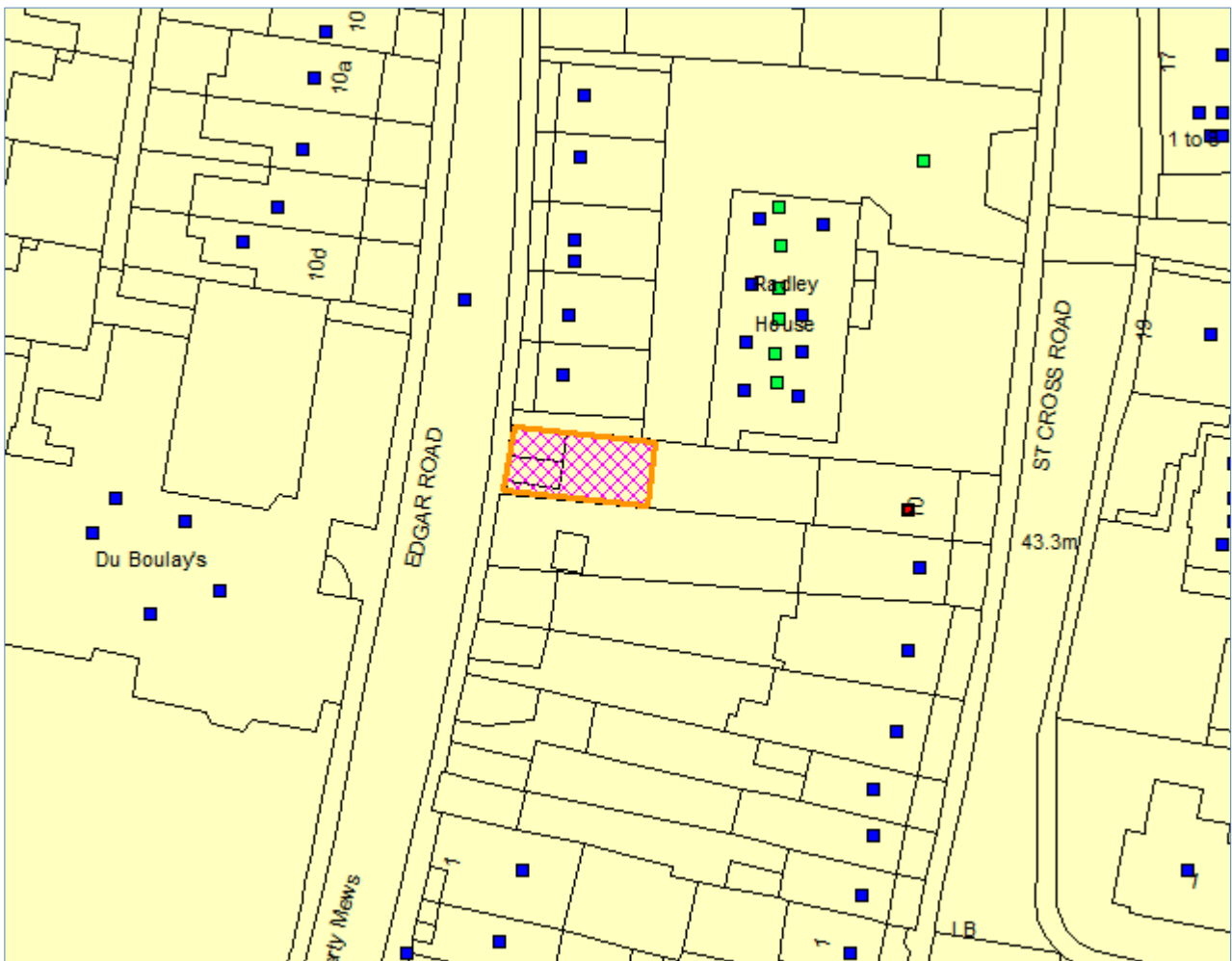


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Case No: 21/02065/FUL
Proposal Description: Construction of a new 3 bed dwelling house facing Edgar Rd.
Address: 10 St Cross Road Winchester SO23 9HX
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Sowden
Case Officer: Catherine Watson
Date Valid: 3 August 2021
Recommendation: Application Permitted

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

Pre Application Advice: Yes



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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 approve.

Site Description

The site is an existing residential plot situated within the Winchester suburb of St Cross. It stretches from St Cross Road at the front, to Edgar Road at the rear. The existing dwelling is an end of terrace property and fronts St Cross Road; the remainder of the site is garden. The new dwelling will be situated adjacent to Edgar Road.

Proposal

The proposal is for the erection of a detached three storey, three bedroom dwelling with basement and garden.

