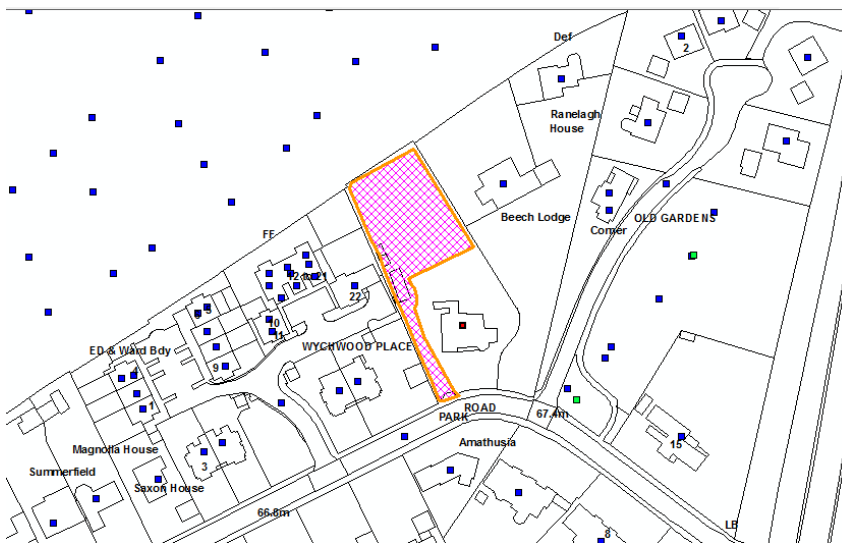


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 20/02543/FUL  
**Proposal Description:** Erection of three dwelling houses, with associated landscaping, access and parking  
**Address:** Rutland House 11 Park Road Winchester SO22 6AA  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** Mr Chris Rees  
**Case Officer:** Verity Murphy  
**Date Valid:** 17 November 2020  
**Recommendation:** Application Permitted

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

**Pre Application Advice:**



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### **General Comments**

The application is reported to Planning Committee due to the number of objections received contrary to the Officer recommendation to approve the application.

Amended plans were received on 29<sup>th</sup> April 2021. Plot 1 is amended in these plans; the two rear dormer windows have been removed and replaced with roof lights.

This application follows an earlier submission 19/01912/FUL which proposed four dwellings on the site. This scheme (20/02543/FUL) has reduced the number of dwellings to three, and has amended the design, architecture and positioning of the dwellings within the site.

### **Site Description**

The application site is located to the rear of Rutland House, which will be retained in the development proposals. Rutland House is large detached family dwelling which features distinctive Edwardian architecture and materials. The topography of the site falls from south to north.

The application site is situated on the northern side of Park Road and the rear boundary of the site adjoins the residential development at Barton Farm. There is a development of 22 dwellings immediately west of the application site, and to the east are large detached residential dwellings.

### **Proposal**

Erection of three dwelling houses, with associated landscaping, access and parking

### **Relevant Planning History**

06/02676/FUL (Planning Committee approved this application 16.11.2006, however the S106 was not signed and a decision could not be issued). Erection of 2 no two bedroom and 2 no four bedroom terraced houses with parking.

06/01867/FUL (WITHDRAWN 14.07.2006) Erection of 2 no. three bedroom and 3 no. two bedroom terraced dwellings with associated parking

### **Consultations**

#### WCC Service Lead – Environment (Drainage):

The application site is not in a zone prone to flooding, the surface water will be going to a soakaway which is acceptable as that area of land does not have any flooding or drainage issues. There is a mains foul line going right past the property so foul disposal is very straightforward. As long as the plans meet building regulations, and the applicant obtains the appropriate permission to connect from SW and makes sure the soakaway is appropriately sized, there are no drainage concerns with the application.

#### Hampshire County Council – Highways

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No objection to application. Access to the site is acceptable and the level of additional vehicle movements is not considered to result in any significant impact on the local highway network.

Natural England:

The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget.

