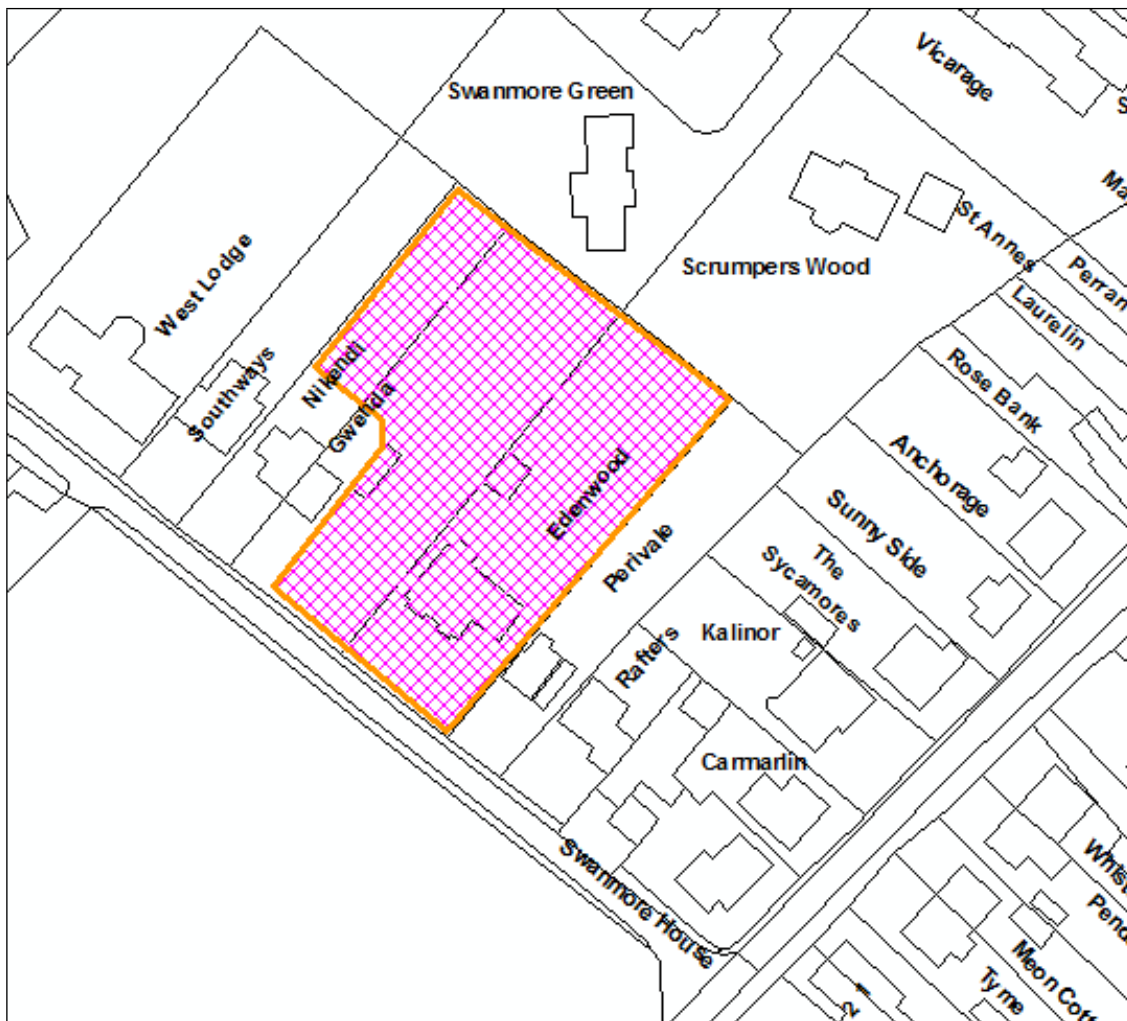


Case No: 17/01175/FUL
Proposal Description: (AMENDED PLANS DESCRIPTION) Full Planning Application for the demolition of the existing bungalow and the redevelopment of the site together with land to the rear of Gwenda and Nikendi to include 7 residential units (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Address: Edenwood Broad Lane Swanmore SO32 2PD
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mr & Mrs Mark Enfield
Case Officer: Mr Simon Avery
Date Valid: 17 May 2017
Site Factors:
Recommendation: Application Permitted

AMENDED PLANS DATE:- 6th February 2018



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General Comments

Application is reported to Committee as the number of objections, received was 25.

