

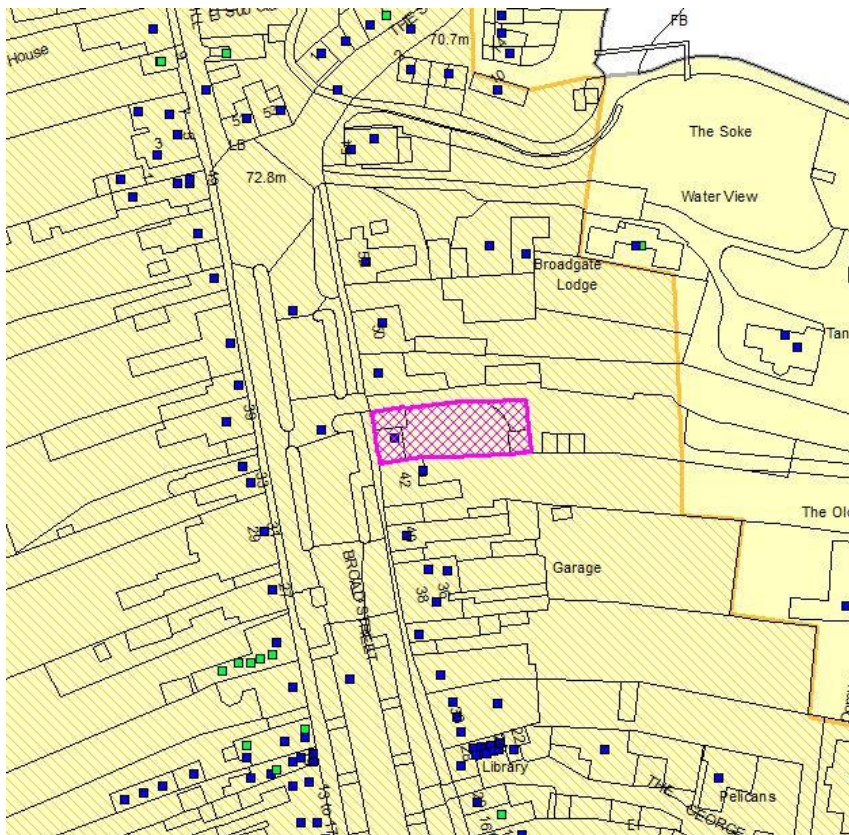
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/02057/HOU
Proposal Description: Two storey extension and alterations
Address: 44 - 46 Broad Street Alresford Hampshire SO24 9AN
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr and Mrs Bristow
Case Officer: Cameron Taylor
Date Valid: 10 September 2021
Recommendation: Application Permitted
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 21/02057/HOU](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it is acceptable in terms of its impact on the character of the area including heritage assets and would not harm neighbouring residential amenity and complies with the policies of the adopted Development Plan.

General Comments

The application is reported to Committee because of the number of Objections, received contrary to the Officer's recommendation.

The application also has an associated listed building application (21/02058/LIS) which involves the same works, along with another listed building application which relates to the alterations to the buttresses of the boundary wall (21/02332/LIS).

Amendments to Plans Negotiated

Amendments to the plans, submitted on the 27th of January 2022, relate to the omission of a 50mm increase to the roof of No.46 the Forge. These plans were not re-advertised due to the minor nature of the change.

Site Description

The site is located to the east of Broad Street within the New Alresford Conservation Area. The dwelling is a combination of No's. 44 and 46 Broad Street. The principal elevation faces Broad Street with the garden situated behind the dwelling to the east. The dwelling is a Grade II listed building with both No. 44 and 46 having independent listings. An access road to other dwellings is located along the north boundary of the property.

The area consists predominantly of residential properties surrounding the site which are also listed buildings. These are typically two-storey terraced dwellings with the frontages facing Broad Street and the gardens situated behind the dwellings. The buildings have a variety of external finishes. There are examples of single and two-storey rear extensions along the line of dwellings on Broad Street.

The existing property consists of two separate dwellings to create a single unit, the first being No. 44 which has an 18th Century Stucco finish with a simple gabled roof. No 46 is formerly a blacksmith's shop, with a 19th Century brick and weatherboard external finish with a half hipped roof. The buildings whilst forming a single dwelling still retain the different and distinct stylings making them easily distinguishable.

Proposal

The application is for the erection of a two-storey extension to the rear and alterations to the dwelling along with a garden room. The extension will be along the southern boundary with the neighbour located to the south of the site, with an access road to the north of the site with parking including a garage at the end of the garden to the site.

