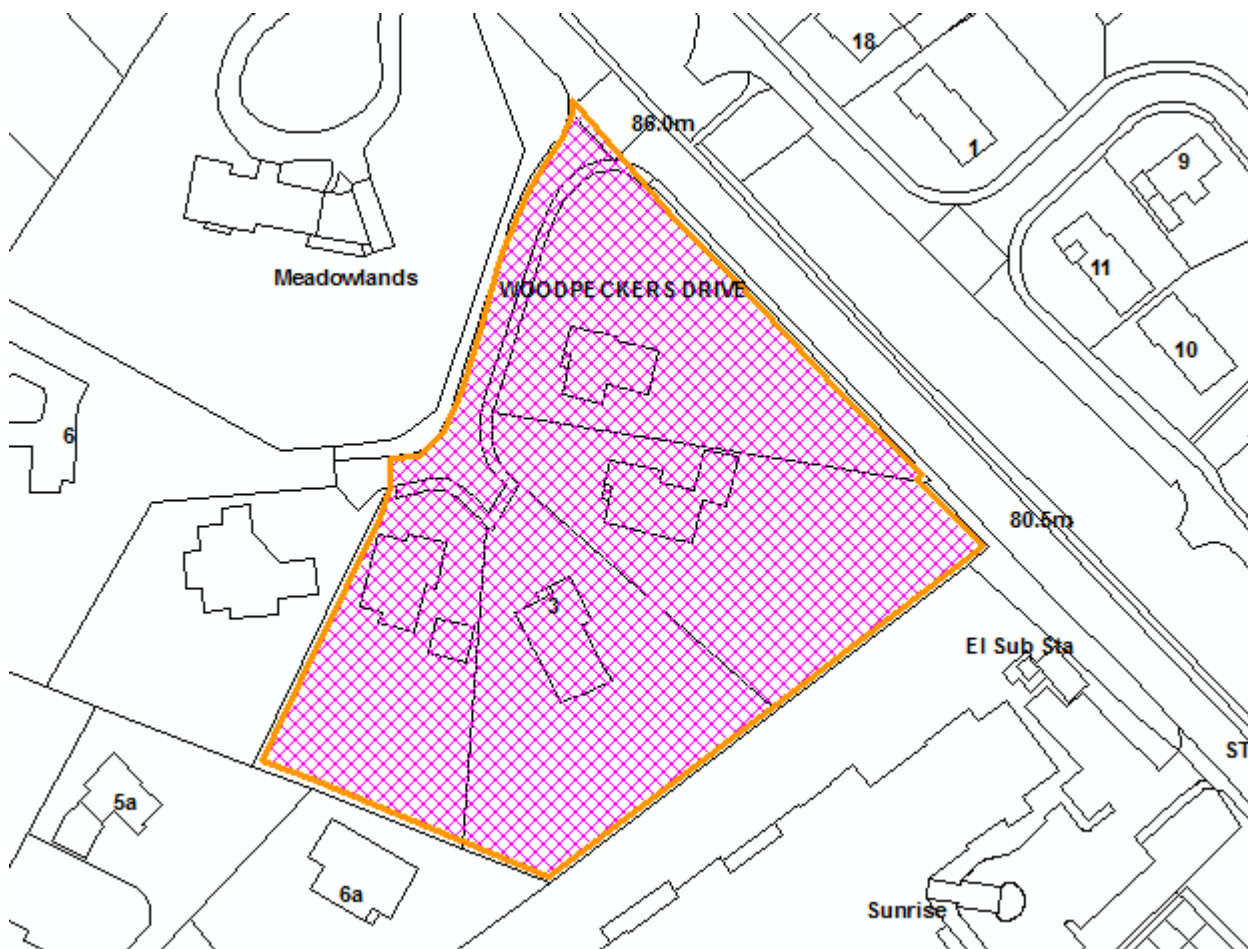


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**Case No:** 20/01554/FUL  
**Proposal Description:** (Amended plans) Demolition of existing four dwelling houses and the erection of nineteen dwellings, with associated access, parking and landscaping  
**Address:** 1-4 Woodpeckers Drive Winchester SO22 5JJ  
**Parish, or Ward if within Winchester City:** St Barnabas  
**Applicants Name:** Mr Chris Rees  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 30 July 2020  
**Recommendation:** Application Permitted

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**Pre Application Advice:**



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## General Comments

**Application is reported to Committee as the number of objections, received 7 overall after a further consultation with amended plans.**

Amended plans have been submitted with regards to this application in response to comments made by the Design Review Panel and Officers.