Relevant Planning History

None relevant.

Consultations

WCC Service Lead for Environmental Services: Drainage:

The site is at a very low risk from flooding from both rivers/sea and surface waters. Foul drainage will be to the mains which is the most sustainable solution. Surface water will go into a soakaway if this is possible due to the constrained nature of the site. If not, the applicant should enter into negotiations with Southern Water for a combined sewer. Southern Water may not be willing to enter into this agreement however.

WCC Service Lead for the Built Environment – Archaeology

The site lies within the historic southern suburb of Winchester and is approx. 100m from the city defences. Edgar Road dates to the mid-19thC however St Cross Road formed the principal route south from Winchester from the Roman period onwards and may also have been used in prehistoric times. Archaeological excavations and investigations immediately to the north have located a complex sequence of deposits and features dating from the Roman period onwards. This area is known to have been a Roman inhumation cemetery with 22 graves excavated in early 2020 on the Radley House site. It is possible that this would stretch to 10 St Cross Road. Medieval remains such as rubbish, cess and large quarry pits have also been located. Conditions are required to secure a programme of archaeological mitigation works in accordance with a Written Scheme of Investigation submitted to the LPA. Within 9 months of the fieldwork taking place, post-excavation assessment and reports should be submitted to and approved by, the LPA.

WCC Service Lead for the Built Environment – Historic Environment

10 St Cross Road makes a positive contribution to the character and appearance of the conservation area. The rear elevation is more altered and of less architectural quality than the St Cross Road elevation. The garages at the rear of the site detract from the character and appearance of the conservation area and detract from the setting of the two nearby listed buildings.

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There are a number of modern developments along the west side of Edgar Road which represents an established form of development to the rear of these plots. In that context there is no objection to the removal of the garages and replacing them with new residential development. The development proposals have been refined since pre-application stage and during the application process in order to address various concerns. The overall height and massing is appropriate and responds to other development in the area, being a contemporary interpretation of a traditional townhouse. Architectural features such as brick relief patterns and bay windows have been incorporated. The materials include brick, zinc roofing and aluminium framed windows. Notwithstanding this, the bin storage for the existing dwelling will be lost due to the development and will have to be located to the front yard adjacent to St Cross Road. This will create some visual clutter to the detriment of the conservation area and would represent a very low degree of less-than-substantial harm as it may set an undesirable precedent for other new development.

WCC Service Lead for the Built Environment – Urban Design

The proposal has evolved positively to address concerns throughout the pre-application process and is more consistent in terms of character and appearance as the applicant has replaced the rear dormer with two smaller ones and the alignment and proportions of the front dormer are acceptable.

Southern Water

Southern Water requires a formal application to the public foul sewer to be made by the applicant or developer. The design of the basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide the protection from the risk of flooding.

Natural England.

The nutrient budget has been calculated in line with Natural England's advice and no objection is raised in this respect. The LPA's appropriate assessment concludes that they are able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Natural England is aware that the local authority uses a Grampian condition to address nutrient impact from developments.

Representations:

City of Winchester Trust:

Comments to original proposals: It is noted that car parking provision was removed from the proposal at the behest of the council. The application indicates that an air source heat pump is to be installed but there is little information about whether this would be appropriate for a 4 storey dwelling. The principle of developing new housing stock on the Edgar Road frontage is well-established and the panel has no objections to the proposal.

Comments to amended proposals: The proportions and choice of materials for the dwelling are inappropriate. The appearance and scale of the building will relate more to the adjacent terrace in Edgar Road than to the red brick development further down the road. The improvement to the dormer on the east side is noted but the powder coated replacement panel is unsuited to the locality.

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20 letters received objecting to the originally submitted plans and 6 letters received objecting to the amended plans for the following reasons:

- The unsuitability of the construction materials in relation to neighbouring heritage assets;
- Reduction of green, open space caused by the development;
- No on-site parking provision so development will exacerbate existing parking problems on the street;
- The rear balcony will cause overlooking;
- Bins will be stored on the street for collections;
- There are issues with surface water drainage on the site;
- It sets a precedent for piecemeal development.

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

- Details of pre-application advice not included on solicitors search which is negligent of the council;
- Devaluation of nearby properties;
- Vibrations from the construction will cause cracks in neighbouring homes.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles;
WT1 – Development Strategy for Winchester Town;
CP1 – Housing Provision;
CP13 – High Quality Design;
CP17 – Flooding, Flood Risk and the Water Environment;
CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations

WIN1 – Winchester Town;
DM1 – Location of New Development;
DM15 – Local Distinctiveness;
DM16 – Site Design Criteria;
DM17 – Site Development Principles;
DM18 – Access and Parking;
DM16 – Archaeology;
DM27 – Development in Conservation Areas;
DM28 – Demolition in Conservation Areas;
DM29 – Heritage Assets.

