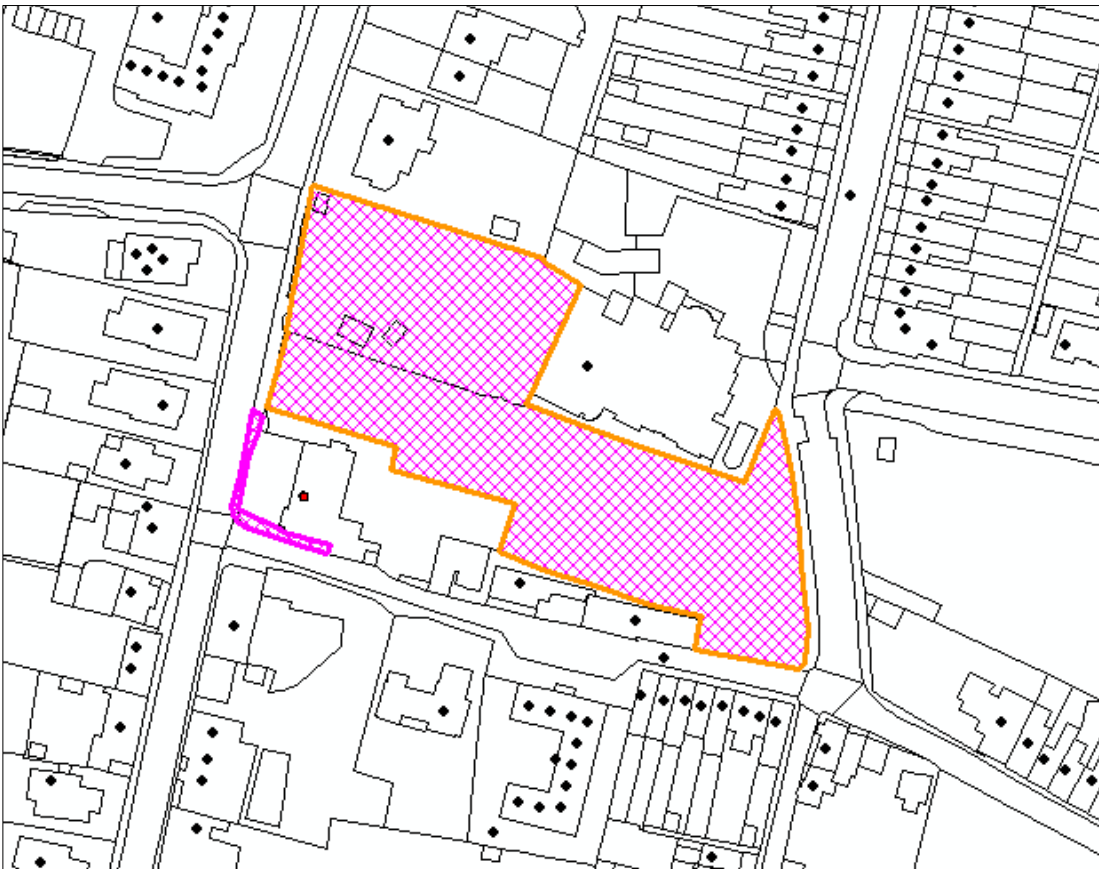


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**Case No:** 20/02818/FUL  
**Proposal Description:** The erection of seven residential dwellings with associated access, landscaping and parking, including the alteration and demolition of existing walls and the erection of new boundary walls within the setting of the listed building  
**Address:** Goodworth House, 53 St Cross Road, Winchester, SO23 9RE  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr Chris Rees  
**Case Officer:** Catherine Watson  
**Date Valid:** 18 December 2020  
**Recommendation:** Application Permitted

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

**Pre Application Advice:** No.



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**General Comments**

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

**Councillor Mather also requested that the application should be determined by Planning Committee, see Appendix 1**

This application and the concurrent listed building application (20/02819/LIS) were submitted prior to the withdrawal of the previous proposals (19/00762/FUL and 19/00763/LIS), as they presented a significantly amended scheme. The 2019 applications were subsequently withdrawn on 25.02.2021. In brief, the withdrawn 2019 applications sought the erection of nine houses and associated development and the applications now in front of the committee seek the erection of seven houses and associated development.

**Site Description**

The site is currently in use as a residential garden, within the ownership and use of the occupants of Goodworth House in the St Cross area of Winchester. The size of the site is approx. 0.38 hectares and it is situated immediately to the east of St Cross Road. The application is bounded to the east by St Faith's Road, to the south by the existing Goodworth House, a Grade II listed building, as well as by a vehicle maintenance garage, and then by Cripstead Lane. To the north, the land is bounded by St Faith's Primary School and 51 St Cross Road, which is a large residential property.