The amended plans include the reduction of units by two, reducing it from 21 to 19 units, the addition of new garages to serve Plots 13 to 16 with new landscaping fronting Woodpeckers Drive, minor amendments to the alignment of the access road to the basement car park, additional landscaping to the front of plots 13-16, staged the semi-detached houses (9 plots 13-16) and introduced render to plots 14 and 15 and also moving plots 18 and 19 further away from Dean Close by approx. 1m.

There was recently another application on this site for the 'Erection of extra care/assisted living accommodation for older people with communal facilities and car parking' (19/00986/FUL). This application has been withdrawn.

## Site Description

The site 1-4 Woodpeckers consists of 4 large dwellings in large plots within a cul-de-sac of similar dwellings just off Stockbridge Road to the north east of the site.

To the south east of the site is also a care home, which is a large building, known as 'Sunrise'. To the South West of the application site there are other residential dwellings in Dean Close. To the north of the site there was a large dwelling called 'Woodpeckers', which obtained planning permission to demolish the existing site and replace this with residential dwellings, the construction of this is currently underway. The Cul-de-sac ends with number 6 Woodpeckers Drive, which is currently has a planning application for up to 6 residential dwellings on the site.

There are two areas of TPO, one running along the boundary with Stockbridge Road to the north east and on to the south western corner of the site along the boundary with the houses in Dean Close.

Access to the site is via Woodpeckers Drive, which is an adopted road served via Stockbridge Road.

The wider area is mainly residential, with the care home directly adjacent and local shops approx. 200m away off Stockbridge Road. There is no prevailing character in terms of scale, mass and architectural style of the area.

## Proposal

The proposal is to demolish the existing 4 dwellings on the site and any associated outbuildings and replace with a mixture of apartments and houses in the form of 19 units.

The residential units have been arranged around a central point with the apartment blocks fronting onto Stockbridge Road and the houses fronting onto Woodpeckers Drive.

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Since the application was first submitted, two houses have been removed from the frontage onto Woodpeckers Drive, following comments from officers.

### **Relevant Planning History**

There was another planning application on this site for the 'Erection of extra Care /assisted living accommodation for older people with communal facilities and car parking (19/00986/FUL). The proposal showed two large buildings with a glazed link between the two buildings, contemporary in its architectural approach, varying from 2 to 3.5 storeys in height. This planning application has been withdrawn.

### **Consultations**

Service Lead for the Built Environment: Drainage:

No objection, subject to a condition regarding foul drainage capacity

Service Lead Built Environment: Archaeology:

No objections

Service Lead for Public Protection: Contaminated Land:

No objection, subject to a condition

Service Lead for Natural Environment: Landscape:

No objections

Service Lead for Natural Environment: Trees:

No objections

Southern Water:

Water capacity covered by condition

HCC Engineers: Highways:

No objection, in principle. Further information was required, which has now been provided.

HCC Surface Water Management

Further information is required in the form of a condition proposed

Design Review Panel

Comments made regarding the tree belt between the apartment block and Stockbridge Road and how important this feature is. Concerns relating to the spaces around the dwellings, especially to the front with the amount of hardstanding proposed. Concerns were raised regarding the two dwellings to the front of the site. Comments were made on the architectural detailing of the buildings.

### **Representations:**

City of Winchester Trust: objects – seems to be unclear as to what this application is for extra care or residential. The site is cramped and the location of the basement in relation to the tree belt is unacceptable.

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

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- Lack of footpath to the south of this site on Stockbridge Road.
- Out of keeping with the surrounding character.

6 Neutral letters received:

- Concerned about traffic speeds
- Squeezing far too many properties onto the site
- Out of keeping with the local character in relation to policy.
- Lack of parking

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, MTRA3, CP2, CP3, CP11, CP12, CP13, CP14

Winchester Local Plan Part 2

DM1, DM2, DM14, DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

St Barnabas West Village Design Statement

High Quality Design SPD 2015

National Design Guidance 2019

**Planning Considerations**

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and 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 development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

The site is located within the built up area of Winchester, where the principle of development for housing is considered acceptable subject to an assessment of development control criteria, which is considered further below.