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Relevant Planning History

- **20/02572/LIS** Removal of fire hearth, fireplace and exposed brick flue/gather from first floor bedroom retaining flue above ceiling and exposed chimney. Permitted 20.10.2021
- **14/00924/LIS** Patio doors to rear elevation following removal of existing window Withdrawn 27.06.2014
- **98/00085/LIS** (AMENDED DESCRIPTION) Convert French doors into door and window alter existing window and internal alterations Permitted 06.04.1998
- **88/01464/OLD** Conversion of blacksmith's workshop into residential accommodation Permitted 04.02.1988
- **87/01967/OLD** Replace existing window with French windows, installation of rooflight to rear elevation and formation of two openings for doors into the blacksmith's shop Permitted 20.10.1987
- **87/01966/OLD** Double garage Permitted 29.09.1987

Consultations

Consultee:

WCC Service Lead for the Built Environment – Historic Environment

No Objection, conditions recommended as follows:

(3) A fully-detailed materials schedule for the new extension shall be submitted to, and approved by the Local Planning Authority in writing, prior to the commencement of above-ground works. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, and must be accompanied by labelled samples as applicable to each building part.

Following the approval of the schedule, but prior to the commencement of above-ground works, a 1 square metre sample panel of brickwork for the cloak room shall be prepared on-site for inspection by the Local Planning Authority, to demonstrate the approved brick sample in use with the approved mortar specification, bonding pattern and pointing finish, to be subsequently confirmed to and approved in writing by the Local Planning Authority as an addendum to the approved materials schedule.

The works shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

(4) Prior to commencement of above-ground works, full joinery details for new doors and windows to the house, forge and extension shall be submitted to, and approved in writing by, the Local Planning Authority. This should include elevations at a scale of 1:5 and 1:10 as appropriate, with sections through glazing bars & meeting bars to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, and details of final finish (including colour). The works shall then progress in strict

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accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

(5) The position, type and method of installation of new and relocated plumbing, ventilation, electrical services and related fixtures within the historic building shall be specified in advance of any work being carried out, and the prior approval of the LPA shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

Representations:

New Alresford Parish Council - No Objection

- Defer to Winchester planning officer with technical expertise.

12 Objecting Representations received from different addresses citing the following material planning reasons:

- The scale of the extension is out of scale and not subservient to the original dwelling.
- Will negatively affect the setting of the listed building and surrounding listed buildings.
- Not in keeping with the scale of the historical use of the dwelling.
- Loss of surviving historical remnants.
- Residential amenity
 - Overbearing to the neighbouring property
 - Loss of light, reduced daylight and views of sky
 - Overlooking, window/skylight on the southern elevation

1 Supporting Representation received from different addresses citing the following material planning reasons:

- Sympathetic to the existing building and surrounding area.
- Better use of limited space and bring life to a historic building

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

- Paragraph 47
- Section 66 - Planning (Listed Buildings and Conservation Areas)
- Section 72 - Planning (Listed Buildings and Conservation Areas)

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Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

- MTRA 2 - Market Towns and Larger Villages
- CP13 - High Quality Design
- CP20 - Heritage and Landscape Character

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

- DM15 - Local Distinctiveness
- DM16 - Site Design Criteria
- DM17 - Site Development Principles
- DM27 - Development in Conservation Areas
- DM29 - Heritage Assets

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

New Alresford Design Statement

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF) requires that applications for planning permission must be made determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within the settlement boundary of New Alresford where the principle of development is acceptable, provided it is in accordance with the policies of the development plan.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

Impact on Listed Building and Setting

The development is within the curtilage of a Grade II listed building (No.s 44 and 46 with both having independent listings) and the residential properties surrounding the site are also listed buildings. These are located within the New Alresford Conservation Area which is also a designated heritage asset. The following legislation and policies are taken into account in the assessment and determination of this planning application.

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Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment consultation response.

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The dwelling is comprised of two parts, this being the two-storey house to the south and a single-storey blacksmiths workshop to the north which are internally linked. The blacksmiths shop appears to have been first constructed around 1701 and retained its historic use until the mid-1960s. The two-storey house is likely to have been constructed following a fire in 1689 or a further destructive fire in 1736. The workshop retains the doors which historically allowed access into the building with subdivided glazing with narrow glazed slits facing Broad Street. The two-storey house was associated with the workshop and had the blacksmith living there until the 1960s, with a simple brick construction with a stucco facing which is typically found within the New Alresford Conservation area. Therefore the heritage assets show the historic nature of some buildings in the area, with the historic character still being legible between the workshop and the two-storey house.