The land is predominantly laid to grass and there is a belt of trees along the western boundary which form an important feature within the overall character of the area.

**Proposal**

The proposal is for the construction of seven dwellings with associated access, landscaping and parking. A separate listed building application has been submitted for the demolition and relocation of, the brick boundary wall at St Cross Road, which is curtilage-listed as part of the listing of Goodworth House.

**Relevant Planning History**

19/00762/FUL - Erection of nine dwelling houses consisting of two 2-bedroom, three 3-bedroom, three 4-bedroom and one 5-bedroom dwellings, with associated vehicle and pedestrian access, garages, parking, landscaping and the relocation of frontage wall at Goodworth House. (AMENDED PLANS) (AMENDED DESCRIPTION). APPLICATION WITHDRAWN BY APPLICANT 25.02.2021

19/00763/LIS - Works requiring listed building consent to facilitate the development of the wider site for housing. (AMENDED PLANS). APPLICATION WITHDRAWN BY APPLICANT 25.02.2021

**Consultations**

Service Lead for the Built Environment: Drainage:

The site is within Flood Zone 1 and so there is a very low risk of surface water flooding.

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Geology is chalk overlain by sand and gravel. Foul drainage is to the foul sewer. Soakaways are proposed for surface water drainage. These should ideally be designed for the 1 in 100 year storm event and should also have an allowance for climate change. Shared drainage systems should be accompanied by a management plan detailing financial and maintenance responsibilities.

Service Lead for Public Protection: Contaminated Land:

The proposals have been examined in detail and there are no adverse comments. A number of conditions regarding noise, lighting and the submission of a Construction Management Plan, are recommended.

Service Lead for the Built Environment: Historic Environment:

The current application is the result of extensive negotiations further to the submission of 19/00762/FUL which sought the erection of nine new dwellings. The Historic Environment objections to that scheme were based around the presence of units 4-7 (the central block) which was considered to be cramped in relation to Goodworth House and would harm its significance and would also harm the character and appearance of the conservation area by failing to respect the prevailing development pattern and urban grain. It would also have had a cramped and overbearing impact on buildings to the north side of Cripstead Lane and compound, to an unacceptable degree, the urbanising impact of development when viewed from St Faith's Road. It was advised that proposals could be acceptable with alterations to unit 9 and with the omission of units 4-7.

The feedback has been taken on by the applicant who has undertaken additional work to better understand the significance of the site, as well as to produce a scheme that is acceptable with regards to the historic environment (conservation area and setting of the listed Goodworth House).

Service Lead for the Built Environment: Historic Environment – Archaeology:

The current application is similar to the 2019 application, to which there were no objections on archaeological grounds and therefore, no conditions were recommended. This advice was based upon the results of an archaeological desk-based assessment and evaluation trenching. No archaeological features or finds were located and therefore, there is no objection to the proposal and no conditions are recommended.

Service Lead for Environmental Services – Natural Environment and Recreation Team:  
Landscape:

Overall, the latest plan reduces the constructed area by approx. 184m<sup>2</sup> over the first iteration and the remainder is mainly green space. A number of trees are to be felled, mostly assessed as grade C or U, with two trees of grade B. Those trees to the front of the property on St Cross Road, are to be protected as well as those adjacent to St Faith's Road. No dig construction should be used close to the root zones. It is regrettable that the two grade B trees are to be removed however, the landscape plan indicates the planting of 24 trees and shrubs, which should be of very high quality and maintained appropriately. No fundamental objection is raised on landscape grounds.

Service Lead for Environmental Services – Natural Environment and Recreation Team:

Ecology:

The site was assessed in March 2019 and again in October 2020. No reptiles were found on site however, common amphibians were found in the old swimming pool and therefore the pond will be drained under supervision and any amphibians will be relocated to

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Clausentum Fen nearby. Along with the protection and enhancement on site as stated in the Ecological Appraisal, integral swift boxes should be included in the scheme. A number of conditions are recommended to protect, maintain and enhance biodiversity on site and within the surrounding area.

HCC Highways:

The Transport Assessment accompanying this application refers to another application on this site. The Highway Authority's consultation letter dated 20<sup>th</sup> May 2019 is still the Highway Authority's position, with appropriate updates on the changes introduced since that time.

If it is to be provided, an amendment should be submitted showing a 2.4m wide layby with 1.2m wide hard surfaced margin to accommodate wheelchair users. A s278 agreement is required to secure funding to amend the on street Traffic Regulation Order. A 2m wide footway is now proposed across the full length of the St Cross Road frontage, which is acceptable.

An amended single drawing covering all the highway works will need to be provided if the LPA and applicant are agreeable to the amendment mentioned above. It is suggested that all of the works would be best covered by a single s278 agreement.

A number of conditions have been suggested, encompassing the above.