Policy CP2 of the Local Plan Part 1 considers housing mix. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken.

This application is for a mix of dwelling houses and apartments made up of 7x four bedrooms properties, 8x 2 bedroom and 2 x3 bedroom apartments. The proposal has a majority of smaller 2 and 3 bedroom dwellings and it is considered that this proposal is acceptable and in accordance with the policy.

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Design/layout/impact on character of area

The surrounding area is made up of a mixture of building types, scale and sizes. To the south of the site there is an existing care home, known as Sun Rise, which is a large block of apartments with access off Stockbridge Road. Further down Stockbridge Road there are a number of retail units in the form of larger buildings.

Opposite the site there is a row of mainly detached properties, some single storey but the majority two storey. They are set back off Stockbridge Road on a service road. To the north of the site is again residential, in the form a new development of large detached dwellings with some semi-detached. The prevailing character of the area is residential leading out to the countryside beyond.

The St Barnabas West Neighbourhood Design Statement covers a large area and this site is right on the boundary, with a very different character to that of the dwellings within the Teg Down estate. The statement refers to the area being characterised by open space around and between buildings and at roadside or property boundaries. It is considered that the proposed development offers a large amount of open space surrounding the proposed buildings therefore giving a spacious feel to the site. The removal of the two dwellings to the front of the site allowed much more space and resulted in more consistency in terms of the overall design of the public realm in relation to surrounding character. The proposal of underground parking also adds to the reduction in hardstanding to the site and creates a more verdant character to the site. It is acknowledged that an effort has been made to create a harmonious, well-designed place by increasing front gardens, realigning the internal road layout and creating a generous public space which gives a great sense of arrival. The changes made show that this proposal has positively evolved addressing concerns raised by the Design Review Panel and officers throughout the planning process.

It is acknowledged that there is a large apartment block proposed on the Stockbridge Road boundary, however this is read in conjunction with the large buildings on Stockbridge Road, with Sunrise to the south east, which is 3.5 storeys in height, and other large buildings further down Stockbridge Road towards Winchester City Centre. This is also softened by a belt of TPO trees that run along the boundary between this and the building forming the apartment block.

Therefore the built form is considered acceptable, given the spacious nature of the site.

Although there is no consistency with the surrounding design of the dwellings due to the expansion of the city over time in difference stages, the architectural design of these dwelling is considered acceptable and would not appear out of keeping to that of the surrounding character. The design of the proposed dwelling are considered acceptable in relation to the character of the surrounding area. The materials and the proposed design are considered appropriate for the setting and in accordance with policy CP13 of the LPP1.

Impact on neighbouring amenities

The apartment blocks fronting on to Stockbridge Road only propose bathroom windows on the side elevation adjacent to Sunrise and therefore these will be obscurely glazed windows, however it is considered that there is a significant distance between these buildings and a dense tree belt such that any proposed windows would not result a harmful overlooking impact.

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The apartment block would not result in any material planning harm in terms of overlooking, overbearing or overshadowing.

Plots 13-16, have windows on the side elevations, however these are to bathrooms and have been conditioned to be obscurely glazed to prevent overlooking (condition 15). There are windows on the rear elevation of these dwellings, however due to the distance between this and the neighbouring building at Sunrise and the dense vegetation, it is considered that this level of overlooking is something that would be considered acceptable in a suburban setting such as this. Therefore this would not result in any material planning harm that would result in the refusal of this application.

These dwelling have balconies proposed and on the side elevations of these balconies there are walls proposed to prevent overlooking towards the neighbouring on either side, this is conditioned (condition 16) to remain and therefore would not result in any negative harm to the amenities of the neighbouring properties.

Plot 17 proposes a balcony also, however this is to the side of the dwelling and looks out towards to side wall of number 16, which has a high level wall to the side of their balcony and no windows, apart from small obscurely glazed one, on the side elevation. It is therefore considered that this would not result in any harmful overlooking towards number 16.

The balcony and the rear windows on plot 17 and the windows on plots 18 and 19 look towards their rear gardens and towards the property 6a Dean Close. 6a Dean Close has two first floor windows along this elevation, which are both obscurely glazed, as a condition of the application for 6a Dean Close (13/02859/FUL), this dwellings garden area is to the front of this dwelling and therefore not adjacent to the rear garden of the proposed dwelling at plot 17. Therefore it is considered that the side balcony and rear windows would not result in any material planning harm in terms of overlooking that would warrant the refusal of this application.