Amended plans have been received reducing the number dwellings from 10 to 7 and changing the layout and detailed design of the buildings.

Site Description

This site is within the village of Swanmore and consists of an existing property called Edenwood and its curtilage plus the rear gardens of the neighbouring properties to the north west called Gwenda and Nikendi. The curtilage land is relatively flat and mostly clear apart from a few small outbuildings to the rear of the dwelling and some small scale garden planting. It is enclosed by a mixture of close boarded fencing and hedgerows. There are trees and more substantial planting in neighbouring gardens.

To the south east on the other side of Broad Lane is Swanmore recreation ground. There are other dwellings on either side of the site facing the recreation ground. These properties vary in size and style, although most are detached. There are large detached properties set in large gardens to the rear located on a cul-de-sac called Church Road.

Broad Lane is an unadopted road linking New Road to Lower Chase Road. It is fairly narrow and leafy in character with no footway. A public footpath (Footpath 8) runs through Broad Lane.

Proposal

The application as revised is to demolish the existing bungalow on site and construct 7 detached dwellings. These will consist of 3 four bedroom houses and 4 three bedroom houses as follows:

- Plot 1 - 4 bedroom house 162 m²
- Plot 2 - 3 bedroom house 136 m²
- Plot 3 - 3 bedroom house 138 m²
- Plot 4 - 3 bedroom house 136 m²
- Plot 5 - 4 bedroom house 150 m²
- Plot 6 - 3 bedroom house 115 m²
- Plot 7 - 4 bedroom house 142 m²

Each house will have private garden and off-street parking spaces (26 in total). The houses are all two storey in height.

Relevant Planning History

16/02046/FUL - Ground floor extension and addition of first floor to Edenwood. PER 15th November 2016.

Consultations

WCC Engineers: Drainage

- This is a significant increase in loading for foul drainage therefore we will need to see confirmation from Southern Water that the system has enough capacity, along

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- with permission to connect.
- There is no risk of flooding so no need for a Flood Risk Assessment and no groundwater issues either.
- More details of surface water are required but these can be dealt with by condition.

WCC Engineers: Highways

- No objections.

WCC Head of Environmental Protection

- No objections.

WCC Head of Landscape - Ecology

- The submitted ecology report concludes that no roosting bats have been identified.
- Recommendations within the report shall be adhered to.
- Enhancement measures have been stated to provide net biodiversity gain, including provision for crevice-roosting bats.

WCC Head of Landscape

- This proposal is a significant improvement on the previous plans. The current scheme has been reduced from 10 to 7 dwellings. The street scene has been reduced from 4 to 3 dwellings, there is now a green frontage to the site and the amount of focal green space has been enlarged.

WCC Head of Landscape – Arboriculture

- Tree protection measures should be conditioned to be submitted and approved by the LPA before any works starting on site.

WCC Head of Historic Environment - Urban Design

- The siteplan has evolved and positively improved, however the elevations will need significant design development.
- Most elevations are discordantly designed with disproportionate and repetitive windows and the floor to ceiling heights will need revisiting to avoid unnecessary false gables. Further information on the materials is required.

WCC Head of Historic Environment - Archaeology

- No objections and no conditions required.

Hampshire County Council Countryside Services

- Objection on the grounds that this proposal would lead to the increased vehicular use of Broad Lane, to the detriment of walkers in terms of space, noise and exhaust fumes.
- However, if permission is granted a traffic management system must be secured and implemented through condition, involving the erection of signs warning drivers of the presence of pedestrians and the need to give way, the implementation of a low-speed limit, and the use of banksmen.