**Representations:**

City of Winchester Trust:

This further revision to the last amended proposal is as a result of discussions with the planning department. The Trust preferred the previous iteration for the centre of the site but it is acknowledged that the revisions have been prompted by concerns about on-site car parking and open views. In these circumstances, the Trust has no objection to the latest application.

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

- The introduction of a gated entrance into the boundary wall adjacent to St Faith's School will damage the integrity of the historic wall and will increase the level of traffic and could compromise the security of properties within and surrounding the development and school;
- The proposed development does not respect the local context and street pattern;
- Gardens are too small and the density of housing too great;
- Altering the width of the pavement on St Cross Road would change the street scene and character of St Cross;
- Extremely large backland development is totally inappropriate for a conservation area;
- Removing the existing listed boundary walls, along with the alcove, would be detrimental to the character of St Cross;
  
- It is not allocated in the local plan as a site for development.
- Any reduction of vegetation will have an impact on climate change;
- There should be a condition ensuring that the footpath through the site should not be closed off to the public at any time.

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Reasons aside not material to planning and therefore not addressed in this report

- The telegraph lines on St Faith's Road may be disturbed by the development

10 letters of support received.

- Reduction in number of houses from 10-7 is welcome and there is a marked improvement on the location of the houses so that overlooking of other properties has been minimised.
- Styles of buildings and materials used reflect the varied styles and materials in the immediate area.
- The widening of Cripstead Lane between St Cross Garage and St Faith's Rd will introduce new parking facilities and reduce the tendency of lorries to ride up on the pavement. The unsightly corrugated iron fence is replaced by a brick wall.
- The wall in front of Goodworth House is being moved back to give greater visibility and safety for vehicles exiting Cripstead Lane.
- Developer is donating land to the school which will enhance emergency exit facilities and the maintenance of the school fabric.
- Retention of high quality trees at the front of the site is welcomed and retains some of the street scene.
- The development will make a positive contribution to the conservation area.
- The development of 7 houses is much more preferable to large scale housing or flats.
- On-site parking will not add extra pressure to the on-road parking on St Faith's Rd.
- Standard of the development and retention of trees will undoubtedly complement the surrounding area.
- Sensible development of a brownfield site that will have a minimal impact on the surrounding dwellings and St Cross generally.
- Sympathetic infill development is what Winchester needs to provide much needed housing stock without putting pressure on the green belt.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (March 2013)

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

CP1 – Housing Provision

CP2 – Housing Provision and Mix

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP16 – Biodiversity

CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations (July 2017)

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

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DM17 – Site Development Principles  
DM18 – Access and Parking  
DM20 – Development and Noise  
DM21 – Contaminated Land  
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands  
DM26 – Archaeology  
DM27 – Development in Conservation Areas  
DM28 – Demolition in Conservation Areas  
DM29 – Heritage Assets

High Quality Places Supplementary Planning Document

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

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

## **Planning Considerations**

### Principle of development

The application is for the construction of seven dwellings and associated development within the garden of Goodworth House, a Grade II listed building which is also situated within the conservation area in the suburb of St Cross. St Cross is within the settlement boundary of Winchester and therefore, the construction of new dwellings is considered to be acceptable in principle, subject to compliance with relevant local and national planning policy. The proposal therefore accords with policies DS1 and WT1 of LPP1 and DM1 of LPP2.

The application is the second iteration of residential development on the site, with application numbers 19/00762/FUL and 19/00763/LIS being submitted in April 2019. These sought the erection of nine dwellinghouses with associated development. Upon consultation with the council's historic environment officer, the layout within the central part of the site in particular was not considered to be acceptable in terms of its harmful impact on the character and appearance of the conservation area. These applications were subsequently withdrawn and the current application, plus associated listed building application (20/02819/LIS), was submitted on 18<sup>th</sup> December 2020.

### Design/layout

The current scheme is for the construction of seven dwellinghouses and associated development. The houses consist of 2no 2 bedroom, 1no 3bedroom, 3no 4 bedroom and 1no 5 bedroom dwellings – 43% of the scheme would result in 2 & 3 bedroom homes. Policy CP2 of LPP1 (Housing Provision and Mix) states that “a majority of homes should be in the form of 2 and 3 bed houses, unless local circumstances dictate an alternative approach should be taken”.

Reasons to support a greater proportion of 4 bed+ dwellings would include character of the area, character of the site and viability of the proposed scheme. In determining the acceptability of the scheme, the key consideration with regards to layout was the impact on the character and appearance of the conservation area, a statutorily designated heritage asset. As will be discussed below, any such proposal needs to ensure that a development respects the identified characteristics of the conservation area in terms of

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layout, design and materials. In this instance, the original iteration of the central part of the site was deemed to be cramped, against the prevailing urban grain of the area and visually intrusive in views from outside the site. In order to overcome these objections and to a lesser extent, ensure that the proposed residential development was financially viable, the applicant proposed the construction of a single storey flat-roofed dwelling. The form and massing of this building sufficiently addressed the identified concerns and therefore, given the significant benefit of the reduction of harm to the character and appearance of the conservation area, it is considered that the local circumstances, which also includes the presence of larger Victorian and Edwardian houses on St Cross Road, justify a higher proportion of 4 bed+ dwellings.

