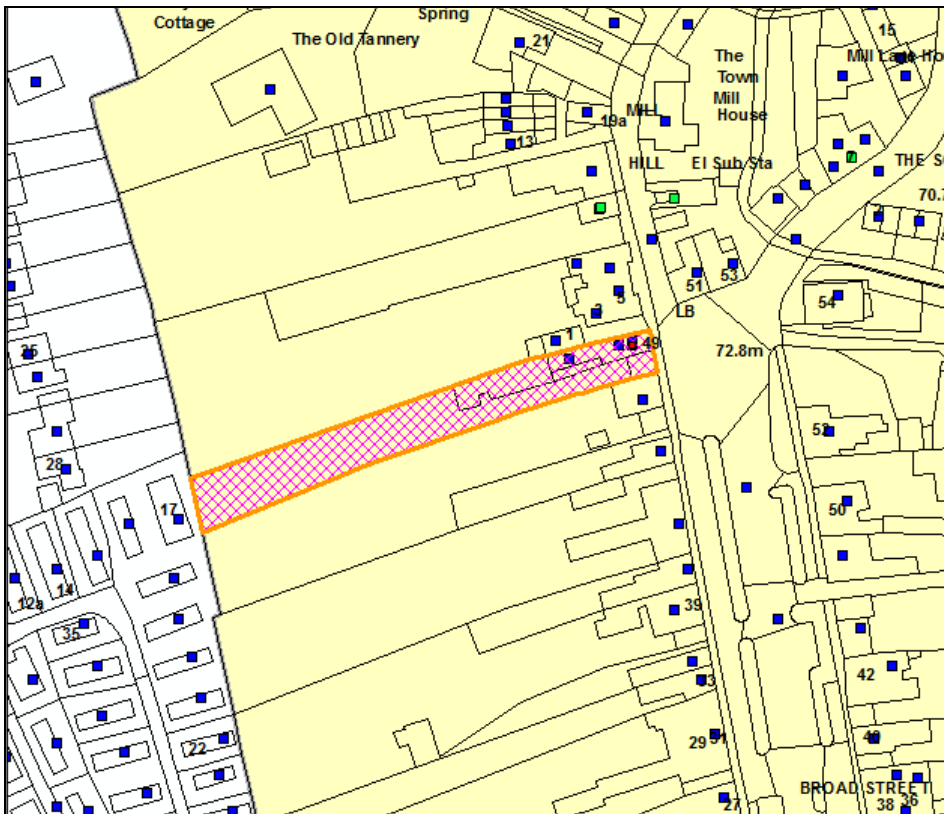


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Case No: 19/01525/FUL
Proposal Description: Erection of new house to rear of 49 Broad Street, Alresford.
(WITHIN THE CURTILAGE OF A LISTED BUILDING).
(AMENDED PLANS).
Address: 49 Broad Street, Alresford, Hampshire, SO24 9AS
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr & Mrs Peter Radford
Case Officer: Catherine Watson
Date Valid: 9 July 2019
Recommendation: Application Permitted

Pre Application Advice: No



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General Comments

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

Amended plans were submitted on 08.04.2020 showing additional soft landscaping to improve the area of hardstanding proposed for parking.

Site Description

The site is a long, narrow plot situated on Broad Street, within the centre of New Alresford. It is a former burgage plot, as are the majority of properties along Broad Street, reflecting the medieval layout of the plots within the town. The plot is bounded to the north, west and south by mature shrubbery and trees. To the front of the plot, facing onto Broad Street, is the main existing dwelling, which is a Grade II listed building. Behind the listed building are a number of outbuildings, including an annex which is currently rented out, that were constructed at different periods in the 20th century. None of the buildings are considered to be curtilage-listed. Access into the site from the street is from a former carriage entrance which forms part of the listed building.

Proposal

The proposal is for the demolition of some of the existing outbuildings and the construction of a single storey, 1 bedroom dwelling with associated parking and residential development. The proposed dwelling is to have a flat roof with parapet. The north wall is proposed to be constructed of red-multi coloured bricks and the remaining 3 elevations will be rendered in a white colour with brick coping. Windows and doors are to be timber framed. Immediately to the east of the proposed dwelling, will be a parking area for one vehicle and along the southern boundary will be a wheelchair-accessible slope which will provide access to the new dwelling.

Relevant Planning History

None relevant to this application.