High Quality Places SPD.

National Planning Policy Guidance/Statements:

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

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Planning Considerations

Principle of development

The site is situated within the settlement boundary of Winchester where residential development is acceptable in principle, subject to compliance with other local plan policies.

Design/layout

The proposal is for the demolition of an existing garage and erection of a detached, 4 storey dwelling including a basement. It is situated to the rear of the existing plot at 10 St Cross Road and is adjacent to Edgar Road. The remaining garden area in the plot will be divided between the proposed dwelling and the existing.

The design of the proposed dwelling takes some of its visual cues from the recently constructed terrace at Radley House to the north. The overall mass and proportions are similar to those properties although the ridge and eaves of the proposed dwelling sit lower. Unlike the Radley House terrace, where materials are predominantly render and slate roofs, the proposed dwelling seeks to use red brick with standing seam metal roofs. Decorative details include the use of brick relief, as demonstrated in the Grade II listed Du Boulays directly opposite the site on Edgar Road. To the front is a small, centrally positioned box dormer and to the rear are two equally spaced box dormers. In addition, to the rear at 2nd floor level is a balcony and Juliette balconies at 1st floor level.

In terms of design, the choice of materials reflects that in use in the immediate surroundings. The proportions of the proposed dwelling are in keeping with the recently constructed terrace to the north and the overall appearance in the Edgar Road street scene is complimentary to the character of the area, in compliance with policies CP13 and CP20 of LPP1 and DM15, DM16 and DM17 of LPP2.

Archaeology.

The site lies within the historic southern suburb of Winchester where significant archaeological remains have been uncovered immediately adjacent to and the wider locality of the site. Most significant of the nearby investigations is the adjacent Radley House site where excavations took place in 2020 as part of the redevelopment of that site. This identified a series of Roman ditches and graves in addition to medieval quarry and cess pits. It is highly likely that similar archaeological features will be found during any redevelopment of the site however this is not considered to be an overriding constraint and there is no objection in principle. Conditions requiring a programme of excavation to investigate, record, analyse and report any archaeological evidence, as well as a Written Scheme of Investigation to be agreed prior to commencement, are required. This complies with policies CP20 of LPP1, DM26 of LPP2 as well as the NPPF Section 16.

Impact on character of area and neighbouring property

The site is situated within the St Cross area of the Winchester Conservation Area. According to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

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The existing garages at the rear of the plot are not considered to contribute positively to the character of the conservation area and their removal and replacement with a new dwelling is reflective of other developments along this part of Edgar Road. Since pre-application stage, refinements have been made to the design including the removal of an integral garage and the replacement of a large rear dormer with two box dormers. The overall height and massing of the proposed dwelling, which is a contemporary interpretation of a traditional townhouse, is in keeping with the scale and character of other domestic terraces and properties in the local area and acknowledges the drop in ground level from north to south along Edgar Road. Bins will be stored onsite within the courtyard to the rear of the property and put out for collection on the relevant day. The bins for the existing dwelling will be stored to the front of that property, adjacent to St Cross Road. This is not ideal in terms of the impact on the appearance of the street frontage however, it is not considered to be so harmful as to warrant refusal of the application. It is therefore considered that the proposal is appropriate in terms of its visual impact and would preserve the character and appearance of the conservation area in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Section 16, as well as CP13 and CP20 of LPP1 and DM15, DM16, DM17, DM27 and DM28 of LPP2.

The site is within the vicinity of two listed buildings – Radley House and Du Boulay's. According to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is not considered that the proposals would impact harmfully upon the setting of the listed buildings as a result of the design, scale, massing and materials and therefore would be in line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Section 16, as well as CP20 of LPP1 and DM27, DM28 and DM29 of LPP2.

The site is situated within the suburban area of Winchester and is bounded on all sides by other residential development. The changing ground levels from west to east and north to south have necessitated the proposed dwelling to be excavated into the garden of no 10 and a basement level included in order to make the most effective use of the land available. There are concerns from local residents with regards to overlooking from the new dwelling. To the rear of the dwelling it is proposed to have a balcony at 2nd floor level, as well as Juliette balconies at first floor and two dormer windows within the roof. The Juliette balconies are set at such a level so as not to cause any significant harm by means of overlooking towards the neighbouring properties at no 12 St Cross Road and the Radley House development, as well as the existing property at 10 St Cross Road. The proposed terrace/balcony serves a bedroom and is positioned approx. 5.2m above the finished external ground level after excavation. The distance between the terrace and the recently approved dormer at no 10 is approx. 19m and to the rear elevation of number 12 it is approx. 17m. In order to reduce any potential overlooking into the surrounding gardens from the terrace, it is proposed to install an opaque glass balustrade which will measure 2.1m above floor level on each side and 1.4m to the front of the terrace. It is considered that this will address any concerns with regards to loss of privacy of neighbouring properties, including the existing dwelling at no 10.