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The proposed extension is located to the east of the dwelling along the southern boundary of the site and extrudes from an existing 19th century gable. The extension design has been developed following pre-application advice with the Historic Environment Team. The proposed two-storey extension is at the limit of a scale that would be considered acceptable in terms of its size but has a high-quality contemporary contextual design, which allows for the extension to sit comfortably as part of overall building given its location. The use of continuous tile hanging helps reduce the perceived massing of the extension. The extension would cause concerns about the stability of the boundary wall and create a void along the southern boundary between No.44 and No.42 Broad Street as a result of the boundary location, which would create maintenance issues for the area and extension. However, there is a further application submitted to remedy this (21/02332/LIS). This includes the removal of the two most western buttresses and construction of three new buttress to infill the gap to ensure it remains structurally sound, with a cap stop to prevent animal access into the void allow for maintenance to take place to the extension.

The proposal also includes additional external alterations such as the insertion of a French door to the rear elevation of the cottage. This will not harm the appearance of the dwelling. It also includes the change from concrete tiles on the forge to plain clay tiles which would enhance the architectural character of the building. The alterations to the rear elevation of the forge relate to reverting the fenestration pattern back to an arrangement similar to the principal elevation, which is considered to bring cohesion between the front and rear of the forge. A replacement boundary wall and fence are proposed and it is considered that these elements will preserve the character and appearance of the dwelling.

The proposed garden room is located along the northern boundary of the site and towards the eastern end of the site, with a scale and appearance typical of a garden outbuilding and is considered to preserve the character and appearance of the site. Other works include landscaping to the rear which would enhance the garden setting.

The proposal includes internal alterations to the 2 listed buildings, these being No. 44 and 46. The alterations to the forge include the removal of modern partitions to reinstate an open spatial quality to the area, along with the replacement of the existing concrete floor with limecrete. These changes are therefore considered to enhance the historic character of the forge. The internal alterations to the cottage include the removal of modern plaster from partitions to reveal timber framing and the damp repairs to the external wall in the entrance hall, along with the removal of a modern partition and reinstatement of a wall at the position of the original rear elevation. Further changes include: the subdivision of the ground-floor bathroom to create a smaller bathroom and store; the levelling of the landing through the installation of an additional step; the removal of built in joinery and cupboards to bedrooms 2 and 3 and the installation of new joinery; the installation of a new bathroom. Subject to conditions these changes are considered to preserve the significance of the listed buildings.

In summary it is considered that the proposals will result in a degree of less than substantial harm to the significance of the setting and historic interest of the listed building and surrounding listed properties, in accordance with the New Alresford Design Statement Section 4, Section 16 para 199 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance. Despite this level of harm, the proposals are considered to be acceptable in line with relevant legislation and local plan policy.

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Impact on Conservation Area

The site is located in the New Alresford Conservation Area. The following legislation and planning policies are therefore relevant to the consideration of the planning application:

The preservation or enhancement of the character or appearance of the conservation area S.72 P(LBCA) Act 1990; Policy DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP20 Winchester District Joint Core Strategy; NPPF Section 12.

The alterations are focused to the rear of the dwelling and so will not be visible from Broad Street. However, there is a road which runs along the northern boundary which serves parking to surrounding dwellings and is an access to a dwelling. This would allow views of the proposed extension which will be located behind the existing boundary treatment being replaced. However, given the location and scale of the extension along with its contextual design, it is considered that it would integrate successfully as part of the wider, iterative collection of extensions which populate both sides of Broad Street.

The proposal includes a garden room to the northern boundary, however given its small scale and appearance as a typical garden outbuilding, it will preserve the character and appearance of the conservation area. Therefore the proposals are considered to preserve the character and appearance of the surrounding area and conservation area. The landscaping to the garden will enhance the garden setting.

Therefore due to the position of the extension along with its scale and appearance, along with the nature of the area, the proposed development is considered to preserve the significant character and appearance Conservation Area within the immediate environs. As such it is in accordance with S.72 P (LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16; and New Alresford Design Statement Section 4.

Development affecting the South Downs National Park

The application site is located over 1.5km from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

In Conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Neighbouring amenity

The proposed extension runs along the southern boundary to the site and retains a large gap to the northern boundary, with the site itself being at a slightly lower level given the

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topographical change from the north to south whilst the garden room is along the northern boundary adjacent the parking and access road. Therefore given the location of the site and proposed developments, it is not considered that the proposals will cause any significant adverse overshadowing harm to surrounding residential amenity.