The site measures approx. 0.38 hectares and is situated immediately east of St Cross Road. The ground is predominantly flat, with a gentle fall from east to west. To the east of the site lies St Faiths Road and to the south, Cripstead Lane. The existing dwelling of Goodworth House sits within the western corner of the site. The land is laid to grass, with a number of trees and shrubs throughout. Of particular note are the large trees situated along the boundary with St Cross Road, as well as a smaller tree adjacent to St Faith's Road.

In terms of the proposed layout, to the front of the plot, adjacent to St Cross Road, plots 1, 2 and 3 take the form of a single large dwelling (plot 1) and a pair of semi-detached dwellings (plots 2 and 3). Plot 1 takes design cues from Goodworth House and features recessed archways and brick headers, constructed of facing brick and with a slate roof. Plots 2 and 3, whilst using similar materials to plot 1, take the appearance of a pair of semi-detached Victorian dwellings. The existing close boarded fence along the boundary will be removed and replaced with brick and metal railing fencing, with two new pedestrian accesses to serve these properties. The existing mature trees will be retained. Parking will be available to the rear of all these properties and takes the form of garages and designated spaces.

Moving into the central part of the site (plot 7), previously a terrace of brick-built properties were proposed. It was determined that the terrace would not be an appropriate solution for this part of the site due to its harmful impact upon the character and appearance of the conservation area. Subsequently, it was considered that a single detached dwelling with a contemporary design, would be more appropriate for the site, reducing the density of development and visual impact on the conservation area. The resultant design is for a single storey, contemporary-style dwelling with a flat roof and timber cladding. The boundary wall associated with this dwelling will be brick with traditional flint panels. To the rear of the site, adjacent to St Faiths Road, plot 4 is a detached two storey dwelling with accommodation in the roof. It is constructed of facing brick and clay tile and the existing trees along the boundary with St Faiths Road are to be retained. Finally, plots 5 and 6 are a semi-detached pair with an L-shaped footprint, constructed of brick with flint panelling. To the rear of plot 5 is a single storey, flat-roofed contemporary extension which is similar in style to the dwelling at plot 7.

In terms of internal layout of the communal areas, vehicular access will be from St Cross Road which skirts plot 3, leading to the parking and garages for plots 1-3. The access road passes through the centre of the site, with additional parking spaces for plots 5-7 situated adjacent to the dwelling at plot 7. To the rear of the site, there are 2 parking spaces for plot 4 and these are situated between plots 4 and 5. Each dwelling has garden

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amenity space to the front and rear. It is proposed to construct a pedestrian access and footpath from Cripstead Lane, through the site and existing on St Cross Road.

In terms of design and layout within the site, it is considered that the form of each of the dwellings in terms of footprint, massing and detailing is appropriate both in terms of how it responds to its particular plot and also within the wider site as a whole. Predominantly traditional vernacular materials such as brick and flint, are considered to be appropriate to the location. In the centre of the site, plot 7 represents a contrast in form and the contemporary use of materials and detailing is considered to be a well-considered response to this difficult part of the site. It is therefore considered that in terms of layout and design, the proposals comply with policy CP13 of LPP1, policies DM15, DM16 and DM17 of LPP2, as well as the High Quality Places SPD.

Impact on character of area and neighbouring property

The site is situated within the St Cross area of the Winchester Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with regards to listed buildings, “special regard should be given to the desirability of preserving the (building’s) setting...”. Section 16 of the NPPF confirms the above statements.

The site is set within a wider residential context and is bounded by three streets – St Cross Road, Cripstead Lane and St Faiths Road. The front of the site is currently enclosed by a close boarded fence which at the best has a neutral impact, but at worst, has a harmful impact on the character of the conservation area. Therefore, its removal and replacement with a traditional brick and metal railing fence is considered to be a significant visual improvement within the surrounding area which replicates some of the existing boundary treatments seen in this locale, as supported by policy CP20 of LPP1 and DM27 and DM28 of LPP2. To the rear, the existing historic brick wall adjacent to St Faiths Road, is to be retained although a pedestrian access and gate will be created to allow access through to the front of the site. The use and retention of, traditional boundary treatments is supported as they can contribute positively to and preserve the character of, the conservation area. The development will be more highly visible from the front and the rear of the site, but less so than from Cripstead Lane, partly because of the existing buildings including the commercial garage, that are there.

