

Case No: SDNP/20/01416/FUL
Proposal Description: Proposed detached replacement dwelling (Amended plans received 9/11/20)
Address: 28 Churchfields, Twyford, SO21 1NN
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Mr Powter & Mr Soulsby
Case Officer: Sarah Tose
Date Valid: 3 April 2020
Recommendation: Permitted

Link to Planning Documents:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q8612PTUMBE00>

Pre Application Advice: Yes (informal)



General comments

This application is reported to the Planning Committee at the requests of the Parish Council and Ward Councillor, which are appended to this report, and due to the number of representations that have been received contrary to the Officer's recommendation.

1 Site Description

The application site is located on Churchfields in the village of Twyford, which lies within the South Downs National Park. Churchfields is located on the western side of Twyford on the north side of Finch's Lane which leads from the main crossroads at the High Street, west to Shawford.

Churchfields runs north from Finch's Lane in a crescent form up to an oval loop at the northeast end. The application site is located on the inside curve of the crescent. The application site comprises a semi-detached two storey dwelling with a floor area of 88m², a single garage and outbuilding. Part of the neighbouring property's garden (number 29) also forms part of the application site, a section measuring 3m in width at the front of the site.

The rear garden is enclosed with fencing. There are several trees located within the garden and off-site trees along the southern boundary.

A footpath known as Church path is located opposite the site which extends towards the northeast to the church and school. Open fields lie to the north and west of the site with other residential development to the east and south.

Levels fall from north to south.

The site is located within the settlement boundary of Twyford and is within walking distance of local shops, doctor's surgery and main road bus services.

2 Proposal

The proposal seeks to demolish the existing semi-detached dwelling and construct a two storey detached replacement dwelling. The side of the adjoining property will be made good.

Since the submission of the application amended plans have been received following the Council's concerns regarding the scale and appearance of the proposed dwelling. The amendments are detailed in the 'siting, scale and design' section of the Planning Assessment below.

3 Relevant Planning History

SDNP/16/03113/PRE - Erection of one dwelling. STATUS: PRE 7th

September 2016.

SDNP/17/04754/FUL - New detached two-storey dwelling (Amended Plans 18/01/2018). STATUS: REF 21st March 2018.

APPEALS

SDNP/18/00043/REF - New detached two-storey dwelling (Amended Plans 18/01/2018). DISMISSED 8th November 2018.

4 Consultations

Parish Council (original plans)

The property plans were reviewed.

The new design for this plot does not overcome the objections and reasons for refusal of the previous application in November 2017 (SDNP/17/04754/FUL). Twyford Parish Council Planning Committee consider that the plans for the property are in stark contrast to the Village Character Assessment for that area.

The Planning Committee also have a number of material objections as follows:

The large size of the dwelling in relation to the size of the plot
The position of the building on the plot and its' relationship to adjacent properties
The dominant size of the roof and its' pitch
The dominant design and position of the 2 balconies (front and side)
The design and appearance is in stark contrast to the existing properties in Churchfields

The Committee are also mindful of property 27, Churchfields which will also become detached and look unbalanced.

These comments conclude us to object and request that the application goes to Planning Committee.

Parish Council (amended plans)

The amended plans were considered by the planning committee of the Parish Council. There was a broad agreement that the revised plans were a step in the right direction. However members were still concerned that the overall increase in the size of the dwelling and its outbuildings were inappropriate to the size of the plot and contrary to local planning policy and therefore objects to the current proposals.

The Parish Council places great importance on maintaining the supply of small and medium sized houses in the village. They support policy SD 31 but are not wholly confident about applying the detailed rules set out in SD 31 and the SDNPA Technical Advice Note of July 2020. The Parish Council's

objection is based on the view that the increase in size is in excess of 40%.

WCC - Landscape Trees

There are trees to the rear of the property- on and off the site. An Arboricultural impact assessment and Arboricultural work method statement is required to assess what impact the proposal is likely to have on the health of these trees. I would recommend to the case officer that these documents are submitted to the LPA ahead of issuing a decision.

Further comments:

No significant concerns about the removal of the fruit trees in the rear garden of this property, as they are low value trees. The only thing you need to be aware of is the roots in the property's rear garden from the neighbouring trees. The root protection area of these trees is going to require protection to avoid damage to them. I am happy for a landscaping condition to plant new trees on completion of the construction works.