Consultations

Service Lead for Environment:

Engineers: Drainage: The site is within Flood Zone 1 and is at low risk of surface water flooding. A foul sewer is available. Soakaways should be investigated for surface water drainage. A standard condition requiring detailed proposals for the disposal of foul and surface water drainage prior to commencement of development will be included. (Condition no. 14)

Service Lead for Environment:

Historic Environment: The house originates in the 18th century, with an early 19th century frontage. The site was formerly a burgage plot and the existing buildings attached and to the rear of the listed building have been converted to residential use. Historic maps up to 1943 show the outline of a further building to the west of the site with a garden beyond. It is conjectured that the existing low brick wall on the south and west side of the garden

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was the plinth wall of the former building. It is difficult to justify an objection to the principle of a building in this area of the plot as there was one shown on mapping up until WW2.

The principle of the development proposal is supported, subject to some amendments which include excavating the level to be in line with the former building, rather than building up the ground level at the east end. It is recommended that the existing garages are demolished as they detract from the setting of the listed building. The proposed parking and turning area is larger than the size of the footprint of the proposed dwelling and would create an unwelcome change in character half way down the plot. There are numerous trees which all make a positive contribution to the character of the conservation area. There would be objections to the scheme if any of the trees are felled or severely cut back. Conditions are recommended. (Conditions Nos 15-18)

WCC Archaeology:

There are no archaeological concerns arising from this proposal.

Natural England:

It is a requirement of all development to enhance the natural environment, as stated in the NPPF 2018, para 109. Bat and/or bird boxes are recommended as an appropriate level of enhancement.

The application is supported by a nitrogen budget and the proposals would result in 3.12 kg/N/year. Natural England is aware that your authority, as a competent authority, has undertaken an appropriate assessment of the proposal which concludes that your authority has been able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. It is understood that the authority has adopted a Grampian Condition to deal with the mitigation required to offset the nitrates surplus. Natural England raises no further concerns.

Hampshire Highways:

Access to the proposed house will be via the existing narrow driveway. A car parking area for 2 cars is proposed. It is noted that the car parking arrangement is extremely contained and the turning area is substandard with 3m manoeuvring clearance between the spaces and the retaining wall. Having to make such protracted manoeuvres may deter the use of the parking spaces.

Reversing onto Broad Street is not ideal however, reversing into/out on-street parking spaces takes place nearby. The Highway Authority considers that the additional reversing manoeuvres to/from the existing access will not materially affect the safety or operation of Broad Street. The Highway Authority does not recommend any conditions and raises no objections.

Southern Water:

The exact position of the water main and foul sewer must be determined on site before the proposed layout of the development is finalised. Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not discharge to a foul sewer.

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Representations:

New Alresford Town Council – objection.

- Considered to be overdevelopment of an already crowded site in the conservation area.
- The design damages the character of the burgage plot.
- The parking is not practical.
- There are parking issues already in the town.

7 representations were received objecting to the application (no new representations were received for the amended plans) for the following reasons:

- Disrupts the burgage plot;
- Overdevelopment;
- Insufficient parking and manoeuvrability within the site;
- Impact on neighbouring trees;
- Impact on the conservation area.

15 representations were received in support of the application (with no new representations received for the amended plans) for the following reasons:

- Well-designed and unobtrusive development;
- Precedent set for development on the burgage plot 100 years ago;
- Well-integrated and does not intrude on the privacy of neighbouring properties;
- Sustainable and sensible use of space;
- Avoids further development in the countryside.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles;
- MTRA1 – Development Strategy Market Towns and Rural Areas;
- MTRA2 – Market Towns and Larger Villages
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP16 – Biodiversity
- CP20 – Heritage and Landscape Character.

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;
- DM26 – Archaeology;
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands;
- DM27 - Development in Conservation Areas;
- DM28 – Demolition in Conservation Areas;

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- DM29 – Heritage Assets

Supplementary Planning Document.

WCC High Quality Places

Alresford Town Design Statement

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide

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 New Alresford. 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 a new dwelling is therefore acceptable.

Design/layout

The proposed dwelling is a one bedroom, single storey, detached, flat-roofed property situated to the rear of the listed building and its associated range of ancillary accommodation and other outbuildings. It runs adjacent to the boundary with 1 Mill Hill to the north.

As mentioned previously, the proposed development is situated part way down a former burgage plot, with the original dwelling, which is listed, situated to the front of the plot. There is access to the rear via a former carriage entrance which faces onto Broad Street. To the rear of the listed building are a series of single storey extensions and other ancillary buildings, including a detached two storey annex, which were built at various times throughout the 20thC.