Southern Water

- No objections

Representations:

Swanmore Parish Council

Comments on revised scheme:

- All outstanding concerns have been addressed therefore we support the application.

15 letters received from 13 households objecting to the application for the following reasons:

- Overdevelopment / cramped site.
- Development of this scale and density will have a harmful impact on the rural the character and appearance of the lane.
- Inadequate provision or space on site for visitor car parking or refuse or emergency vehicle turning / overspill parking will occur in the lane.
- 3 storeys is unacceptable and second floor accommodation / rooflights / dormers are alien features which result in overlooking and poor design.
- The overall design of the houses is poor and uninspiring.
- The loss of frontage vegetation will be harmful to rural character.
- Landscape proposal need to be improved and hedgerows enclose boundaries.
- The additional volume of traffic will create a safety risk for the users of Broad Lane which is a footpath as well as a road.
- Concerns about viability of drainage / sewerage.
- Plot 1 is forward of the building line and will present a dominant feature along the lane.
- Inadequate bin storage.
- The proposed development contains too many houses which will dominate neighbouring properties and significantly reduce privacy in homes and gardens.
- Adverse impact on local natural environment / woodland / meadows
- Concerns about overlooking / overbearing impact / loss of light / noise from new residents
- Concern about inaccuracies on the plans, especially roof heights on the street view elevations.
- Increase in noise and exhaust fumes from the traffic.
- Conflict with Swanmore Village Design Statement
- Lack of recreational facilities in the village for new development.
- Proposal need to be designed to avoid light pollution.
- The development should provide affordable housing as it exceeds 1,000sqm.
- Will new occupiers contribute to the maintenance of the private lane.

15 Further letter received from 14 households objecting to the application as revised.

6 of these came from previous objectors, 10 from new objectors, 9 local residents who objected previously have not commented on the new plans.

The total number of objectors is therefore 25 from 23 households.

The additional letters acknowledged that the revised scheme is an improvement but generally the same concerns have been raised, as follows:

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- The turning space still looks too tight.
- Inadequate drainage details.
- Impact on green corridor.
- Light pollution.
- Overdevelopment / loss of greenery.
- Lack of room for substantial planting.
- Impact on traffic and parking.
- Precedent will be set for more backland development.
- Concern about overshadowing / overlooking / loss of privacy.
- Loss of boundary vegetation.
- Conflict with Swanmore Village Design Statement.
- Strict conditions controlling construction operation are needed due to the nature of the lane.

1 letter of support received for the revised scheme:

- Need for new homes in the heart of the village.
- The applicant has addressed all issues and submitted a well thought out plan.
- The scheme adheres to policy and the Village Design Statement
- The applicant has reduced the number of homes, lowered roof heights and designed a sympathetic street view.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles
 CP1 – Housing Provision
 CP2 – Housing Mix
 CP3 – Affordable Housing
 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, Water Environment
 CP20 – Heritage and Landscape
 CP21 – Infrastructure and Community Benefit

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

DM1 – Location of New Development
 DM6 – Open Space Provision for New Developments
 DM15 – Local Distinctiveness
 DM16 – Site Design Criteria
 DM17 – Site Development Principles
 DM18 – Access and Parking
 DM20 – Development and Noise
 DM21 – Contaminated Land
 DM26 – Archaeology

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Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- High Quality Places March 2015
- Swanmore Village Design Statement

National Planning Policy Guidance/Statements:

- National Planning Policy Framework

Planning Considerations

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

Principle of development

This site is within the settlement boundary of Swanmore where residential development is acceptable in principle.

Policy CP2 of the LPP2 requires the majority of units in a development to be 2 and 3 bedroomed houses. The scheme proposes 4 three bedroom houses and 3 four bedroom houses. As such, it is providing a majority of 3 bedroom dwellings and so is satisfactory in terms of policy CP2.

