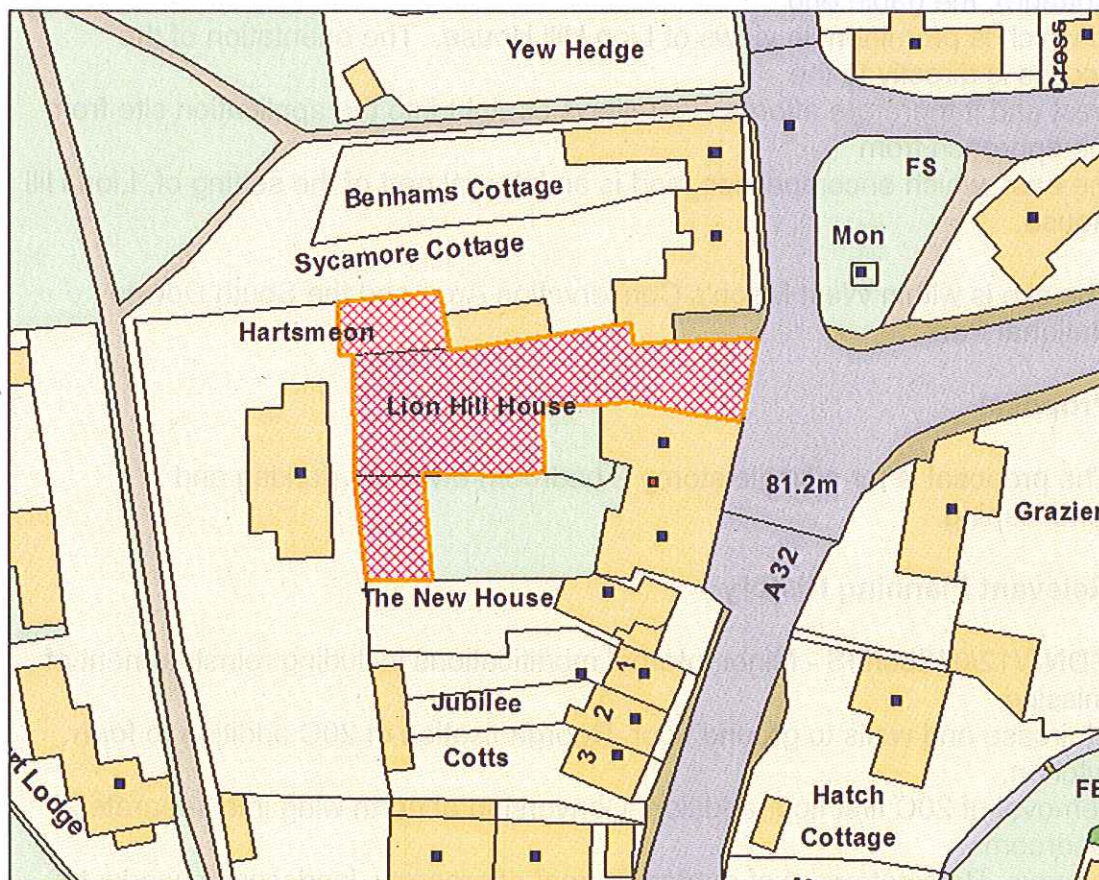


Report to **Planning Committee**
Date **16 August 2018**
By **Director of Planning**
Local Authority **Winchester City Council**
Application Number **SDNP/17/03750/FUL**
Applicant **Mr Alan Batten**
Application **Erection of one new dwelling at land to the rear of Lion Hill House.**
Address **Lion Hill House
Alton Road
West Meon
GU32 1JF**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.