WCC Service Lead – Built Environment (Urban Design):

The reduction in dwellings on site to three is an improvement to the previous scheme, the dwellings in their height reflect the topography of the site and the proposal now retains an increased degree of space around the buildings.

**Representations:**

City of Winchester Trust: Objects to this application because of inadequate information

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

- Overdevelopment of the site
- Lack of open space
- Highways safety issues
- Dangerous access
- Heights of dwellings
- Impact on neighbouring properties
- Lack of privacy for residents
- Fire safety
- Waste collection issues
- Emergency vehicles cant access the site
- Lack of visitor parking
- Overlooking impact

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

- Development is not needed because of 2000 homes at Barton Farm
- Credibility of Alfred Homes

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

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Policy DS1 – Development Strategy and Principles  
Policy CP13 – High Quality Design  
Policy CP11 – Sustainable Low and Zero Carbon Built Development  
Policy CP2 – Housing Provision and Mix

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM15 – Local Distinctiveness  
Policy DM16 – Site Design Criteria  
Policy DM17 – Site Development Principles  
Policy DM18 – Access and Parking

National Planning Policy Guidance/Statements:

Section 4 of National Planning Policy Framework 2019  
Planning Practice Guidance

Supplementary Planning Guidance  
High Quality Places SPD 2015  
National Design Guide 2019

**Planning Considerations**

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The application site is located within the settlement boundary of Compton Down where the principle of new residential development is accepted provided it is in accordance with the relevant policies of the development plan.

Policy CP2 of WDLPP1 seeks to ensure that new residential development should meet a range of community housing needs and deliver a wide choice of homes. The majority of homes should be in the form of 2 and 3 bedroom homes. This development is for 3 dwellings comprised of 2 x 3 bedroom and 1 x 5 bedroom units. The majority of the homes will therefore be in the form of 3 bedroom properties. Whilst a 2 bedroom property is not proposed on the site, it is considered that the housing mix is consistent with the council's approach to implementing CP2. It is considered to be acceptable in the local circumstances as the application site is located within an area which is characterised by larger detached dwellings. The proposal is considered to satisfy the requirements of this policy. There is no affordable housing proposed on site as it is under the threshold of 10 dwellings as set out in paragraph 63 of the NPPF.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan  
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policy CP11 will be applied in compliance with the maximum standards set out in Government.

The development does not fall under Schedule I or Schedule II of the EIA Regulations, therefore an Environmental Impact Assessment is not required.

The assessment of the application in relation to the Development Plan policies is set out below.

Design/layout

The proposed three dwellings will be located in a linear formation on a north to south axis within the rear garden of Rutland House. Plot 1 will be located nearest to Rutland House, and Plot 3 will be nearest to the development at Barton Farm. As the level of the land falls away to the north of the site, the height of the dwellings corresponds with the underlying topography with Plot 1 being the greatest in height, and Plot 3 being the lowest in height.

The linear formation of the dwellings within the site imitates a previous scheme for 4 dwellings, which was permitted by Planning Committee in 2006, but never implemented. The layout of the dwellings is also reflective of the linear blocks found within Wychwood Place to the west of the site. As these dwellings have been constructed to the rear of the large Edwardian properties which front onto Park Road, a development of new houses to rear of Rutland House is not considered to significantly or harmfully disrupt the existing pattern of development along Park Road.

The proposed housing density on site would be approximately 22 dwellings per hectare which is significantly lower than the Wychwood development which is approximately 36 dwellings per hectare. As suggested by WCC Urban Designer, the reduction in one dwelling proposed within this scheme allows for a greater space between the proposed dwellings and a greater private amenity area for each dwelling. The proposal is not considered to result in a cramped or overdeveloped form of development; and the proposed density on site is considered to be appropriate and reflective of that found within the surrounding area.