Current Government guidance says that contributions towards affordable housing should not be sought from small-scale developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area). The scheme falls below these thresholds and therefore provision towards affordable housing is not required.

Design/layout

The layout of the development has been revised considerably from the scheme first submitted. The original scheme proposed 10 houses with four along the frontage and 6 set back in the site. This was considered to be overdevelopment, evidenced by the cramped arrangement of the houses and other facilities, lack of an adequate turning area, lack of the required number of parking spaces, and inadequate space for suitable planting. Some of these proposed properties were also two and a half storeys in height which was considered to be too tall and prominent in this context and contrary to the Swanmore Village Design Statement which expects new houses to be no more than two storeys high.

The revised scheme now only proposes 7 dwellings which is a significant reduction.

It shows only 3 dwellings along the frontage. These are suitably spaced out from each other and the neighbouring properties either side. To the rear 4 dwellings are now proposed rather than 6. These will sit around a small green space with the back 3 of these units arranged in a small semi-circle and the central house siting side on in the

site adjacent to the central green space. This space will contain a reasonable sized tree and will act as a focal point, both in terms of the vista from Broad Lane and when within the site itself. The houses will all have private rear gardens and off street parking, either to the side of the houses or in garages which are set back within the plots of the 3 rear dwellings.

In terms of scale the properties are all now at a maximum of two storeys in height with no rooms in the roof. The three houses to the rear are smaller still with lower eaves and ridgelines. In appearance the houses are traditional in form but will have a distinctive style of architecture with the houses at plots 1, 3, 5, 6 and 7 all having asymmetrical front gables and the two houses at plots 2 and 4 having split level roofs. Features such as chimneys, dormer windows, flat roofed porches and narrow vertical windows are ordered and well proportioned. The houses are proposed to be finished in good quality traditional materials. This accords with the Swanmore Village Design Statement 2001 which says that *'architects should be encouraged to use natural materials to continue the tradition of interesting detail to relieve architectural blandness.'*

The Village Design Statement also says that:

'The relationship between the extent of the building(s) and the plot (the plot ratio) should not be increased to a point where garden space is significantly reduced, or where trees, hedges, views and space between buildings are compromised.'

While the revised scheme remains a tight-knit development, it is considered that the reduction in numbers and scale of the houses and the thoughtful layout allows this number of units to be accommodated on this site in a sympathetic way which accords with the Village Design Statement on this point. It also makes an effective use of land as required by policy CP14 of the LPP1.

The development is therefore considered to be respectful of its context. The two storey houses proposed along the frontage will fit comfortably within the street scene of houses along this part of Broad Lane. The layout of buildings to the rear forms a strong enclosure to this semi-public space but also has a more relaxed feel due to the curved building line of the back 3 dwellings. This form of development is not uncharacteristic of the village as there are various examples of backland development nearby, particularly as you get closer to the centre. This scheme itself backs onto a development of houses in a backland arrangement to the north off Church lane. It therefore adheres to further guidance in the Design Statement which says that *'new houses should merge with the existing residential pattern and be no more than two storeys high. Preferably set back from the road, the building form should respect existing building lines'*.

Overall, it is considered that the design and layout of the proposal is of high quality. As such it is considered to be in accordance with the Council's adopted design policy CP13 of the LPP1, policies DM15 to DM17 of the LPP2 and the guidance found in the Council's High Quality Places SPD and the Swanmore Village Design Statement.

Impact on character of area and neighbouring property

Given the conclusions above it is considered that the proposed development will make a positive contribution to the character of the local area as it will be sympathetic to its surroundings but will have a distinct identity, character and sense of place.

In terms of impacts on neighbouring property the scheme has been carefully designed to avoid adverse impacts on the surrounding existing properties and to ensure that the new houses within the site itself are suitably related to each other.