The traditional materials and design used for the majority of the buildings, are considered to respond positively to the character and appearance of the conservation area. The central part of the site, which was identified as being the most challenging area to develop, now has a design solution which is contrasting but low key in terms of its visual impact when viewed from outside the site. The flat roof of this new single storey dwelling would resolve a previous concern about the overbearing impact on properties on Cripstead Lane due to the removal of the terraced element of the scheme and also, concerns about urbanisation of the site and the creation of a cramped relationship between the buildings along Cripstead Lane. The proposal therefore accords with policy CP13 and CP20 of LPP1 and policies DM15, DM16, DM17 and DM27 of LPP2.

Historic England’s Guidance on setting states that “*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or*”

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*detract from that significance and the ability to appreciate it.*” No works are proposed to Goodworth House itself or its outbuildings. The concurrent listed building application considers the impact of proposals on the curtilage-listed walls and should be considered in conjunction with the assessment of the works under the planning application as these are a material consideration. The assessment of the listed building works considered that these proposals would not result in harm to the significance of the listed building or its setting.

The setting of the listed building (Goodworth House) is not considered to be harmed by the new development. The reduction in scale and change in form and detail of units 1-3, which have a more compact footprint than that originally proposed, ensures that the longest, more visually prominent frontage remains at Goodworth House. Units 1-3 would be slightly taller than Goodworth House but the additional height would not be significant and would not result in any degree of competition with the listed building due to the other factors of siting and detail. Likewise, the replacement of the central units with the single storey, flat roofed property, would also reduce the competitive impact on Goodworth House. This accords with policy DM29 of LPP2, as well as Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF.

With regards to impact on neighbouring property, the immediate adjoining residential property is 51 St Cross Road to the north. Plot 1 is the nearest to the boundary with no 51 and is situated approx. 6.5m from the boundary. It is also set further back from the street frontage and the frontage of no 51, primarily due to the extent of the root protection area of the trees along the front, but also to ensure that there would be no significant harm to the amenities of no 51 by means of overlooking, overshadowing or overbearing. Shadow Path Analysis has demonstrated that in March and June, there would be no significant overshadowing caused by the development in respect of the garden or house at no 51.

With regards to potential impacts on other surrounding neighbours, this would mostly relate to the intensification of the residential use of the site, with some additional traffic on the roads and an increased level in noise. The council’s environmental protection officer has recommended a number of conditions to ensure that the new dwellings have noise attenuation features proportionate to an identified level of potential harm.

#### Landscape/Trees

The consideration from a landscape point of view relates to the amount and quality of changes from the garden space belonging to Goodworth House, to buildings and paving and the effects both visual and to the fabric of the location. The current scheme reduces the constructed area by approx. 184sqm (houses and paving but excluding patios and terraces) over the withdrawn scheme and the remainder of the site is mostly green space. A number of trees will be felled on site, assessed as being grade C and U in the arboriculture report, but with 2 grade B trees. The trees to the front of the property on St Cross Road and to the rear at St Faiths Road, are to be retained and protected both during construction and in the future. No dig construction must be used near the root protection zones and this should be clearly marked on a final landscape plan. The change to the boundary treatment on St Cross Road and Cripstead Lane, is seen as a positive change and the house at plot 7, whilst different from the others, is seen as a good response to the neighbouring commercial buildings and minimises the potential negative effects that a taller building might have on Goodworth House. No fundamental objection was raised on landscape grounds and the proposals therefore accord with CP20 of LPP1, as well as DM15, DM16, DM17 and DM24 of LPP2.

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Nitrates

A separate appropriate assessment in relation to the nitrate issue has been completed and is attached to this case. If Committee is minded to approve the application the applicant has agreed that a Grampian Condition can be attached to the consent to ensure that a mitigation strategy is submitted to and approved in writing by the Council prior to the occupation of the development.

Contaminated Land

Standard conditions in this respect are required to show how the applicant would propose to deal with contamination if it is found, both prior to the commencement of works and also, prior to occupation to prove that any contamination was dealt with satisfactorily.

Ecology

There is no objection on ecological grounds however, conditions will require the recommendations contained within the applicant's Ecological Appraisal to be adhered to, as well as the production of a Biodiversity Enhancement Plan and details of external lighting. The proposal therefore complies with policy CP16 of LPP1.

Natural England's comments identified that the site is in close proximity to the designated River Itchen SSSI and SAC and that they had concerns with regards to surface water drainage contributing to poor water quality in the river. As a response to this, the applicant has supplied a drainage strategy summary, dated 04.03.2021, which explains the chosen proposed surface water strategy. An appropriate assessment has been undertaken by the council and sent to Natural England for their consideration.

Drainage.