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Executive Summary

1 Site Description

Lion Hill House was historically the rectory and more recently in use as a public house, now converted to a dwelling (refer to SDNP/14/01925/FUL). It is situated in a prominent location within the West Meon Conservation area at the junction of the A32 and Church Lane. The building makes a significant and positive contribution to the conservation area by virtue of its imposing scale and architectural quality which reflects its historic status as a building of social importance as well as its physically prominent position within the street scape. The building is of 2 stories and attic with a symmetrical front constructed in painted brick with a tiled roof. A C19 addition to the building adjoins it to the north, now Lion Hill House Annexe.

The land to the rear of Lion Hill Houses, formerly pub the car park, rises to the west and the site is accessed by a single track access immediately to the north of the building. To the north of the site lies an outbuilding associated with the adjoining property (Sycamore Cottage), the gable end of which is prominent in views of Lion Hill House. The orientation of the access is directly to the west and it therefore affords clear views straight into the application site from the approach from the east, which encompasses, and is an integral part of the setting of, Lion Hill House.

The site is within West Meon's Conservation Area and the South Downs National Park.

2 Proposal

The proposal is for a single storey 2 bedroom dwelling, parking and landscaping.

3 Relevant Planning History

SDNP/12/01285/LIS - Minor internal modifications including reinstatement of missing staircase and walls to ground floor. Reorganisation of 20C addition to form kitchen, removal of 20C first floor addition. Conversion of north wing into separate 2 bedroom annexe. Reinstatement of garden to front of property, landscaping works to rear of property. New dormer window to front elevation. STATUS: APP 14th December 2012.

SDNP/14/01925/FUL - Change of use from public house comprising managers dwelling and self contained annexe to 1 no. dwelling with self contained annexe with associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING) STATUS: APP 23rd January 2015.

SDNP/16/02316/FUL - Erection of 1No. detached dwelling at Land to the Rear of Lion Hill House. STATUS: WDN 9th September 2016.

SDNP/17/02415/PRE - Proposed new dwelling STATUS: PRE 5th July 2017.

4 Consultations

Parish Council Consultee

1. Inappropriate over development of a site in the historic West Meon Conservation Area. Policy DP3 requires that development responds positively to the character and appearance of an area in terms of design, scale and layout and does not result in unacceptable adverse impacts on adjoining land or neighbours. West Meon Parish Council believes the planning application contravenes this.

2. Inappropriate design of the building. Whilst West Meon Parish Council(WMPC) recognise that the application is for a single dwelling and that contemporary design can be appealing, the Parish believe the design to be not in keeping with the Conservation Area and the surrounding properties and not adhering to the principles of design and materials in the West Meon Village Design Statement 2002. The application is for a dwelling that would not be traditional in design or scale and would affect the setting of the listed buildings around.

3. Inappropriate arrangements for waste water and sewerage disposal. WMPC notes that the Drainage Engineers comments regarding waste disposal are concerning. The site location negates an easy solution to this matter for a development of this scale.

4. Failure to comply with original planning application regarding the land to the rear of Red Lion House from application SDNP/ in 2012. When planning was granted in 2012, the area to the rear of the property-apart from dedicated car park spaces-was to be returned to garden space and not built on. This application fails to comply with this. Because of the complex and controversial nature of this planning application in the West Meon Conservation Area, WMPC would request that this application is referred to the Planning Committee hearing and decision.

WC - Winchester Highways

No highway objections, subject to a condition relating to the car parking being provided in perpetuity.

WC - Drainage Engineer

The application site lies outside the core of the medieval settlement. Formerly a car park for the pub (now a private dwelling with annexe), a number of outbuildings previously occupied the area.

- The potential for archaeological remains relating to the medieval settlement is considered low

due to its position in relation to the historic settlement plan. Furthermore the area is considered

likely to have been disturbed such that any archaeological remains are likely to have been

severely impacted.

- Accordingly there is no objection to the proposal on archaeological grounds nor are any

conditions securing archaeological mitigation felt to be warranted.