HCC Highways

Regarding application SDNP/20/01416/FUL, the following comments are made:

1. While parking is the responsibility of the Local Parking Authority, it appears that the provision of a single garage plus two off-road parking spaces meets the local requirements for a property of this size.
2. Although there is no opportunity for vehicles to turn in order to access / egress in a forward gear, this is unlikely to have an adverse impact on the local highway given the low traffic volume on Churchfields and the low number of expected trips to and from the property.
3. HCC Highways Development Planning has no objection in principle to the proposed dropped kerb. However, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

In summary, HCC Highways Development Planning has **no objection** from a Highways perspective.

WCC - Drainage Engineer

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk overlain by head deposits.

A foul sewer exists and passes through the rear garden - Southern Water to be consulted on whether a diversion is required and proximity to any new soakaways.

Soakaways should be investigated for surface water drainage, infiltration testing required.

D040 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before

the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.
D040R Reason: To ensure satisfactory provision of foul and surface water drainage.

5 Representations

Ward Councillor comments: Councillor Cook

I should like to bring this application to the WCC Planning Committee to consider for the following reasons.

This is the second time that this area of land has been requested to build upon and two years ago it was bought to Committee by residents asking for its refusal, The Parish Council of Twyford and myself as the Ward Councillor. SDNP/17/04754/FUL was the previous application was for a two storey dwelling and it was refused by the WCC Planning Committee and the applicant then appealed and it was refused by Bristol from an Independent Review.

It is contrary to Policy DM3 of the current Winchester Local Plan and its design is larger than the previous plan and is totally not in keeping with the properties that are located in the Churchfields Estate and is overbearing due to its 3 storey plan.

Neighbour representations

9 representations from 9 households have been received raising objections to the application (original plans) for the following material planning reasons:

- separation of the pair of semi-detached properties would be out of keeping with layout of area
- leaving half a former semi-detached house so close to the proposed new build with a smooth rendered finish would look totally inappropriate
- destruction of one half of a semi-detached house would result in a jarring visual outcome
- new property does nothing to enhance Churchfields
- contrasting design not in keeping
- proposed dwelling would be more than double the size of the existing property and will add a 3rd storey; too large for the plot
- surrounding houses have a building to plot ratio of around 25%; proposal is 55%
- new dwelling would be taller than number 27
- property will oppressively dominate the surrounding properties and countryside
- proposed 1st floor gable, balcony and patio doors would protrude towards the road at a different angle to the rest of the property and come within 2m of the pavement
- dominating on corner
- alter rural character of Churchfields
- proposed balcony would overlook passers-by and users of the footpath

- making them feel uncomfortable
- loss of mature trees would have an adverse impact on rural character and local wildlife
- potential root damage to existing trees
- impacts on biodiversity needs further consideration
- potential impacts of breaking connectivity of a 'green corridor' that runs from the River Itchen up to and behind Churchfields, The Crescent & The Avenue.
- corner is dangerous and proposed development will worsen the situation
- to have more cars exiting garages and driveways would be a hazard increasing the likelihood of an accident
- loss of on-street parking space would adversely affect parking
- overlook surrounding houses and gardens
- unacceptable loss of privacy, light and outlook for 5 the crescent
- proposed garage very close to 5 The Crescent
- proposed dwelling would move 28 Churchfields out of an affordable property category which was the original purpose of the Churchfields site as a whole

Following the submission of amended plans, a further 3 representations have been received; 1 in support of the proposal and 2 raising objections. No new issues have been raised.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- Twyford Neighbourhood Plan

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD30 - Replacement Dwellings
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on

individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1

8 Planning Assessment

Principle of development

The site lies within the settlement boundary of Twyford where the principle of new development is supported by policy SD25 of the South Downs Local Plan.

Policy SD30 relates to replacement dwellings; part 1 refers to replacement dwellings outside settlement boundaries and part 2 refers to proposals for the replacement of one dwelling with two or more small dwellings. As the application site is located within the settlement boundary, neither parts of policy are directly relevant to the proposal.

There are no size limitations for replacement dwellings within settlement boundaries; the 30% size increase limitation only relates to replacement dwellings outside of settlement boundaries.

Siting, scale & design

The scale and appearance of the proposed dwelling as originally submitted was not considered acceptable for the following reasons:

- Size of dwelling (181m²) was considered excessive.
- Addition of a single garage would result in the built form spanning the majority of the plot's width.
- Proposed angled form of the dwelling would be out of keeping with the simple linear plan form of the rest of the properties along Churchfields to the east.
- Inclusion of a second floor with roof lights, glazing in the gable and a front balcony, would all add to the overall scale of the development and would appear dominating on number 27 and the street scene.

