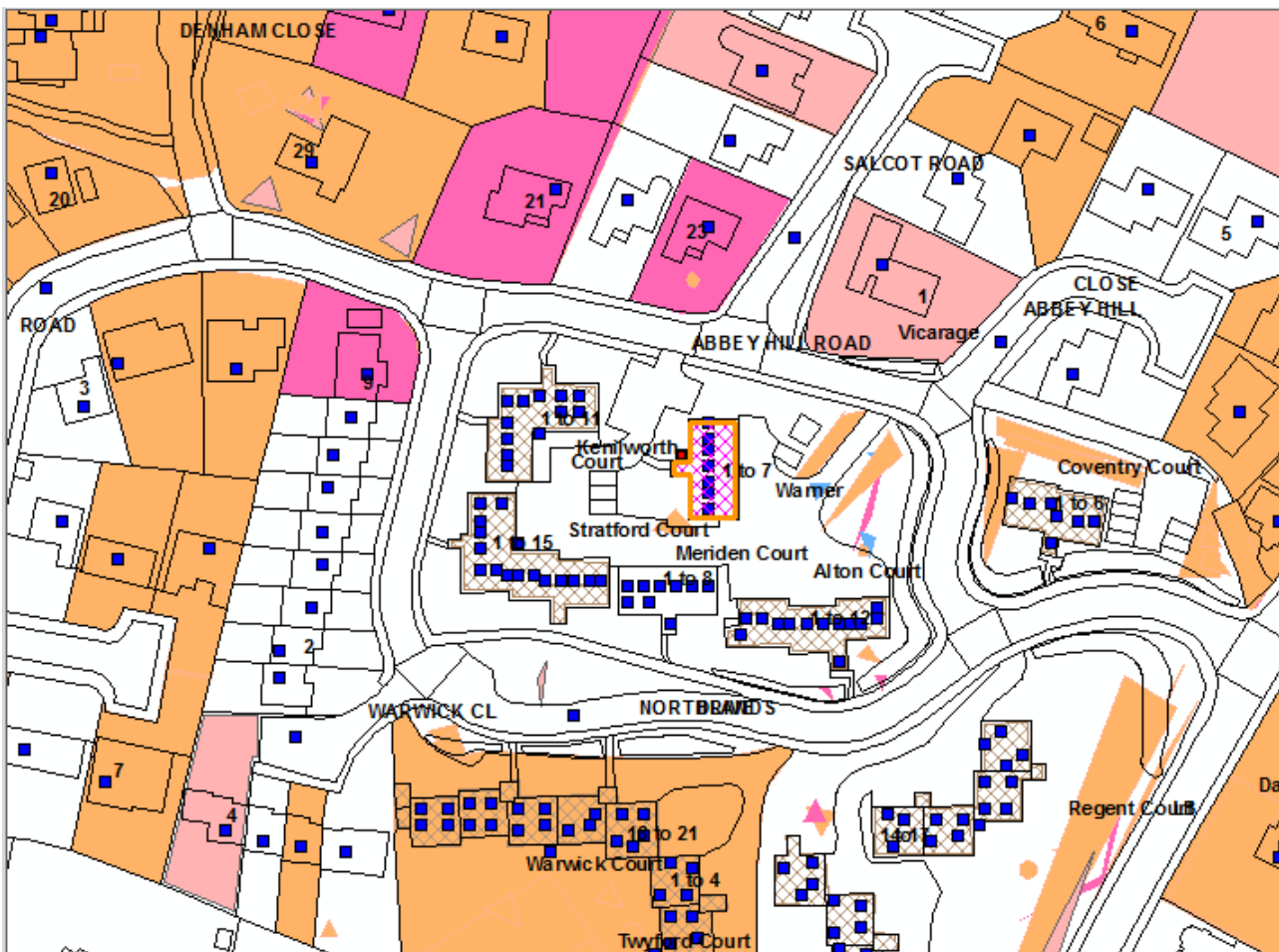


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 20/01532/FUL  
**Proposal Description:** Replacement of timber & metal balcony screens with glass screen/steel handrail and steel posts  
**Address:** Warner Court Northlands Drive Winchester SO23 7AX  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** Malcolm & Irving Carter  
**Case Officer:** Cameron Finch  
**Date Valid:** 23 September 2020  
**Recommendation:** Permit

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDRKG6BPLMD00>

**Pre Application Advice:** No



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**General Comments**

Application reported to Committee as a Winchester City Council Officer is a resident of this block of flats.