Objections have been received in relation to the heights of the new dwellings. The surrounding area is characterised by 2.5 and 3 storey dwellings, this will be reproduced in the heights of the proposed dwellings with dormer windows serving the proposed living accommodation within the roof space. It is not considered that the proposed dwellings will appear unduly tall within the site or within the context of the surrounding properties.

The design and architecture of the proposed dwellings has been significantly amended under this proposed scheme. The four dwellings proposed under 19/01912/FUL tried to replicate the Edwardian/Arts and Craft style design of the larger dwellings which address Park Road. It was considered that this design was too convoluted and would have resulted in an overly contrived form of development. Following detailed discussions with WCC Urban Designer, the applicant has simplified the design of the dwellings to a more contemporary form of Georgian architecture which is found throughout Winchester, and within the newer properties located within Old Gardens to the east of the application site. It is considered that rather than trying to arduously replicate the design and appearance of Rutland House, the proposed design, whilst respecting the existing property, is appropriate as it has been informed by the site specific constraints and opportunities.

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The material palette to be used is high quality and results in the dwellings having a contemporary appearance. A materials condition will be attached to the consent to ensure this. The overall appearance of the dwellings is considered to result in an attractive and high quality development of three dwellings.

There have been numerous iterations to the layout and design of the dwellings, which has resulted in their design responding carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity. The design and layout of the scheme is therefore considered to be acceptable and in accordance with Policy CP13 of Local Plan Part 1, DM15, DM16 of Local Plan Part 2 and The High Quality Places SPD

Impact neighbouring property

Objections have been received in relation to the impact of the proposed development on neighbouring amenity. The closest neighbouring property is number 22 Wychwood Place which is to the west of the application site. This property is orientated perpendicularly to the proposed new dwellings. In response to objections, the dormers on the front elevations of plots 1-3 will be obscured glazed which limits the potential for significantly harmful overlooking to this property. The eastern side elevation of Number 22 Wychwood Place is visible from the application site. There are no windows on this neighbouring elevation and the existing hedges/trees which form the western boundary of the application site will be reinforced through the landscaping of the scheme; the proposal is not considered to result in significant overlooking to this property.

The nearest neighbouring property to the rear of Plots 1-3 is Beech Lodge. There is over 20 metres between this property and the proposed dwellings which is considered a sufficient distance to limit any significant overlooking. Furthermore, there are mature trees which offer additional screening along the eastern boundary of the site. Notwithstanding this, in response to concerns from neighbours in relation to the overlooking from the rear of Plot 1, the applicant has agreed to remove the rear dormers and replace them with higher level roof lights.

Of pertinence to this application is the proposed development at Barton Farm; the construction of these new houses has advanced throughout the process of this application. Plots 1 to 3 are not back to back with those within Barton Farm and will be located over 30 metres away from the nearest neighbouring property. Plot 3 does contain two windows in the north western elevation, one at ground floor level and one at first floor level. These windows will serve stairwells which are considered to be an internal area of low amenity value, and are not considered to generate a significant level of overlooking to the properties within the Kings Barton development to north of the site. Notwithstanding this, a condition will be attached to the consent to ensure both these windows are obscured glazed.

Objections have also been received in relation to the impact of the height of dwellings on the surrounding neighbouring properties. Given that the surrounding area is characterised by dwellings which are between 2-3 storeys, and the distance between the application site and the neighbouring properties, it is not considered that the proposal will result in any significant harm on residential amenity in terms of overlooking or overbearing impact.

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The proposal accords with Policy DM17 of LPP2.

Landscape/Trees

There are a number of mature trees on site which are to be retained through this application. Some construction activity will be needed within the root protection areas of the retained trees. If adequate precautions to protect the retained trees are implemented in line with the submitted Arboricultural Impact Assessment, the development proposal will have no significant adverse impact on the contribution of trees to amenity or character in the wider setting.

New hedgerows and tree planting is proposed to reinforce the boundaries of the site and improve habitat creation within the site. A detailed landscaping condition will be attached to the consent to ensure the level and type of landscaping proposed is appropriate for the site.