The 3 houses proposed along the front of the site will sit in the line of buildings here and so flank each other and the neighbouring houses on either side. These new houses are suitably spaced out in this arrangement from each other and the existing properties either side to avoid them being overbearing on each other. The existing properties have side windows facing the site and views from these would change and become more obscured by the new buildings. However, this is a normal street arrangement for buildings to flank each other and so this change of outlook is not considered unacceptable.

In terms of inter-visibility between side windows, ground floor windows would be screened by fencing or other boundary treatment while the first floor side windows on the 3 new houses would be limited to small ones serving bathrooms, a stairwell and one bedroom window on plot 7 which will only look towards a bathroom window on the side of plot 1 which would be obscure glazed. The neighbouring properties either side have upper windows facing the site but they won't look into or be overlooked by any windows.

These 3 houses at the front will have windows facing to the rear but these will look over their own private back gardens.

The 4 houses proposed to be located further back into the site would be visible from existing properties and their gardens. However, these proposed buildings are all set in sufficiently from the boundaries to ensure that they would not appear unduly overbearing or intrusive when viewed from neighbouring properties, nor will they result in any loss of light. The closest houses to boundaries will be at plot 3 and 4 where the new dwellings will be 5 metres from the rear boundaries of the site. However, the neighbouring properties to the rear are sat within fairly large plots and the fairly modest scale houses being proposed would not appear overbearing or unduly intrusive in this arrangement. Long rear gardens flank the site at either side and the development would not have an unacceptable impact on these. Garages are located closer to boundaries but these are smaller structures and will not have an unacceptable impact on neighbouring amenity.

These 4 houses have also all been designed as primarily single-aspect buildings at first floor level so none of them have first floor rear windows and only the house proposed at plot 5 has a side window (serving a bathroom). Therefore, apart from this bathroom window, all of the first floor windows from these houses face forwards and will overlook the shared driveway / central space within this development. There will therefore be no overlooking of neighbouring properties to the rear.

Therefore, it is not considered that the development would result in any adverse impacts on residential amenity.

Landscape/Trees

The revised layout provides for a suitable degree of planting. There will be a strong green edge to the site with trees and planting along the frontage. The driveway into the site will be softened by some planting either side. Within the centre of the site will be a small area of green designed to accommodate a reasonable sized tree. The various private gardens also provide opportunity for more planting. This landscape strategy is considered to be appropriate, reflecting the green frontages of other properties on the

lane and compensating for the increased amount of built form through good planting within the site.

In terms of existing trees, there are only small garden trees in the site which do not need to be retained. There are larger trees in surrounding gardens but these would not be affected by the new dwellings or garages and can be protected from construction activity by standard tree protection measures.

Highways/Parking

The design layout is acceptable from a highway point of view. The proposed access onto Broad Lane is acceptable and the revised scheme ensures that there is sufficient turning on site to accommodate the typical swept path of a large refuse freighter.

The layout provides 26 parking spaces which is ample in terms of meeting the Council's Residential Parking Standards.

HCC Countryside Services have objected on the grounds that this proposal would lead to the increased vehicular use of Broad Lane. Swanmore Footpath 8, which is a public right of way, *runs through this lane with no separate footpath and the concern is that additional traffic would be* to the detriment of walkers in terms of space, noise and exhaust fumes. However, this route already acts as a roadway serving numerous dwellings and a reason for refusal based on the impacts of this additional traffic would not be sustainable. Use of the lane by construction traffic would be controlled through a construction management plan which is required by condition 3.

Other Matters

Drainage

This site is not in an area at risk of flooding and there are no groundwater issues. Further details of drainage are required through condition 11.

Ecology

An ecological report has been submitted in support of the application which clarifies that the development will not have any adverse impacts on biodiversity but makes some general recommendations for contractors to follow. Condition 17 requires the measures to be adhered to and condition 14 requires a biodiversity enhancement plan to be submitted for approval.