Burgage plots are characteristically long and narrow, dating back from the medieval period, and typically consisted of a dwelling with shop at the front, with various outbuildings to the rear. In this case, there is evidence from historic maps dating from the mid-19thC up until at least the 1940s, that buildings were present within the burgage plot. Therefore, it is entirely consistent for there to be additional buildings within the rest of the plot. This complies with policy DS1, CP14, MTRA1, MTRA2 of LPP1 and DM1 of LPP2 in that it makes efficient use of existing land within the settlement boundary.

The design of the proposed dwelling is simple, with flat roofed elements and associated parapets. In terms of materials, the north wall will be constructed in a red-multi brick, with painted white render on the other 3 elevations and brick capping. The addition of a chimney adds an additional design detail but does not result in an overly-dominant

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domestic feature. Whilst the single storey form of the proposed dwelling is not broadly typical of the surrounding built form, as it sits well within the plot and has the appearance of an ancillary building, it is considered that the lower profile and flat roof and in addition, the choice materials, is appropriate for the location and context of the proposed dwelling. This, then, would accord with policies CP13 and CP20 of LPP1, as well as DM16 of LPP2 in that it responds positively to the character of the local environment both within and surrounding the site.

The parking area is situated immediately to the east of the proposed dwelling. The materials to be used here are block pavements, with additional soft landscaping closer to the dwelling. The parking area will be accessed from the existing drive, which then carries on up the gentle slope to the dwelling and will be surfaced in bound gravel. Existing soft landscaping will be retained where possible and a terraced area is proposed adjacent to the south-west elevation of the dwelling.

Impact on character of area and Heritage Assets

The proposed dwelling is situated to the rear of the existing buildings and is therefore not visible from the public domain.

The site is located in the New Alresford Conservation Area and therefore the impact of the development on the character and setting of the Conservation Area is an important consideration. Key Issues in this respect are (S.72 P(LBCA) Act 1990, where special attention should be paid to the desirability or preserving or enhancing the character or appearance of that area; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16).

A key component of the character of the conservation area is number of mature trees, which are considered to contribute positively to its character. The loss of any of these significant trees resulting from the proposed development cannot be supported and additionally, the trees are afforded protection by their situation within the conservation area. The impact on the trees and associated landscaping will be discussed in further detail below.

The design of the proposed dwelling contrasts in design and form from that which is evident in the surrounding area however, the simplicity of the design and materials ensures that it is not an overly-dominant feature within the surrounding area. The Historic Environment officer made comments with regards to the increase in ground level to the west of where the proposed dwelling is to be located. The finished floor level will be level with the higher part of the plot, which rises to be approx. 1m higher than the ground level to the east. Notwithstanding this however, the single storey flat roofed design is still considered to be low enough to not be overly visible from within the gardens of neighbouring properties and is considered to be acceptable in this regard.

According to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is not considered to cause significant harm to the setting of the existing listed building, being of a design that is not considered to compete with that building and also, being situated a substantial distance away along the garden. The neighbouring
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properties are also listed however, it is considered that the positioning of the proposed dwelling further back within the plot and the low profile ensures that there is less than substantial harm caused to the setting and significance of these buildings. The proposed access makes use of the existing carriage entrance, where it is expected that vehicular ingress/egress to the site would occur.

Therefore of pertinence to this application proposal in the context of the surroundings are matters pertaining to heritage noting that the proposed development is located within the curtilage of a Grade II listed building, adjoins two Grade II listed buildings and is within the setting of listed buildings on either side and adjacent. As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm "considerable importance and weight".

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development conserves and enhances heritage assets and their settings.

49 Broad Street is a Grade II listed building, dating from the 18thC but with an early 19thC frontage. It has a plain doorway with an early carriage entrance to the side and it was originally a small house. It is a former burgage plot and the existing buildings attached and to the rear have been converted into residential use, including a former barn which is now 2 flats.

The key elements of historic significance are along the street frontage, including the carriage entrance, where the appearance of the original dwelling has been largely preserved. Once into the plot, the series of attached extensions and detached former barn and other outbuildings, makes use of the linear character of the burgage plot and it is known from historic maps that there was a further building to the west of the site.

On either side of the plot are two listed buildings – no 47 Broad Street which is Grade II listed and dates from the early 18thC, no 1 Mill Hill which is also Grade II listed and nos 3, 5 and 7 Mill Hill which all form part of a single medieval building and are Grade II* listed.

It is not considered that there would be any substantially harmful impact upon the settings of the listed buildings, given the location of the proposed building within the plot, away from the immediate setting of those buildings. The profile of the proposed building is low and the design is simple, therefore does not compete with the special qualities of the other listed buildings.