The site is within Flood Zone 1 and is at very low risk of surface water flooding. Foul drainage is to the foul sewer. Soakaways are proposed for surface water drainage, which should be designed for the 1/100 year storm event plus an allowance for climate change. Infiltration testing will be required and hardstandings should be permeable where possible.

Highways/Parking

Hampshire County Council Highways team was consulted due to the nature of the development and the creation of an access onto a classified road (St Cross Road – B3335). The proposed internal parking provision for the 4-bed houses is below the level required in the WCC Parking Standards SPD by 1 space per dwelling however, given the location of the site where it is possible to walk to the city centre and there are regular bus services, it is not considered necessary for the development to achieve the full complement of spaces. The Transport Assessment has been updated since the 2019 submission and shows a 2m wide footway across the full length of the St Cross Road frontage, which is considered to be acceptable. The transport Technical Note uses the TRICS database to estimate traffic generation of the proposed development. There have been concerns raised with regards to highway safety by the position of the St Cross Road access and the increase in traffic onto the busy St Cross Road. The speed survey conducted noted that average vehicular speed was under 30mph in both directions in dry conditions. A layby is proposed in Cripstead Lane to provide local traffic with additional parking spaces in this area. Each of the spaces on Cripstead Lane will be 2m wide and with a minimum margin of 1m to enable car doors to be opened. This is considered to be acceptable as, whilst the proportions do not comply with the requirements for wheelchair

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users, the external parking is an additional element to the scheme to enhance the surrounding area and therefore, no objection has been raised.

A section 278 agreement between the applicant and Hampshire County Council is required to cover the works to the highway and a number of conditions, including a Construction Management Plan, have been recommended by HCC Highways. The works therefore comply with policies DM17 and DM18 of LPP2.

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

### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for a Section 278 agreement with Hampshire County Council, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

### **Recommendation**

Having weighed up the factors in favour of and against granting permission, and in particular the duties under sections 66, and 72 of the Listed Buildings Act and s16 of the NPPF, the application is considered acceptable for the reasons outlined above and is recommended for approval.

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

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

### **Conditions**

#### **Time Limit**

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

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

#### **Approved Plans**

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

Location Plan Dwg No GWH-PSL-00 received 18.12.2020

Site Plan Dwg No GWH-PSL-01 Rev 3 received 11.03.2021

Front Boundary Wall Dwg No FBW/01 received 18.12.2020

Plot 1 Floor Plans Dwg No GWH-01-PL200 received 18.12.2020

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Plot 1 Floor Plans Dwg No GWH-01-PL201 received 18.12.2020  
Plot 1 Floor Plans Dwg No GWH-01-PL202 received 18.12.2020  
Plot 1 Roof Plan Dwg No GWH-01-PL203 received 18.12.2020  
Plot 1 Garage Plans Dwg No GWH-01-PL204 received 18.12.2020  
Plot 1 Elevations Dwg No GWH-01-PL500 received 18.12.2020  
Plot 1 Elevations Dwg No GWH-01-PL501 received 18.12.2020  
Plot 1 Elevations Dwg No GWH-01-PL502 received 18.12.2020  
Plot 1 Elevations Dwg No GWH-01-PL503 received 18.12.2020  
Plot 1 Garage Elevations Dwg No GWH-01-PL504 received 18.12.2020  
Plot 2 & 3 Floor Plans Dwg No GWH-02-03-PL200 received 18.12.2020  
Plot 2 & 3 Floor Plans Dwg No GWH-02-03-PL201 received 18.12.2020  
Plot 2 & 3 Floor Plans Dwg No GWH-02-03-PL202 received 18.12.2020  
Plot 2 & 3 Floor Plans Dwg No GWH-02-03-PL203 received 18.12.2020  
Plot 2 & 3 Elevations Dwg No GWH-02-03-PL500 received 18.12.2020  
Plot 2 & 3 Elevations Dwg No GWH-02-03-PL501 received 18.12.2020  
Plot 2 & 3 Elevations Dwg No GWH-02-03-PL502 received 18.12.2020  
Plot 2 & 3 Elevations Dwg No GWH-02-03-PL503 received 18.12.2020  
Plot 4 Floor Plans Dwg No GWH-04-PL200 received 18.12.2020  
Plot 4 Floor Plans Dwg No GWH-04-PL201 received 18.12.2020  
Plot 4 Floor Plans Dwg No GWH-04-PL202 received 18.12.2020  
Plot 4 Roof Plan Dwg No GWH-04-PL203 received 18.12.2020  
Plot 4 Elevations Dwg No GWH-04-PL500 received 18.12.2020  
Plot 4 Elevations Dwg No GWH-04-PL501 received 18.12.2020  
Plot 4 Elevations Dwg No GWH-04-PL502 received 18.12.2020  
Plot 4 Elevations Dwg No GWH-04-PL503 received 18.12.2020  
Plots 5 & 6 Floor Plans Dwg No GWH-05-06-PL200 received 18.12.2020  
Plots 5 & 6 Floor Plans Dwg No GWH-05-06-PL201 received 18.12.2020  
Plots 5 & 6 Roof Plan Dwg No GWH-05-06-PL202 received 18.12.2020  
Plots 5 & 6 Elevations Dwg No GWH-05-06-PL500 received 18.12.2020  
Plots 5 & 6 Elevations Dwg No GWH-05-06-PL501 received 18.12.2020  
Plots 5 & 6 Elevations Dwg No GWH-05-06-PL502 received 18.12.2020  
Plots 5 & 6 Elevations Dwg No GWH-05-06-PL503 received 18.12.2020  
Plot 7 Floor Plan Dwg No GWH-07-PL200 received 18.12.2020  
Plot 7 Roof Plan Dwg No GWH-07-PL201 received 18.12.2020  
Plot 7 Elevations Dwg No GWH-07-PL500 received 18.12.2020  
Plot 7 Elevations Dwg No GWH-07-PL501 received 18.12.2020  
Plot 7 Elevations Dwg No GWH-07-PL502 received 18.12.2020  
Plot 7 Elevations Dwg No GWH-07-PL503 received 18.12.2020  
Cross Section A-A Dwg No GWH-PSL-02 received 18.12.2020  
Wall Designs Dwg No GWH-PSL-03 Rev 02 received 18.12.2020  
Wall Designs Dwg No GWH-PSL-04 Rev 02 received 18.12.2020  
Landscape Plan Dwg No 519-SK 102 Rev A received 01.03.2021  
Site Access Arrangement Dwg No ITB14688-GA-04 F received 11.03.2021  
Tree Protection Plan Dwg No TSP-KC/GOODWORTH/001 received 18.12.2020