In addition to this the applicant has submitted a Daylight and Sunlight report on the 8th of December assesses any potential harm to the receivable light to the neighbouring properties. The report concludes that all windows pass the vertical sky component test, along with all rooms tested passing the daylight distribution test, with all windows within 90 degrees tested for direct sunlight both annually and the winter hours, along with overshadowing to gardens and open spaces. The proposals satisfy the BRE recommendations and requirements to windows. Therefore the proposed development is not considered to have any significant adverse harm to the neighbouring property through loss of light to windows. It is also noted that the rear of the neighbouring property, which retains a large garden space to the east, is not affected.

The proposed two-storey extension will be located behind the existing boundary wall between No. 44 and 42 with part of it being situated behind an existing ground floor projection to the neighbouring property. The extension itself projects a further 4.2 metres to the rear than the neighbouring projection, with the boundary slightly increasing the gap to the extension as it moves to the east. The site does sit slightly lower than the neighbouring property to the south, with the height to the eaves of the extension from the neighbour's floor level being around 3.4 metres with the roof pitching away from the boundary with a height of around 5.6 metres. The neighbour has a window adjacent to the site at a first floor level, however this does not serve a habitable room. The ground floor neighbouring rooms serve a living room and kitchen, however given the scale and location of the extension along with the external finish of the extension it is considered to not cause significant adverse overbearing impacts.

The proposal includes the change in location of glazing along with the addition of glazing at a first floor level. The glazing to the first floor east elevation will be pushed further to the east than the existing window, however this does not provide harmful views greater than those existing. The first floor windows to the north elevation look over the sites garden and towards the access road with one window serving the landing. The additional ground floor glazing does not provide views out of the site. The extension also includes a rooflight to the south elevation, however this is at a high level and serves a bathroom and so will not provide views towards sensitive areas. Therefore the proposed extension is considered to not cause significant adverse overlooking greater than existing.

The proposed garden room is located along the northern boundary with its small scale and glazing, it is considered to not cause significant adverse harm to the surrounding residential amenity.

Therefore the proposals comply with policy DM17 and will not result in any material harm to the surrounding neighbouring residential amenity.

Sustainable Transport

The proposal will have no impact on highway safety and parking as the property retains the same number of bedroom as previously with a 2 bay garage located to the rear of site.

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Therefore the proposal complies with policy DM18 as the dwelling does not affect the number of bedrooms and thus the parking requirements remain the same.

Ecology and Biodiversity

The proposal will have no impact as it is not Development within, bordering or in close proximity to a European Protected Site.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

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.

Planning Balance and Conclusion

The proposed extension and alterations to the dwelling are considered to preserve the architectural and historic character of the listed building. The extension is also considered to integrate successfully into the dwelling and wider collection of development within Broad Street, therefore preserving the character and appearance of the conversation area. The proposal will not result in any significant adverse harm to the surrounding residential amenity. The proposals are therefore acceptable and in accordance with local plan policy.

Recommendation

APPROVE subject to the following conditions:

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:

- Site Location and Block Plans- Dwg No. 1166/100 Rev P3- Received 02.08.2021
- Proposed Plans- Dwg No. 1166/101 Rev P9- Received 27.01.2022
- Proposed Elevations- Dwg No. 1166/103 Rev P9- Received 27.01.2022
- Garden Room Proposed- Dwg No. 1166/106 Rev P1- Received 02.08.2021

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

3. A fully-detailed materials schedule for the new extension shall be submitted to, and approved by the Local Planning Authority in writing, prior to the commencement of above-ground works. The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, and must be accompanied by labelled samples as applicable to each building part.

Following the approval of the schedule, but prior to the commencement of above-ground works, a 1 square metre sample panel of brickwork for the cloak room shall be prepared on-site for inspection by the Local Planning Authority, to demonstrate the approved brick sample in use with the approved mortar specification, bonding pattern and pointing finish, to be subsequently confirmed to and approved in writing by the Local Planning Authority as an addendum to the approved materials schedule.

The works shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

4. Prior to commencement of above-ground works, full joinery details for new doors and windows to the house, forge and extension shall be submitted to, and approved in writing by, the Local Planning Authority. This should include elevations at a scale of 1:5 and 1:10 as appropriate, with sections through glazing bars & meeting bars to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, and details of final finish (including colour). The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

5. The position, type and method of installation of new and relocated plumbing, ventilation, electrical services and related fixtures within the historic building shall be specified in advance of any work being carried out, and the prior approval of the LPA shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

Reason: Details are required prior to ensure preservation of the special architectural / historic interest of the heritage asset and its setting in accordance with the NPPF Section 16 and Policy DM29 of the Local Plan Part 2.

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:

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- 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, CP20, MTRA2

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM27, DM29

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. 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.

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>

7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

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