Ecology

The site has been assessed by a qualified ecologist. The site, including the garage, is considered to have a negligible potential for bat or dormice use. However, as a biodiversity enhancement to the site an Istock bat brick or Schwegler 1FR bat tube will be built into the south elevation of house 1 and the south elevation of house 2. This will be conditioned to the consent.

Reptiles and amphibians were surveyed on the site. Prior to any development commencing on the site a detailed translocation method statement must be agreed with WCC Ecologist to ensure the correct translocation of amphibians and reptiles as part of a translocation methodology. This will be conditioned to the consent.

There will be hedgehog enhancements, including swift nest boxes, within the development, and works to trees will be undertaken outside of nesting periods. Potential adverse impacts on these ecological features have been identified and suitable mitigation and compensation measures have been recommended. As the development will include biodiversity enhancements on site, it is considered that the proposal will result in an overall net gain for biodiversity at the site. The proposal accords with Policy CP16 of LPP1, Policy DM24 of LPP2 and the NPPF

Highways/Parking

Hampshire County Council highways team were consulted on the previous application for four houses on the site and raised no objection to the proposed development. There is no change to the proposed access with this application and the comments of HCC highways still stand. Access to the development is to be via a new private driveway utilising the existing vehicular crossing onto Park Road. Park Road is a classified road (C469) subject to a 30mph speed limit. Visibility at the access is adequate and the geometry of the driveway is suitable to serve the development. It is considered that the vehicle movements generated by the development can be safely accommodated at the access and will not result in a detrimental impact on the safety or operation of the local highway network.

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Objections have been received in relation to fire engines not being able to access the site. Hampshire County Council have assessed this impact and servicing by large delivery vehicles/refuse vehicles will be on street, which is considered to be acceptable in this location. Vans and other small delivery vehicles will be able to use the shared driveway/parking areas.

Car Parking is provided in accordance with Winchester Residential Car Parking Standards SPD, the two 3-bedroom properties will have 2 car parking spaces and Plot 1 will have 3 spaces, with additional room within the driveway for visitor parking. The proposal accords with Policy DM18 of LPP2.

### 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.

### 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.

### Conclusion

The proposal accords with The Development Plan and the following policies: DS1, CP13, CP11, CP116 of LPP1, DM15, DM16, DM17, DM18, DM24 of LPP2 and The High Quality Places SPD

### **Recommendation**

Application Permitted subject to the following condition(s):

### **Conditions:**

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

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

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

SKETCH PERSPECTIVE

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LOCATION PLAN RH-PSL-00  
LOCATION PLAN (FIGURE GROUND DRAWING) RH-PSL-00 (2)  
SITE PLAN RH-PSL-00 (3) REV 1  
STREET SCENE  
PLOT 1 FRONT ELEVATION RH-01-PL500  
PLOT 1 SIDE ELEVATION RH-01-PL501  
PLOT 1 REAR ELEVATION RH-01-PL502 REV 1  
PLOT 1 SIDE ELEVATION RH-01-PL503 REV 1  
PLOT 1 GROUND FLOOR PLAN RH-01-PL200 REV 1  
PLOT 1 FIRST FLOOR PLAN RH-01-PL201  
PLOT 1 SECOND FLOOR PLAN RH-01-PL202  
PLOT 1 ROOF PLAN RH-01-PL203 REV 1  
PLOT 2 FRONT ELEVATION RH-02-PL500  
PLOT 2 SIDE ELEVATION RH-02-PL501  
PLOT 2 REAR ELEVATION RH-02-PL502  
PLOT 2 SIDE ELEVATION RH-02-PL503  
PLOT 2 GROUND FLOOR PLAN RH-02-PL200  
PLOT 2 FIRST FLOOR PLAN RH-02-PL201  
PLOT 2 SECOND FLOOR PLAN RH-02-PL202  
PLOT 2 ROOF PLAN RH-02-PL203  
PLOT 3 FRONT ELEVATION RH-03-PL500  
PLOT 3 SIDE ELEVATION RH-03-PL501  
PLOT 3 REAR ELEVATION RH-03-PL502  
PLOT 3 SIDE ELEVATION RH-03-PL503  
PLOT 3 GROUND FLOOR PLAN RH-03-PL200  
PLOT 3 FIRST FLOOR PLAN RH-03-PL201  
PLOT 3 SECOND FLOOR PLAN RH-03-PL202  
PLOT 3 ROOF PLAN RH-03-PL203  
PLOT 1 GARAGE ELEVATIONS RH-01-PL504  
PLOT 1 GARAGE PLANS RH-01-PL204