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

**Pre-Commencement Conditions**

Foul and Surface Water Drainage

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3. Detailed proposals for the disposal of foul and surface water, including infiltration testing results and a management plan, 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.

Reason: To ensure satisfactory provision of foul and surface water drainage.

Ecology.

4. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the type and location of 12 integral swift boxes/bricks, bat roost features within all garages and 100mmx100mm gaps within all new fences to allow hedgehog to move through the site. It shall also include 100m of native hedgerow planting (including hazel, hawthorn, holly, and blackthorn), native bulb planting under the retained trees at a density of 10-20 per m<sup>2</sup> and 20 new native or fruit bearing trees. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF.

Lighting

5. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

Construction Management Plan

6. 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;

General:

- Phases of development.
- Code of Construction Practice for all works and operations on the site
- Use of fences and barriers to protect adjacent land
- Measures to be undertaken to minimise impacts on surrounding land
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.

Environmental:

- Dust suppression, mitigation and avoidance measures
- Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

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- Noise reduction measures, including use and details of acoustic screens and enclosures, the type of equipment to be used and their hours of operation
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway)

Ecological:

- Timing restrictions for staged removal of any vegetation so as not to conflict with breeding seasons
- Measures to be taken to prevent contaminants from entering watercourses or the water environment

Transportation:

- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, areas for the parking and manoeuvring of operative's vehicles, areas for the storage of plant and materials, site office and other facilities for the operatives and measures to prevent mud being transferred on to the adjacent highway and other measures of how it will be dealt with should it occur.

The Construction Management Plan shall be adhered to throughout the duration of the construction period. For the avoidance of doubt, this condition covers all construction and demolition work (including the breaking up and removal of pavement) on the application site.

Reason: To ensure that all demolition and construction work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on nearby properties and businesses.

Environmental Protection

7. Prior to any work commencing on site, details of a scheme for protecting the proposed dwelling from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:
- all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
  - all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
  - all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

Reason: To ensure that acceptable noise levels within the dwelling and the curtilages of the dwelling are not exceeded.

8. No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

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b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

Trees

9. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement Ref No AIA/AMS-KC/AH/GOODWORTH/001 Revision B dated December 2020 by Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

10. The trees shown to be retained on the approved tree protection plan (TSP KC/GOODWORTH/001) shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing as shown on the approved site plan in accordance with BS 5837.

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

11. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/AH/GOODWORTH/001 Revision B.

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

12. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies and low impact foundations, so that a pre commencement site visit can be carried out.

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

Landscaping.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Hard landscape works shall be completed before the occupation of the dwellings and soft landscape works in the first planting season following the completion of the buildings. 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. These details shall include:

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- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
  - All boundary treatment;
  - Hard surfacing materials;
  - existing and proposed finished levels or contours;
  - means of enclosure, including any retaining structures;
  - car parking layout;
  - other vehicle and pedestrian access and circulation areas;
  - minor artefacts and structures (eg. street furniture, refuse or other storage units, signs, lighting etc);
  - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- 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 and proposed numbers/densities where appropriate;
  - implementation programme.