The rear garden of plot 19 does overlap the rear garden of the dwelling to the rear 5a Dean Close, however it is considered that due to the vegetation and the distance from this dwelling, this would not result in any material harm to the neighbouring amenities.

Therefore it is considered that this development is acceptable in relation to planning policies DM16 and DM17 of the LPP2.

#### Landscape/Trees

Comments were made by the landscape officer relating to the amount of paving and hard standing to the front of plots 13-19, in that it was not in line with the verdant character of the area. This has been amended by the applicant to provide move landscaping to the front of these dwellings and remove some of the hardstanding, it is now considered acceptable.

The two houses that were proposed to the front of the site, plots 20 and 21 have been removed and two garages are proposed. Although this is still built form there is a reduction in building height and mass and the proposed garages will have green roofs which will add to the verdant nature of the area and is beneficial.

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The boundary treatment along the Stockbridge Road frontage is especially important for this site and the previously proposed close boarded fence was not acceptable, estate railings have been proposed, which will open up the site with glimpses through the trees to the building beyond. The boundary treatment details have been conditioned and full details of these will need to be submitted before development commences (condition 4).

Trees are an important part of the area (see Neighbourhood Design Statement) and whilst the proposal indicates the removal of some trees, these are generally smaller garden varieties and the main structural trees in the TPO areas remain intact. The tree officer raises no objection to the proposals and had close regard to the proposed basement carpark with no objection raised, subject to the proposal flowing the requirements as set out in the Method statement.

#### Ecology

The bat surveys submitted were undertaken between July and August 2020 on all four properties. The results from the 2020 surveys shows that all four properties are being regularly used as by crevice dwelling bats for roosting, therefore a European protected species licence is needed from Natural England, to protect the bats. This is to be conditioned at part of the proposal and will be in line with policy CP16 of the LPP1 (Condition 17).

#### Highways/Parking

There is sufficient parking proposed on this site in relation to the number of dwellings proposed in the form of parking spaces to the front of dwellings, garages and a basement carpark below the large apartment block.

There was additional information required regarding the Parking and layout of the site, which required showing parking spaces and their dimensions, tracking information, the allocation of spaces, cycle parking and the status of Woodpeckers Drive on if this is adopted our public highway. This information has been provided in an updated Technical Highway support document, this is acceptable and the correct information has been provided to satisfy the concerns raised by officers and is in accordance with policy DM18 of LPP2.

The applicant was also required provide further information regarding the increase vehicle movements from the site, this was carried out within the additional highway statement provided and it was concluded that although there will be a slight increase in the trips to and from the site in the peak hour traffic this will not have any significant impact on the safe operation of the surrounding highway network. Therefore the proposal is not contrary to policy CP10 of LPP1.

Comments were received regarding the lack of footpath to the south on Stockbridge Road, the applicant has investigated the prospect of a footpath in this location, however there is not enough space to provide this. There is an island crossing area to the front of Woodpeckers Drive which crosses the road to the other side of Stockbridge Road, this is considered acceptable and gives safe access to the shops and the bus stop into the city beyond.

#### Archaeology:

A previous application on the site remains to be determined (19/00986/FUL), in connection with which conditions were recommended to secure a programme of archaeological work.

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This was in response to previous archaeological investigations undertaken in the area and an archaeological desk-based assessment which identified a modern potential for the site to contain buried archaeological remains.

Subsequent to this recommendation, archaeological trial trenching has been undertaken on a site closer to the current proposal site (2-4 Salters Acres), the results of which were negative. Further to this the archaeological potential of the application site has been reappraised and it is now not felt that conditions can be justified.

Accordingly, there is there is no archaeological objection in relation to policy DM26 from LPP1 in relation to this current proposal and no conditions are recommended.

Affordable Housing

The site is well located and occupies a very sought after location on the urban edge of the city and is characterised by large detached houses each within its own mature grounds. By their very nature they are of high value in their current form and therefore this gives the site a high Existing use Value (EUV). It also noted that No: 5 Woodpeckers Drive had the benefit of a restricted covenant over the land occupied by No's 1-4 and therefore although No 5 is not part of the scheme the developer has had to agree to pay a sum of money to the owners of No 5 to release the covenant to allow any development to take place.