Contamination

This site is located in an area known for brick and tile manufacture, with a number of sand and clay pits shown on the historic maps within the vicinity of this property. Given this, there is a potential for contamination associated with made ground and the former brick works to exist in this area and it is recommended that a safeguarding condition be attached (condition 18) requiring the developer to cease development if ground conditions or materials suggest potential contamination.

Conclusion

This site is within the settlement boundary for Swanmore where development is acceptable in principle and the revised scheme is of high quality and will make a positive contribution to the character of the local area and help provide much needed housing.

Recommendation

Application Permitted subject to the following conditions:

Time Limit

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).

Approved Plans

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

- Proposed Site Plan 7 Dwellings 448.180 Rev L
- Proposed Traffic Plan and Refuse Plan 448.180.1 Rev L
- Proposed Site Plan 7 Dwellings Street View Elevations 448.181 Rev L
- Proposed Street View 448.182 Rev L
- Plot 1 Five Bedroom House 448.250 Rev L
- Plot 2 Three Bedroom House 448.251 Rev L
- Plot 3 Three Bedroom House 448.252 Rev L
- Plot 4 Three Bedroom House 448.253 Rev L
- Plot 5 Four Bedroom House 448.254 Rev L
- Plot 6 Three Bedroom House 448.255 Rev L
- Plot 7 Four Bedroom House 448.256 Rev L
- Plot 1 Elevations 448.350 Rev L
- Plot 2 Elevations 448.351 Rev L
- Plot 3 Elevations 448.352 Rev L
- Plot 4 Elevations 448.353 Rev L
- Plot 5 Elevations 448.354 Rev L
- Plot 6 Elevations 448.355 Rev L
- Plot 7 Elevations 448.356 Rev L
- Design & Access Statement Revision 1 141/P/448 February 2018
- Ecological Report by Johns Associates J00282/V2 7th June 2018

Reason: To define the scope of this permission.

Conditions to be discharged before Development Commences

3 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- a) A schedule for all pre-commencement works including any ecological mitigation measures, tree and hedgerow protection, highway and access works and drainage or other utilities works. The schedule shall specify timings and dates and provide a methodology for co-ordinating these activities.

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- b) A schedule for further stages of the development, including land restoration at the completion of construction works. The schedule shall specify timings and dates and methods of construction.
- c) Measures to be undertaken to minimise impacts on surrounding land.
- d) Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- e) Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- f) Dust suppression, mitigation and avoidance measures.
- g) Measures for minimising construction waste and provision for the re-use and recycling of materials.
- h) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- i) A traffic management plan for construction vehicles entering and leaving the site, including details of construction access, times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- j) Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- k) Code of Construction Practice for all works and operations on the site.
- l) Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- m) Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction Management Plan shall 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.

4 Prior to development starting on site, or other works such as demolition, clearance or site preparation, 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, shall be submitted to and approved in writing by the local planning authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

5 Prior to development starting on site, or other works such as demolition, clearance or site preparation, tree protection measures (which accord with BS5837:2012 Trees in relation to design, demolition and construction) shall be installed in accordance with details first submitted to and approved in writing by the local planning authority. The tree protection measures shall remain in place for the duration of construction works.

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

6 Prior to development starting on site, detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4

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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 unless otherwise agreed 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 requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

7 Prior to occupation of any of the dwellings, details of both on-site hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include the following, as relevant:

- existing and proposed finished levels or contours
- means of enclosure
- hardsurfacing materials
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc)
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc)

Soft landscape details shall include the following as relevant:

- planting plans
- written specification (including cultivation and other operations associated with plant and grass establishment
- schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate
- retained areas of grassland, hedgerow and trees
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping 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.

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

Conditions to be discharged Prior to Construction above Slab Level

8 Prior to construction above slab level, samples of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority. The materials shall meet the following criteria:

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- Roof materials shall be clay plain tiles and/or natural slates.
- 'Soft stock' type bricks shall be used for the buildings and boundary walls shall be constructed in matching brick.
- Tile hanging and dormer roofs shall be finished in tiles to match the main roof of each dwelling.
- No GRP shall be used on the external faces of chimneys, porches, canopies or bay windows.
- All windows frames shall be recessed from the elevations by a minimum of 75mm and details of the colour of the windows, doors, garage doors, fascias, soffits and rainwater goods shall be submitted for approval.