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

**PRE-COMMENCEMENT CONDITIONS**

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

Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. No development above damp proof course shall take place until 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. These details shall include the following;

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- planting plans and schedules of plants, replacement trees, noting species, planting sizes, planting numbers/densities where appropriate.
- details of areas of hard surfacing including access track
- details of any means of enclosure (fencing/walling) and all boundary treatments.

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

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

5. No development 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 including any earthworks to be undertaken have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

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

6. Prior to the commencement of the development above damp proof course, hereby permitted, detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

7. Prior to any development on site, a detailed reptile translocation method statement and translocation area will be agreed with the WCC Ecologist. During April to September, when reptiles are active and in suitable weather conditions, refugia (artificial cover objects (ACOs) will be put down to enable capture and translocation of reptiles as part of a translocation methodology. The work will be carried out by a qualified ecologist.

Reason: To protect biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

8. Prior to any development on site, a detailed amphibian translocation method statement and translocation area will be agreed with the WCC Ecologist. During April to September,  
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when amphibians are active and in suitable weather conditions, refugia (artificial cover objects (ACOs) will be put down to enable capture and translocation of amphibians as part of a translocation methodology. The work will be carried out by a qualified ecologist.

Reason: To protect biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

9. Prior to work commencing on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Details of parking and traffic management measures.
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

#### **PRIOR TO OCCUPATION CONDITIONS**

10. 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 the dwelling shall meet the Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

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

11. Before the occupation of the development, areas for access, car parking and turning shall have been constructed and laid out within the site in accordance with the approved plans. Any final surfacing shall be laid post completion of the units, and shall be maintained thereafter.

Reason: to ensure adequate on-site car parking provision for the approved development.

12. 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

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Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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

13. No development shall be occupied until the access driveway, including the widening of the vehicle crossing to Park Road, has been constructed and laid out in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

14. The parking areas shall be constructed and laid out in accordance with the approved plans prior to the occupation of the dwellings to which they relate, and thereafter retained.

Reason - To ensure adequate on-site car parking provision for the approved development.

15. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/AH/RUTLAND/001 written by Kevin Cloud of 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.

16. No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/AH/RUTLAND/001 written by Kevin Cloud of Technical Arboriculture

Reason: To prevent inappropriate work being undertaken to protected trees

17. If reptiles, amphibians, dormice or signs of dormice are found during the proposed development work, when the ecologist is not on site, work in the local vicinity will stop and a qualified ecologist contacted immediately for advice.

Reason: To protect biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

18. The precautionary mitigation measures, recommendations and enhancements, including swift boxes, shall be provided on site in accordance with Section 6 of the submitted Biodiversity Survey by Lowans Ecology and Associates.

Reason: To enhance biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

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19. The windows in the north west elevation of Plot 3, hereby permitted, shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

**Informatives:**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Part 1 (2013): DS1, CP2, CP11, CP13, CP16

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM24

Winchester District High Quality Places Supplementary Planning Document

3. 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.

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

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

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

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For further advice on this please refer the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. The applicant is advised that widening of the vehicle crossover (dropped kerb) will require the consent of the Highway Authority, Hampshire County Council. Licence applications can be made via the county council's website:  
[www.hants.gov.uk/transport/licencesandpermits/roadopening](http://www.hants.gov.uk/transport/licencesandpermits/roadopening)