The current owners will expect to receive something over and above current market value for their houses in order to compensate them for the disruption in moving and for allowing their property to come forward for development. The uplift in value normally equates to 20% of a properties current market value.

When you add the high EUV and the uplift in value of the four units this produces a significant land value.

The Covid 19 pandemic has made people less confident and this has had a knock-on effect to house prices. The values and evidence provided in the report is realistic and from a valuation perspective are used with the values used to produce the Gross Development Value (GDV) which is agreed with. Build costs have increased due to the shortage of labour and in some cases the difficulty in obtaining certain materials.

Therefore the findings of the report, which states that both Scenarios 1 & 2 produce a significant deficit and render both options unable to support any on site affordable housing or indeed any off site commuted payments in lieu, is accepted.

The changes made to the application by reducing the overall dwellings from 21 to 19 will reduce the developers build cost but also their profit level and therefore the reduction of two units will have a negative impact on the viability and make the inability of the scheme to provide any affordable housing even worse.

Equality

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

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considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

**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 permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

LOCATION PLAN WP-PSL-00  
SITE PLAN WP-PSL-01 REV A  
SITE CROSS SECTION WP-PSL-02 REV A  
PLOTS 17 - 19 STREET SCENE WP-17-19-PL500 REV A  
PLOTS 01-12 LONG ELEVATIONS WP-01-12-PL500  
PLOTS 01-07 FRONT ELEVATION WP-01-12-PL501  
PLOTS 01-07 SIDE ELEVATION WP-01-12-PL502  
PLOTS 01-07 REAR ELEVATION WP-01-12-PL503  
PLOTS 01-07 SIDE ELEVATION WP-01-12-PL504  
PLOTS 08-12 FRONT ELEVATION WP-01-12-PL505  
PLOTS 08-12 SIDE ELEVATION WP-01-12-PL506  
PLOTS 08-12 REAR ELEVATION WP-01-12-PL507  
PLOTS 08-12 SIDE ELEVATION WP-01-12-PL508  
PLOTS 01-12 LONG ELEVATION WP-01-12-PL509  
PLOTS 01-12 FLOOR PLANS WP-01-12-PL200  
PLOTS 01-12 FLOOR PLANS (2) WP-01-12-PL201  
PLOTS 01-12 ROOF PLANS WP-01-12-PL202  
PLOTS 01-07 GROUND FLOOR PLANS WP-01-12-PL204  
PLOTS 01-07 FIRST FLOOR PLANS WP-01-12-PL205  
PLOTS 01-07 SECOND FLOOR PLANS WP-01-12-PL206  
PLOTS 01-07 ROOF PLANS WP-01-12-PL207  
PLOTS 13-16 FRONT ELEVATION WP-13-16-PL500 REV A  
PLOTS 13-16 SIDE ELEVATION WP-13-16-PL501 REV A  
PLOTS 13-16 REAR ELEVATION WP-13-16-PL502 REV A  
PLOTS 13-16 SIDE ELEVATION WP-13-16-PL503 REV A  
PLOTS 13-16 GROUND FLOOR PLANS WP-13-16-PL200 REV A  
PLOTS 13-16 FIRST FLOOR PLANS WP-13-16-PL201 REV A  
PLOTS 13-16 SECOND FLOOR PLANS WP-13-16-PL202 REV A  
PLOTS 13-16 ROOF PLANS WP-13-16-PL203 REV A  
PLOT 17 FRONT ELEVATION WP-17-PL500  
PLOT 17 SIDE ELEVATION WP-17-PL501  
PLOT 17 REAR ELEVATION WP-17-PL502  
PLOT 17 SIDE ELEVATION WP-17-PL503  
PLOT 17 GROUND FLOOR PLAN WP-17-PL200