The development shall be built in accordance with these approved details.

Reason: To ensure that the external appearance of the building are of a high order on this sensitive edge of village site and in order to comply with the guidance in High Quality Places Supplementary Planning Guidance March 2015.

9 Prior to construction above slab level, details of the design, materials, colour and position of the following features shall be submitted to an approved in writing by the local planning authority:

Solar panels and their fixings.

Metre boxes/cabinets.

Gas pipes on external walls seen from the public realm.

Works shall be undertaken in accordance with the approved details before each building is occupied.

Reason: To ensure that the external appearance of the building from the public realm is of a high order on this sensitive edge of village site.

Conditions to be discharged prior to the Occupation of the Dwellings

10 Prior to occupation of each dwelling, detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the home meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the local planning authority. The development shall be 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 requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11 Prior to occupation of any of the dwellings, a scheme for the disposal of foul and surface water shall be fully implemented, managed and maintained in accordance with details first submitted to and approved in writing the local planning authority. The scheme shall include:

- a) Confirmation from Southern Water that capacity exists in the foul system for foul drainage and confirmation of permission to connect to this system.
- b) Drainage plans and calculations for the surface water drainage.

Reason: To ensure satisfactory provision of drainage.

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12 Prior to occupation of any of the dwellings, a Lighting Scheme shall be submitted to and approved in writing by the local planning authority. All lighting shall be installed, maintained and operated in accordance with the approved Lighting Scheme.

Reason: To prevent light pollution in the interests of the appearance of the area, biodiversity and residential amenity.

13 Prior to occupation of any of the dwellings, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public or nature conservation significance.

14 Prior to occupation of any of the dwellings, a biodiversity enhancement plan shall be submitted to and approved in writing by the local planning authority. This shall include details of how the enhancement features shall be managed and retained. Works shall be undertaken and maintained in accordance with these approved details.

Reason: In the interests of biodiversity.

15 Prior to occupation of any of the dwellings, the parking areas including garages shall be provided in accordance with the approved plans 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 residences.

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

16 Prior to occupation of any of the dwellings, 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.

Development limits

17 Works shall be carried out in full accordance with the specific recommendations, mitigation measures and timetable as set out in Section 4.0 of the Ecological Report by Johns Associates J00282/V2 Dated 07.06.18.

Reason: in order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

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18 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the local planning authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives

1 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.

2 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.

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles

CP1 – Housing Provision

CP2 – Housing Mix

CP3 – Affordable Housing

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, Water Environment

CP20 – Heritage and Landscape

CP21 – Infrastructure and Community Benefit

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

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DM1 – Location of New Development
DM6 – Open Space Provision for New Developments
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM20 – Development and Noise
DM21 – Contaminated Land
DM26 – Archaeology

Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- High Quality Places March 2015
- Swanmore Village Design Statement

National Planning Policy Guidance/Statements:

- National Planning Policy Framework

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>

7 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.

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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

8 A formal application for connection to the public sewerage system is required in order to service this development. The applicant is required to initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

9 There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.

10 Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.

11 No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.

12 If there is likely to be an effect on the footpath in terms of dust, noise or other obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the footpath, the applicant should contact the County Council directly to discuss the Temporary Closure of the footpath for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>

13 Hampshire County Council, as Highway Authority, is not obliged to provide a surface suitable for the passage of vehicles. It only has a duty to maintain a right of way to a standard commensurate with its expected normal public use.

14 All vehicles, including those of contractors and deliveries, which would be accessing the site via a public right of way, should give way to public users at all times.

15 Any damage caused to the surface of the public right of way by construction

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traffic will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build.

16 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.