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

14. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: In the interests of local amenity.

Energy and Water.

15. 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 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

Highways.

16. Prior to construction of the development commencing, the required Agreement under Section 278 of the Highways Act 1980 with the Highway Authority shall be completed. The access and provision of footway to St. Cross Road shall be completed

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prior to the first occupation. The provision of a layby in Cripstead Lane including road markings shall be completed prior to the occupation of the first of plots 4 – 6 inclusive. All the works are to be constructed to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety

17. Prior to development commencing the visibility splays shown on the approved plan shall be cleared of any obstruction between 1m and 3m above the adjacent carriageway level and maintained as such thereafter.

Reason: In the interests of highway safety.

Materials and detailing.

18. No works above ground works shall progress until a full materials schedule for each unit, accompanied by labelled samples with full details of brick bond, colours and finishes, where relevant, have been submitted to and approved in writing by the Local Planning Authority. Sample panels to show the brickwork, pattern of brick bond and mortar colour/joint and finish to units 1,2, 7 and 4, and the flint with banding detail for units 5 and 6, shall then be erected and maintained on site for the duration of construction unless otherwise agreed in writing by the Local Planning Authority. Development shall proceed and be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure materials are appropriate to their context and would preserve the character and appearance of the conservation area in accordance with Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16.

19. No works to install any windows shall commence until full joinery details at an appropriate scale, for all units, excluding unit 7, have been submitted to and approved in writing by the Local Planning Authority. Details should show the windows in context with, and depict the detail of, heads, cills and reveals.

Reason: To ensure the implementation of high quality details appropriate to their context that would preserve the character and appearance of the conservation area in accordance with Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16.

20. No works to the following elements shall commence until full details have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed and be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority;

- a) 1:5 or 1:10 details of the reveal to the ground floor window recesses (west elevation) – Unit 1.
- b) 1:5 or 1:10 details of quoining and string course to Unit 1.
- c) full joinery and glazing details of the porch to unit 1 including details of fanlights and side lights.
- d) 1:5 or 1:10 details to show the depth and detail of the string course to units 2 and 3.

Reason: To ensure high quality details appropriate to their context to preserve the character and appearance of the conservation area in accordance with Policy DM27 of the  
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Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 16.

21. 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

**Pre-occupation conditions.**

Parking.

22. The areas shown on the approved plan for visitor parking shall be provided prior to the first occupation.

Reason: To ensure parking for visitors to the site is provided in a timely manner and to prevent excess visitor parking on the surrounding streets.

23. The areas shown on the approved plan for the parking and manoeuvring of vehicles proposed for each plot shall be provided prior to the first occupation of the respective plot.

Reason: To ensure that vehicles can gain access into and from the site in a forwards gear.

Ecology.

24. The recommendations within the Ecological Appraisal (Peach Ecology, 16 December 2020), particularly section 5.3 and 5.8, shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity in accordance with CP16.

Grampian Condition (Nitrates).

25. The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- 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

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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.

Environmental Protection.

26. A noise validation report, demonstrating compliance with the above noise criteria (condition 7), shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless the applicant can demonstrate, in accordance with TM59 Design Methodology for the Assessment of Overheating Risk in Homes (CIBSE), that an acceptable thermal environment can be maintained with windows shut. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

27. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

Energy and Water (pre-occupation).

28. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Vehicular Access

29. The access shall be surfaced in a non-migratory material for a minimum distance of 6m. measured from the nearside edge of carriageway of the adjacent highway prior to its use commencing.

Reason: In the interests of highway safety and to prevent migration of surfacing materials onto the highway.

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30. Any gates or other impediment to the passage of vehicles across the vehicular access shall be located a minimum of 6m from the nearside edge of the adjacent highway and adjacent fencing shall be splayed at an angle of 45 degrees. The areas forward of the splays shall be kept free of obstacles between 0.6m and 3m prior to the construction of the development commencing.

Reason: To ensure good visibility on to and from, St Cross Road for vehicles using the access.

Contaminated Land.

31. 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.

32. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

Trees.

33. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/AH/GOODWORTH/001 Revision B

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

34. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/AH/GOODWORTH/001 Revision B shall be agreed in writing to the Local Planning Authority.

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

Removal of Permitted Development Rights.

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

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

**Informatives:**

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: DS1, WT1, CP1, CP2, CP11, CP13, CP16, CP20

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM20, DM21, DM24, DM26, DM27, DM28, DM29

High Quality Places SPD

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

NPPF Section 16

3. This permission is granted for the following reasons:

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

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. 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>

5. 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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

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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 Practice

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

**Appendix 1**