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Landscape/Trees

The existing garden at no 10 will be sub-divided between the existing and new dwellings. The type of boundary treatment and any associated landscaping will be controlled by condition.

Highways/Parking

The proposal does not offer any on-site parking. Edgar Road is subject to permit parking. Winchester City Council does not grant additional permits for new residential accommodation however St Cross is considered to be a sustainable area where there is good access to public transport and the town centre is within easy walking distance. In this instance therefore, it is not necessary to comply with the WCC Parking Standards SPD which would require 2 parking spaces for a 3 bed dwelling. The application would therefore accord with policy DM18.

Nitrates

The proposed development is within Winchester District where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites via water treatment plants. In accordance with advice from Natural England and as detailed in Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy a net increase in housing development within Winchester District is likely to result in impacts to the integrity of those sites through a consequent increase in Nitrates. New residential accommodation in the Winchester district is therefore obliged to submit a nutrient budget and provide details of any mitigation that will be employed to offset the release of nitrates from the development which would adversely affect the Solent. In this instance, the development will generate 3.1kg of total nitrate per year. This can be offset by the purchase of suitable land which can be removed from an agricultural use or alternatively, nitrate credits can be purchased from an agreed landowner. A Grampian condition has been adopted by the council in order to ensure the mitigation is secured in perpetuity.

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.

Recommendation

Application permitted subject to the following conditions:

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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:

Location Plan Dwg No 20/65/01 received 03.08.2021

Block Plan as Proposed Dwg No 20/65/02 received 03.08.2021

Plans as Proposed – Basement Plan Dwg No 20/65/10 received 03.08.2021

Plans as Proposed – Upper GF Plan Dwg No 20/65/11 received 03.08.2021

Plans as Proposed – 1F Plan Dwg No 20/65/12A received 17.01.2022

Plans as Proposed – 2F Plan Dwg No 20/65/13 A received 13.09.2021

Plans as Proposed – Roof Plan Dwg No 20/65/14 A received 13.09.2021

Proposed Elevations Dwg No 20/65/210B received 17.01.2022

Proposed Street Elevation Dwg No 20/65/215 received 03.08.2021

Proposed Section A-A Dwg No 20/65/310A received 17.01.2022

Proposed Section A-A Dwg No 20/65/311A received 17.01.2022

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

3. No development shall commence on-site until details of the materials to be used in the construction of the hereby permitted new dwelling have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable, along with details of brick bonding and mortar / render colour and texture. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority. Please contact the case officer for advice on what details would be required.

Reason: To preserve or enhance the character or appearance of the conservation area, in accordance with Policies CP20 and DM27 of the Local Plan.

4. No development shall commence on-site until drawn sections and elevations of the windows, doors and rooflights (at a scale of 1:5) and building's rooflines (at a scale of 1:20), have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To preserve or enhance the character or appearance of the conservation area, in accordance with Policies CP20 and DM27 of the Local Plan.

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5. No development shall commence on-site until full details and a schedule of hard surfacing and boundary treatments associated with the hereby approved new dwelling, has been submitted to and approved in writing by the Local Planning Authority. This should include samples and 1:50 site plans to demonstrate surfacing, and 1:50 elevations of new boundary treatments. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To preserve or enhance the character or appearance of the conservation area, in accordance with Policies CP20 and DM27 of the Local Plan.

6. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

7. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

8. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation of the development hereby permitted.

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

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9. 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.

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 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.

11. 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 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.

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12. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:
- i. construction traffic routes in the local area
 - ii. parking and turning of operative, construction and visitor vehicles
 - iii. deliveries, loading and unloading of plant and materials
 - iv. storage of plant and materials
 - v. programme of works (including measures for traffic management)

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

13. No development above damp proof course level shall take place until full details of 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:
- 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. 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: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

15. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

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16. 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 B and C of Part 1; 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.

17. The opaque glazed balustrades on the 1st floor balcony as shown in approved plan numbers 20/65/12A, 20/65/210B and 20/65/310A shall be retained and maintained for the lifetime of the development hereby permitted.

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

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, CP13, CP20

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

High Quality Places SPD

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

Parking Standards SPD

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>

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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>

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>