Amended plans were therefore received proposing the following improvements:

- Internal floor space reduced from approximately 181m² to 130m² due to the removal of the second floor and a reduction in the width of the dwelling of 1.2m.
- Garage, balcony, gable glazing and roof lights omitted.
- Plan form now linear, not angled.
- Glazing reduced in size.

- Ridge height lowered.

The removal of the proposed garage and the reduction in the width of the replacement dwelling has created more space between buildings so the development is now considered appropriate in scale in relation to the size of the plot. The change to a linear plan form is now more reflective of existing properties to the east. The ridge height has been lowered to below that of number 27, and the removal of the roof lights, front gable glazing and balcony have simplified the appearance of the proposed dwelling and considerably reduced its dominance on number 27 and the surrounding area. The front gable feature is not found on other properties to the east of the site, however it is considered to add interest to the design and would not be harmful to the character of the area.

Although there are no size increase limitations for replacement dwellings located within settlement boundaries, it is considered that the amended floor area of approximately 130m², as opposed to 181m² as originally submitted, is more appropriate and in keeping with the character of the immediate area.

The proposed materials comprise clay tiles for the roof, with elevations of brick and timber cladding and aluminium windows and doors. The materials are considered acceptable and condition 3 is recommended to ensure that further details and samples are submitted for prior approval. The scale and appearance of the proposed dwelling as amended is therefore considered acceptable and would not be unduly prominent in the street scene.

It is acknowledged that by demolishing number 28, the adjoining property number 27 will become a small detached property which will alter the existing character of this part of Churchfields. Concern has been raised about this resulting in an awkward and uncharacteristic arrangement. Although numbers 27 and 28 will no longer be a pair of semi-detached properties, which will differ from the rest of the east side of Churchfields, this change is not considered to be so harmful to the character of the area to justify refusing the application on this basis alone. The proposal as amended is considered acceptable in all other respects and a balanced judgement has to be made. It is proposed to reinstate the gable end of number 27 with brickwork which is considered to improve the building's appearance.

Condition 14 is recommended to restrict permitted development rights for any future enlargement or alteration of the dwelling or any construction of outbuildings, in order to limit the potential harm to the character of the area and living conditions of neighbouring occupiers.

Landscape character of the South Downs National Park

It is considered that a new replacement dwelling in this location would be in keeping with the existing residential character of the area. The design is considered acceptable and as such the development is not considered to detract from the landscape character and natural beauty of the National Park. Given the rural location of the site it is considered reasonable to apply a landscaping condition to ensure that the proposed planting and boundary treatment is appropriate for its setting. Condition 4 is recommended to secure details of landscaping.

Dark Night Skies

The South Downs National Park is a designated International Dark Sky Reserve. Condition 10 is therefore recommended to require the prior approval of any external lighting (other than sensor-controlled security lighting of 1,000 lumens or less) at the site to ensure there is no adverse impact on the intrinsically dark nature of the Park. No roof lights or excessive areas of glazing are proposed in the amended design.

Highways

HCC Highways has assessed the proposal and has raised no objection from a Highways perspective. The provision of two off-road parking spaces meets the local requirements for a property of this size. Although there is no opportunity for vehicles to turn in order to access / egress in a forward gear, this is unlikely to have an adverse impact on the local highway given the low number of expected trips to and from the property. The development is therefore not considered to have an adverse impact on highway safety.

Concern has been raised by local residents regarding the provision of a wider driveway which would result in the loss of on street parking spaces, and cause people to park further up Churchfields. Local residents have advised that the road is regularly full with parked cars as teachers, parents and visitors of the local primary school use Churchfields to park in. This issue has been discussed with HCC Highways who has advised that there is no highway safety concern to the loss of on-street parking, and as such there is no highway reason for refusal.

The draft Twyford Neighbourhood Plan includes a policy (Policy MA2) regarding the loss of on street parking spaces. The policy states that development proposals that result in a loss of existing car parking spaces will only be permitted if it can be demonstrated that suitable alternative provision can be made in the vicinity. However, as the Twyford Neighbourhood Plan is still in draft form, it cannot be considered as part of the assessment by HCC. Notwithstanding the draft Neighbourhood Plan policy on parking the current proposals are considered acceptable by HCC under current guidance as it

cannot be demonstrated that the development would lead to a highway safety issue.