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The trees within the plot and within adjacent properties are protected by their situation within the conservation area and are considered to form a key part of the character of the conservation area. An Arboricultural Impact Assessment and Method Statement has been submitted confirming the areas of root protection during construction and that there will be low impact foundations. This will ensure that there will be no harm to the protected trees or their amenity and therefore their contribution to the character of the Conservation Area is conserved.

The proposal is therefore considered to conserve the character of the conservation area and setting of the listed building in line with the key issues as stated above and is considered to comply with policy CP20 of LPP1 and policies DM27, DM28 and DM29 of LPP2.

Impact on Neighbour Amenity

With regards to neighbour amenity, the main adjoining properties are 47 Broad Street to the south-east, 1 Mill Hill and nos. 3-7 Mill Hill to the north-west and no 17 Valdean Park to the south-west.

In assessing the potential impact of the development upon the amenities of the occupants of 17 Valdean Park, it is noted that the proposed dwelling will be situated slightly more than half way down the entire plot – approx. 52m. A site visit was undertaken at this property by the case officer, in order to assess the potential level of impact. There are views from the outdoor amenity area of this property into the rearmost part of the garden at no 49. These are partially obscured by mature trees and shrubbery and the distance from the proposed dwelling is approx. 45m. This part of the plot is not included as part of the proposed development and will remain in use as a garden.

It is therefore not considered that there would be a significant impact upon the amenities of the resident at 17 Valdean Park.

The next adjacent property is 47 Broad Street. In regards to additional noise and visual impact upon the views from the garden of no 47, the existing access into the site does not appear to have been used by motor vehicles for some time and in order to make it wide enough to accommodate a car, it will be necessary to remove some of the garden shrubbery towards the front of the side boundary of the application site. The proposed dwelling will be situated further back into the site and the existing beech hedging and trees are to be retained and protected during construction at this point. The dwelling has only 1 bedroom so it is unlikely that there will be multiple vehicles using the access or parking area. The flat roof of the proposed dwelling is also situated below the hedge line, other than the chimney which exceeds it slightly. It is therefore not considered that there would be any significant harm caused to the amenities of any resident of no 47 by means of overlooking, or by excessive noise resulting from the increased use of the existing vehicular access.

Property numbers 1, 3, 5 and 7 Mill Hill are situated to the north-west of the site. No 1 Mill Hill sits further back into its plot than 49 Broad Street, being approx. level with the existing single storey extension. The proposed dwelling would be situated further back into its plot than the neighbouring dwelling however, there is a concern from the neighbour that due to its proximity to a number of large trees on no 1's side of the boundary, the development would damage or kill those trees and therefore also result in a loss of privacy to the rear of that property.

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An Arboricultural Development Survey was undertaken and Impact and Method Statement produced which identify the risk to trees on either boundary and also within the plot itself. A number of recommendations have been made with regards to the protection of trees during construction and also, the appropriate foundations and surfacing to be used as part of the development. Further details of this will be given below.

The proposed dwelling will sit below the existing hedge, other than the chimney. As before, it is not considered that there would be any significant harm caused to the amenities of this property by means of overlooking or excessive noise.

Finally, nos 3-7 Mill Hill share a boundary with the application site however, they are situated towards the front of their plot and to the north-west of no 1 and therefore, it is not considered that there would be any significant harm caused to the amenities of these properties.

Landscape/Trees

An Arboricultural Development Survey was undertaken and Impact and Method Statement produced which identify the risk to trees on either boundary and also within the plot itself. This identified the affected trees and the areas of root or other parts of the trees that would be impacted by the proposed development. In these areas, low impact foundations would be laid where required and low impact surfacing in those areas which need it, which would require a cellular root protection system or similar. Temporary ground protection will be required for those areas that may be directly or indirectly affected by construction activities. Standard conditions requiring site inspections and the necessary adherence to the recommendations set out in the Impact and Method Statement will form part of any consent.

This complies with policy DM24 with regards to the protection of Special trees, as well as DM27 with regards to the retention of trees as an important part of maintaining the character of the conservation area. (Condition Nos 8-11)

Highways/Parking

In regards to the use of the existing access from Broad Street into the site, a limited parking and turning area is proposed to the east of the dwelling.

The Highway Authority did not raise an objection in respect to the affects on the safety or operation of Broad Street.

Two parking spaces are provided which would likely result in some additional manoeuvring within the proposed parking area in order to be able to leave in a forwards gear. However only one space is needed to comply with parking standards for a one bedroom property and so this arrangement is considered acceptable and to accord with Policy DM18 of LPP2.