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PLOT 17 FIRST FLOOR PLAN WP-17-PL201  
PLOT 17 SECOND FLOOR PLAN WP-17-PL202  
PLOT 17 ROOF PLAN WP-17-PL203  
PLOTS 18 FRONT ELEVATION WP-18-PL500  
PLOTS 18 SIDE ELEVATION WP-18-PL501  
PLOTS 18 REAR ELEVATION WP-18-PL502  
PLOTS 18 SIDE ELEVATION WP-18-PL503  
PLOTS 18 GROUND FLOOR PLANS WP-18-PL200  
PLOTS 18 FIRST FLOOR PLANS WP-18-PL201  
PLOTS 18 SECOND FLOOR PLANS WP-18-PL202  
PLOTS 18 ROOF PLANS WP-18-PL203  
PLOTS 19 FRONT ELEVATION WP-19-PL500  
PLOTS 19 SIDE ELEVATION WP-19-PL501  
PLOTS 19 REAR ELEVATION WP-19-PL502  
PLOTS 19 SIDE ELEVATION WP-19-PL503  
PLOTS 19 GROUND FLOOR PLANS WP-19-PL200  
PLOTS 19 FIRST FLOOR PLANS WP-19-PL201  
PLOTS 19 SECOND FLOOR PLANS WP-19-PL202  
PLOTS 19 ROOF PLANS WP-19-PL203  
PLOTS 13&14 - GARAGE ELEVATIONS WP-13-16-504  
PLOTS 13&14 - GARAGE PLANS WP-13-16-204  
1320-sk0101 Rev B – SKETCH LANDSCAPE PLAN

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

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

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

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

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

5. 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.

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6. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

8. Detailed proposals for the disposal of foul water, including a capacity check showing that sufficient capacity is available in the system for the proposed development, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation.

Reason: To ensure satisfactory provision of foul water drainage.

9. Before the development hereby permitted commences, details of the bin and cycle stores are to be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these approved details.

Reason: To ensure proper provision for the users of the dwellings in accordance with LPP2 policy DM18.

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

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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11. Before the development hereby approved is first brought into use, the turning space shown in the submitted highway technical report on plan number NJC005 dated Oct 2020 shall be provided within the site to enable refuse and emergency vehicles using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

12. Prior to the occupation of the dwelling 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 an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

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

13. The dwellings hereby permitted shall NOT BE OCCUPIED until:

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

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of plots 13-19 hereby permitted.

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

15. The windows on the side elevations of the plots 13-16, and the bathroom and dressing room windows on side elevations of plots 17-19 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

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

16. The balconies proposed on plots 13-16 shall have retain the high brick walls screens on the side elevations of these balconies as show on the elevation plans hereby approved. The walls shall be thereafter be retained in this condition at all times.

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

17. The development shall be carried out in accordance with the recommendations set out in the Preliminary Ecological Appraisal (date Dec 2018 and revised July 2020) by Abbas Ecology unless otherwise approved in writing by the Local Planning Authority. Thereafter, the recommendations and compensation measures shall be permanently maintained and retained in accordance with the approved details.

A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them.

Failure to secure the licences beforehand may lead to prosecution.

Reason: in the interest of nature conservation.

18. Prior to any external lighting being installed, a lighting plan (in line with Bat Conservation Trust and the Institute of Lighting professionals 08/18 Guidance) shall be submitted to the LPA for approval. Development shall be undertaken in accordance with the approved details.

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

19. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

20. Prior to work commencing on the site 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:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

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- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development.
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details.

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.

21. The development shall be carried out in accordance with the measures set out in the Arboricultural Impact Appraisal and Method Statement report by Technical Arboriculture ref. AIA/AMA-KC/AH1-4 WOODPECKERS/002 and the tree protection plan TPP-KC/AH/WOODPECKERS/001 unless otherwise approved in writing by the Local Planning Authority. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

22. No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a. An assessment of flood risk and drainage strategy highlighting the potential risk to the development, how the drainage has been designed and why the details proposed are considered the most appropriate for this development.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
- c. Groundwater assessment highlighting the highest expected groundwater level and demonstrating that the 1m unsaturated zone can be achieved.
- d. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- e. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. This must include ½ drain times for the soakaways.
- f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria and demonstrating that flow directions will not put dwellings at risk.
- h. Confirmation on who will be responsible for the future maintenance of the drainage system and schedules detailing the maintenance to be undertaken.

Reason: To ensure satisfactory provision of surface water drainage.

**Informatives:**

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01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

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

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP2, CP3, CP11, CP12, CP13, CP14

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

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

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

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

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

The name of the planning officer who dealt with application

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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](http://www.winchester.gov.uk).