5 additional applications have been submitted to the Council for the replacement of balcony screens with the same materials proposed within this application at 5 neighbouring blocks of flats. They are currently pending consideration. The application references are:

20/01529/FUL – Regent Court  
20/01528/FUL – Stratford Court  
20/01530/FUL – Alton Court  
20/01531/FUL – Coventry Court  
20/01533/FUL – Kenilworth Court

3 further applications have been submitted to the Council to replace the balconies of 3 nearby blocks. These propose with powder coated steel vertical bar design. The application references are:

20/02285/FUL – Farringdon Court  
20/02286/FUL – Twyford Court  
20/02287/FUL – Warwick Court

**Site Description**

Warner Court is a block of seven flats located on Northlands Drive in Winchester. Constructed in 1967, external walls are finished in flush brick with a double hipped roof finished in concrete tiles. There are integral garages at ground level with flats above on the remaining three storeys. The block sits among a wider development of flats each with a similar design, form and material palette which has created a consistent character. The block sits at a lower ground level to the public highway to the North and the land slopes away gently to the East. A row of residential dwellinghouses are sited to the North on the opposite side of Abbey Hill Road.

**Proposal**

The proposal seeks to replace the existing timber and metal screens serving six flats located on the Eastern facing elevation as they do not comply with modern day Building regulation requirements and present a Health and Safety concern. The existing screens are replaced to be replaced with 10mm clear toughened glass screens and a post & rail system fixed to both walls in a satin stainless steel finish. The proposed screens measure approximately 1.1 metres in height.

**Relevant Planning History**

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None

**Consultations**

None

**Representations:**

City of Winchester Trust: The Trust has no comment on this application.

0 letters received objecting to the application.

**Relevant Planning Policy:**

Winchester District Local Plan Review  
DS1

Winchester Local Plan Part 1 – Joint Core Strategy  
DM15, DM16, DM17

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Other Planning guidance  
High Quality Places Supplementary Planning Document (2015)

**Planning Considerations**

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The block of flats is located within the settlement boundary and residential development is generally acceptable, subject to there being no unacceptable adverse impacts on the character and appearance of the area or neighbouring amenity.

Design/layout

The proposed balcony screens present a more contemporary character than the existing railings. It is considered that the proposal represents a visual enhancement to the appearance of the building. The proposed materials corresponded well with the existing brick work of the host building and surrounding structures, presenting a clean and modern

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appearance. The proposal enhances resident's use of their balcony by proposing a visually pleasing, and safer, design solution over the existing balconies. The proposed design and material palette of the development is not harmful to the character of appearance of the block. It is compliant with policies DM15 and DM16 of WDLPP2.

Impact on character of area and neighbouring property

The proposed development is highly visible from the public realm with opportunities to view the block from Abbey Hill Road to the North and to the East. Limited screening is provided by mature trees to the East of the proposal site. The proposed materials relate well to those utilised on neighbouring buildings ensuring the proposal complies with the surrounding context. Applications for the blocks to the East, South and West propose identical materials which will ensure consistency within the street scene and avoid harm the area's character. The proposal is acceptable in terms of its impact upon the character of the surrounding area.

It is not considered that the proposal has a significant impact upon neighbouring amenity. The balconies are Eastern facing and do not address nearby residential dwellings. Residents already have use of their balconies and it is not considered the proposal presents an additional overlooking impact.

Based upon the above assessment, the proposed development is not harmful to the character and appearance of host block of flats, nor the surrounding area. The proposal is compliant with policies DM15, DM16 and DM17 of WDLPP2.

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 our duty.

**Recommendation**

Permit subject to the following condition(s):

**Conditions**

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

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

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

Location Plan received 20 July 2020

WARNER COURT EAST - PROPOSED BALCONIES ELEVATION received 23 September 2020 drawing no. 301 REV A

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 7 (materials) of the associated application forms.

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

**Informatives:**

1.

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

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

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

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17 (add policies as required)

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.

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

6.

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

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

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

7.

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