WC - Historic Environment Team

The site is located in a sensitive context and has a number of constraints. It is surrounded by a

number of listed buildings and the rear of the site is immediately adjacent to the southern edge

of the graveyard to St John's church which is an attractive, intimate and picturesque part of the

conservation area, sitting in a slightly elevated position above the village. The rise in ground

levels to west of Lion Hill House give glimpsed views into the site from the junction of the A32

and Station road to the south, which sits at a significantly lower level than the application site,

and views into the site are also clearly obtained from the graveyard and the pedestrian access

to St John's church which are in close proximity to the application site.

WC - Archaeology

The application site lies outside the core of the medieval settlement. Formerly a car park for the

pub (now a private dwelling with annexe), a number of outbuildings previously occupied the

area.

- The potential for archaeological remains relating to the medieval settlement is considered low

due to its position in relation to the historic settlement plan. Furthermore the area is considered

likely to have been disturbed such that any archaeological remains are likely to have been

severely impacted.

- Accordingly there is no objection to the proposal on archaeological

5 Representations

10 (9 objections and 1 support)

Design

Doesn't consider the Village Design Statement;
Not in character or in-keeping with the area;
Modern design out of character with the historic and picturesque village;
Materials don't match that of other used elsewhere in the village.
The proximity to the listed building causes harm

Impact on the character and appearance of the area/CA/SDNP

Flat roof introduces a change in the roofscape;
Contemporary building undermines the integrity of the historic street scene;
Adverse impact on view across the SDNP.

Impact on neighbouring properties

Too close to the boundary with the neighbouring property and increased noise nuisance;
Adverse visual impact in views into the site;
Overlooking into the new dwelling from existing adjacent dwellings

Highways/parking

Insufficient parking for new dwelling and Lion Hill House.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the

Winchester District Local Plan Review (2006) and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

Other plans considered:

- West Meon VDS

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

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

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

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was revised in July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

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

- NPPF 15- Conserving and enhancing the natural environment
- NPPF12 - Achieving well-designed places
- NPPF 16 - Conserving and enhancing the historic environment

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

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- HE4 - Conservation Areas - Landscape Setting
- HE5 - Conservation Areas - Development Criteria
- HE6 - Conservation Areas - Detail Required
- H3 - Housing Provisions
- T4 - Parking Standards

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- DS1 - Development Strategy and Principles
- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP14 - The Effective Use of Land
- CP17 - Flooding, Flood Risk and the Water Environment
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD26 - Supply of Homes
- Development Management Policy SD37 - Development in Town and Village Centres
- Development Management Policy SD50 - Sustainable Drainage Systems

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 9
- General Policy 50

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD26 - Supply of Homes
- Development Management Policy SD37 - Development in Town and Village Centres
- Development Management Policy SD50 - Sustainable Drainage Systems

8 Planning Assessment

Principle of development

The application site is within West Meon's settlement boundary where Joint Core Strategy (JCS) MTRA3 is in favour of new residential development subject to it being acceptable in terms of other development control criteria.

Saved policy DP3 of the Winchester District Local Plan Review (2006) (WDLPR) requires that development makes effective use of land, responds positively in terms of design, scale and layout, responds positively to the character and appearance of the area and does not have an unacceptable adverse impact on adjoining land, uses or property.

WDLPR Policy HE4 is pertinent to development within Conservation Areas. It requires that development does not detract from the immediate or wider landscape setting of the CA, and that particular attention is paid to conserving attractive views out of and into the area. It goes on to require that opportunities should be taken to improve views that detract the appearance of the area.

Policy CP11 seeks Code for Sustainable Homes Code Level 5 for energy and 4 for water. This is still the Council's aspiration but recent changes in Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. The supporting D&AS does not make reference to CP11 but it is standard practice to secure these measures via pre and post planning conditions.

Policy CP19 states that the emphasis is on small scale development in the South Downs National Park, which supports the 2 statutory purposes. Policy CP20 requires that development respects natural and built landscapes, local distinctiveness especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

The submission South Downs Local Plan policy SD26 identifies the Park's overall provision for housing within settlements. It includes land previously unallocated and windfall sites such as this. Draft policy SD15 Conservation Areas allows for development which preserves or enhances the special architectural or historic interests, character or appearance of the conservation area.