Trees

The proposed site plan shows the removal of existing trees within the site which local residents have objected to on the grounds of a loss of habitat for wildlife and an adverse impact on the rural character of the area. The trees also help to screen the application site from 5 The Crescent so their removal would increase the prominence of the development on this neighbouring property.

The trees are not protected however their importance in relation to wildlife and for screening purposes is acknowledged. It is considered that replacement planting would provide sufficient mitigation which should include the provision of young mature species that would contribute to the rural character of the area, instantly help to soften views of the development from neighbouring properties to the south and would ensure that the site still provides a habitat for local wildlife. Replacement planting has been secured by condition 6.

The Council's Tree Officer has raised no concerns regarding the removal of the trees in the rear garden as they are considered low value trees. However, it is advised that roots from the neighbouring trees that are located within the application site will require protection to avoid damage to them. Condition 7 is therefore recommended to ensure that a tree survey is submitted for prior approval to establish the root protection areas of the neighbouring off-site trees and to provide details of how they will be protected. The Tree Officer has confirmed that he is satisfied with the condition to plant replacement trees on completion of the construction works.

Ecosystem services

Policy SD2 of the South Downs Local Plan requires all new development to enhance the eco systems within the site. The applicant is proposing the following enhancements which are considered to be acceptable and have been secured by recommended condition 11:

- New planting
- Bird and bat boxes
- External water collection
- Sustainable materials where practicable
- Replacement with a significantly more energy efficient building.

Local residential amenity

The replacement dwelling is proposed on a similar footprint to the existing two storey property but would extend further to the west. Number 28 currently has first floor rear windows facing towards neighbouring properties to the south. The proposal includes two windows on the south elevation, which would serve

a bathroom and bedroom. The bathroom window would be located closer to neighbouring properties than the existing windows so condition 13 is recommended to ensure that this window is obscurely glazed and retained as such. A small obscurely glazed window that would serve an en-suite is proposed in the west elevation facing number 29 which has also been conditioned.

Views from the proposed ground floor windows would be screened by boundary fencing and replacement planting that has been secured by condition 6. The development is therefore not considered to result in any harmful overlooking to neighbouring properties.

The replacement dwelling would be largely sited on the footprint of the existing dwelling and would be slightly lower in height. It would extend further to the west which would bring the replacement dwelling closer to neighbouring properties than the existing situation. However, due to the orientation and the separation distances that would remain between buildings, it is not considered that the development would result in any significant overbearing or overshadowing impacts to neighbouring properties which lie to the south and west of the site.

Drainage

The Council's Drainage Engineer has assessed the proposals and has raised no objections. The site is at a low risk of flooding so no Flood Risk Assessment is required. Conditions 8 and 9 are recommended to secure further details of foul and surface water drainage prior to the commencement of development.

Sustainable construction

Policy SD48 of the South Downs Local Plan requires new development to demonstrate how it addresses climate change mitigation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials. Developments must also demonstrate a 19% reduction in carbon dioxide through the energy efficiency of the building and a total mains consumption of water of no more than 110 litres per person per day. Condition 12 is attached to ensure that a design stage sustainability report is submitted for prior approval which demonstrates that these requirements are met.

9 Conclusion

The application is considered acceptable for the reasons outlined above and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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 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 under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4. Prior to the commencement of the development hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme design shall include the following details:

- Proposed finished levels in comparison to existing ground levels, including
- the damp proof course and ground floor of the proposed building, and the relationship to the levels of adjacent buildings;
- All boundary treatment;
- Hard surfacing materials;

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes, proposed numbers/densities where appropriate and locations.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

5. All hard and soft landscape works shall be carried out in accordance with the approved details.

All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

6. No development shall take place until a replacement planting scheme has been submitted to and approved in writing by the Local Planning Authority. Details shall include the species, size and number of replacement trees, together with an implementation programme and maintenance plan. Trees shall be young mature species. The replacement planting shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the development or in accordance with the implementation programme agreed with the Local Planning Authority.

Reason: To mitigate the loss of trees from within the site which contribute to the character of the area, provide a habitat for wildlife and provide some screening of the development from neighbouring properties.

7. Prior to the commencement of the development hereby permitted a tree survey shall be submitted to and approved in writing by the Local Planning Authority which shall establish the root protection areas of the

existing off-site trees to the south of the site and provide details of how they will be protected during construction. The Council's Tree Officer shall be contacted prior to any works starting on site so that the protective measures can be inspected and deemed appropriate. The works shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity and the landscape character of the area.