The materials to be used in the parking area are block paviours, with additional soft landscaping closer to the dwelling and the driveway surfaced in bound gravel. Existing soft landscaping will be retained where possible and a terraced area is proposed adjacent to the south-west elevation of the dwelling. Given the constraints of the site for manoeuvring and this layout design it was considered preferable not to reduce the parking area to improve its size ratio to the proposed dwelling.

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Drainage.

The mains sewer runs along the south-eastern boundary, restricting the area that can be excavated in order to accommodate the new building. This requires an easement of 10ft (3m) to either side, where development is not permitted. To resolve this issue, the existing tarmac driveway will be retained and extended from the parking area along the same line, but covered in bound gravel and will not require any excavation. Manhole covers will be accessible at all times. Southern Water has not raised any objection to this.

Soakaways should be investigated for surface water drainage and infiltration testing will be required. This can be secured by means of an appropriately worded condition (Condition No14).

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 3.12 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.

Ecology.

The site is not within or immediately adjacent to, an ecologically designated area. However, insufficient information has been submitted with regards to any ecological mitigation or enhancement measures to be installed as part of the development. Given the sylvan nature of the site and surrounding area, it is likely that there may be foraging bats passing through the site. It is therefore recommended that a Biodiversity Enhancement Plan giving details of bat boxes, bird boxes and any other enhancements such as native species planting, should be submitted prior to the commencement of works on site. This will be secured by condition no.7.

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

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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 proposed development is considered to be in accordance with the development plan and national planning policy and is recommended for approval.

Recommendation

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

Conditions

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

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

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

Floor Plan and Site Plan As Existing Dwg No: D0435 Rev 01 received 08.04.2020
Proposed Dwelling to the Rear of the Existing Dwg No: D0436 104 Rev A received 08.04.2020;
Proposed Dwelling Elevations Dwg No: D0436 105 Rev A received 08.04.2020;
Section and Foundations Dwg No: received 08.04.2020.

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

3. No works shall commence on the new dwelling hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, supplemented by labelled samples to be agreed in writing by the Local Planning Authority prior to the relevant parts of the works commencing.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the special architectural / historic interest of the setting of the listed building and the character and appearance of the conservation area in accordance with Policies DM27, DM28, DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

4. 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

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- 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.

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

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

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

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

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

Reason: To maintain and protect biodiversity.

8. The trees shown to be retained on the approved site plan (**drawing ref: Tree Constraints Plan dated Sept 2019**) shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be

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protected during building operations by the erection of fencing as shown on the approved site plan in accordance with BS 5837.

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

9. 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 **Arboricultural Impact Assessment dated Sept 2019**. Telephone 01962 848403

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

10. 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

11. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Assessment and Method Statement by Plane Arboriculture Limited, dated 15 October 2019, ref no: AIAMS19-1011.

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

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

- Hard surfacing materials;
- means of enclosure, including any retaining structures;
- car parking layout;

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

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

13. 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 Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

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

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14. 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 details shall include infiltration rates for surface water soakaways.
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.

15. No works shall commence on the new dwelling hereby approved until full joinery details, at a scale of 1:5, including section/profile details where necessary and all types of finishes, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the special architectural / historic interest of the setting of the listed building and the character and appearance of the conservation area in accordance with Policies DM27, DM28, DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

16. No new grilles, security alarms, lighting, cameras, satellite dishes or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To prevent harm to the character and appearance of the setting of the listed building.

17. All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast metal, painted black unless previously otherwise approved.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the setting of listed buildings and the conservation area.

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

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

Informatives:

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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, CP13, CP14, CP16, CP20, MTRA1, MTRA2,
Local Plan Part 2 – Development Management and Site Allocations DM1, DM16, DM17,
DM18, DM26, DM24, DM27, DM28, DM29

High Quality Places SPD

Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF Section 16

3.

This permission is granted for the following reasons:

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

4.

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

5.

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

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

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

6.

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.

7.

The granting of consent means that the works are acceptable in arboricultural and planning terms. It does not give the person making the application an automatic legal right

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to enter third party land to carry out the work. The question of ownership is a civil matter rather than a planning issue and, other than cutting overhang, the person carrying out the work must also obtain the landowner's permission in addition to any consent under the tree preservation order legislation. This consent relates to the land on which the trees are growing and the landowner may also carry out the consented work if they so wish, although the land entry restrictions may still apply where a tree is growing over an ownership boundary