parking areas and driveway shall be laid out in accordance with drawing number 020 P12, prior to occupation of the development hereby permitted and thereafter shall be retained and maintained for use as car parking for the lifetime of the development hereby permitted.

Reason: To ensure that there is adequate parking provision on site.

16 The development shall be carried out in accordance with the on site proposed ground levels, as shown in approved Drawing Numbers 020 P12, 031 P07 and 032 P04.

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

17 The enhancement features within the Biodiversity Enhancement Management Plan (Ecology Solutions) shall be sited as shown prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and enhance biodiversity in line with CP16.

18. Development shall not progress beyond damp proof course level until full details of the Air Source Heat Pumps, including siting and design, an acoustic report and details of any mitigation strategies required, are submitted to and approved in writing by the Local Planning Authority. The implementation and maintenance of the pumps shall thereafter be undertaken in accordance with the approved details.

Reason: In order to ensure that the amenities of neighbouring properties with regards to any potential noise is not adversely harmed.

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19. The boundary hedging and trees shown on Proposed Site Plan Dwg No 020 P12 received 18.05.2020, shall be retained and maintained for the lifetime of the development hereby permitted.

Reason: To protect the amenities of neighbouring properties and to maintain and enhance biodiversity within the site and wider area.

Informatives:

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

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

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

2.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP2, CP11, CP12, CP13, CP14, CP16

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24.

High Quality Places SPD

Parking Standards SPD

3.

This permission is granted for the following reasons:

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

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

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

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

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

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6.

Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:

- kill or injure any wild bird;
- damage or destroy the nest of any wild bird (when the nest is being built or is in use);
- damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths);
- disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the building or vegetation on site, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact Natural England for further information (tel: 0845 601 4523).

7.

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

8.

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