8. No development approved by this permission shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage.

9. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development.

10. No external lighting shall be installed to the building or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

11. The actions outlined within the eco systems services statement (received 10.12.2020) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained. Details of bird and bat boxes including their location and orientation shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure an overall positive impact on the ability of the natural

environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan (2014-33).

12. Prior to the commencement of the development hereby permitted a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

For energy this must demonstrate with reference to design stage SAP data

- a) Predicted CO2 emissions from all proposed new dwellings to be at least 19% reduced through the energy efficiency of the buildings compared to the target emission rate baseline set by building regulations
- b) Predicted CO2 emissions from all proposed new dwellings to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.

For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 110 litres/person/day.

Reason: To ensure an environmentally sustainable development.

13. The first floor en-suite window in the west elevation and the first floor bathroom window in the south elevation of the development hereby permitted shall be fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and thereafter retained.

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

14. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, Classes A, B, C, D and E inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

Informatives:

1. In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included an onsite meeting to add additional value as identified by SDNPA Officers and consultees.
2. HCC Highways Development Planning has no objection in principle to the proposed dropped kerb. However, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>
3. A foul sewer exists and passes through the rear garden of the property- Southern Water should be consulted on whether a diversion is required and proximity to any new soakaways.
4. All deliveries and 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. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html> Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.
6. 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. 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 proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development.

Further details on the Authority's CIL process can be found on the South Downs National Park Authority website:

<https://www.southdowns.gov.uk/planning/communityinfrastructure-levy/>

8. 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.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

Officers have worked with the applicant and agent to overcome concerns with the original scale and appearance of the proposed dwelling.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
SITE LAYOUT	1741-30A		12.11.2020	Approved
BLOCK PLAN	1741-B01A		12.11.2020	Approved
PROPOSED FLOOR LAYOUTS	1741-32A		12.11.2020	Approved
PROPOSED ELEVATIONS	1741-33		12.11.2020	Approved
SITE ELEVATION	1741-31B		12.11.2020	Approved
GABLE REINSTATEMENT DETAILS	1741-D01A		12.11.2020	Approved
LOCATION PLAN	1741-L01E		02.04.2020	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

Consultee Comments for Planning Application SDNP/20/01416/FUL

Application Summary

Application Number: SDNP/20/01416/FUL

Address: 28 Churchfields Twyford SO21 1NN

Proposal: Proposed Detached Replacement Dwelling with Detached Single Garage

Case Officer: Sarah Tose

Consultee Details

Name: Mrs Joanne Nicholson (Twyford Parish Council)

Address: Twyford Parish Council, PO Box 741, Twyford Moors Winchester,
Winchester SO23 3QA

Email: clerk@twyfordhants.org.uk

On Behalf Of: Parish Council Consultee

Comments

The property plans were reviewed.

The new design for this plot does not overcome the objections and reasons for refusal of the previous application in November 2017 (SDNP/17/04754/FUL). Twyford Parish Council Planning Committee consider that the plans for the property are in stark contrast to the Village Character Assessment for that area.

The Planning Committee also have a number of material objections as follows:

The large size of the dwelling in relation to the size of the plot

The position of the building on the plot and its relationship to adjacent properties

The dominant size of the roof and its pitch

The dominant design and position of the 2 balconies (front and side)

The design and appearance is in stark contrast to the existing properties in Churchfields

The Committee are also mindful of property 27, Churchfields which will also become detached and look unbalanced.

These comments conclude us to object and request that the application goes to Planning Committee.

From: susancook@winchester.gov.uk
Sent: 07 May 2020 00:14
To: STose@winchester.gov.uk
Subject: SDNP/20/01416/FUL

Good Morning Sarah

I should like to bring this application to the WCC Planning Committee to consider for the following reasons.

This is the second time that this area of land has been requested to build upon and two years ago it was brought to Committee by residents asking for its refusal, The Parish Council of Twyford and myself as the Ward Councillor. SDNP/17/04754/FUL was the previous application was for a two storey dwelling and it was refused by the WCC Planning Committee and the applicant then appealed and it was refused by Bristol from an Independent Review.

It is contrary to Policy DO3 of the current Winchester Local Plan and its design is larger than the previous plan and is totally not in keeping with the properties that are located in the Churchfields Estate and is overbearing due to its 3 storey plan.