The West Meon VDS Design guidelines reiterate that development should be contained within the settlement boundary. It also states that infilling in acceptable subject to the use of appropriate materials, design etc. A mix of housing sizes and types should be encouraged in order to reflect the historic settlement pattern.

It is considered that the proposal accords with VDS and development plan policy.

Previous proposals:

This application is the result of extensive negotiation following the withdrawal of SDNP/16/02316/FUL. It was considered that that proposals failed to preserve or enhance the character or appearance of the conservation area, and harmed the setting of the listed building on a number of counts;

1. The mass and bulk of the building would have resulted in it being out of scale with this sensitive site and appear dominant and overbearing, resulting in a cramped relationship with Lion Hill House.
2. The form of the building would have been at odds with the built form and urban grain of

the historic buildings along the western side of the A32 which typically sit parallel to and follow the line of the road. Its form, in particular the roof form comprising of a half hipped roof projecting to the east with roofs of different heights running to the north and south, would appear alien in this context and fail to respect the prevailing character of the western part of the street in this location.

3. The void to solid ratio of the building would have been low, with limited window openings. This would have exacerbated the perceived mass of the building and its discordant relationship with Lion Hill House which has a much higher void to solid ratio.

While tile hanging was proposed to add variation and visual interest this would not have been sufficient to reduce the building's perceived bulk.

4. The proposed building would not have been of sufficient architectural quality to overcome the adverse impacts that would result from its built form and scale.

5. The building would have had a significant adverse impact on the pedestrian approach to the church from where its scale and mass would be readily apparent and it would have an overbearing impact on the intimate character of the area.

6. The roofscape of the building would have been glimpsed from the junction of the A32 and Station Road where gaps between or above the roofs of the buildings along the western side of the A32 allow views into the application site. The alien form of the roof would be apparent from this viewpoint and it would obstruct some of the semi-verdant 'fingers' which run eastwards towards the A32 from the rear gardens of the properties fronting or behind the road.

7. The access to the site would have been dominated by parking bays which would represent an urbanisation of the access and a missed opportunity for enhancement.

8. The subdivision of the application site to provide a much reduced garden to Lion Hill House and a separate private garden to the annexe would have harmed the setting of the listed building by creating a sense of overcrowding and a cramped relationship. The infringement of a parking bay to serve Lion Hill House immediately to the west of its terrace would be particularly intrusive.

9. It was unclear whether the creation of a separate garden for Lion Hill House annexe formed part of this application and the need for such a garden was questioned at that time. Similarly, the need for parking to the extent provided for the annexe was also questioned. These two factors together suggested the independent use and habitation of the annexe which would be unlikely to be supported from an Historic Environment perspective due to the demand for further subdivision and parking provision.

It was concluded that whilst there may be scope for an appropriately proportioned dwelling to the rear of the site any dwelling would need to be very carefully located and detailed, and of high architectural quality, in order to address the sensitivities of such a constrained site, but one that nevertheless offers scope for enhancement.

Impact on the character and appearance of the area

The revised design approach significantly reduces the size and scale and allows for a simple, low-lying building that would not compete with or detract from Lion Hill House. The current proposals would sit below the eaves level of the outbuilding adjoining Sycamore Cottage as opposed to the previous scheme which would have been comparable in height to Sycamore Cottage with an eaves level higher than the outbuilding.

The mass and scale of the building has been reduced and its cellular form and would both add visual interest and avoid a 'slab' like block. It is considered that the very simple form and footprint avoids competition with the adjacent listed building and Sycamore Cottage. The proposed dwelling, due to its simple form, low height and mass, its clean lines and detailing, and simple palette of materials would be visually recessive and unobtrusive within the site.

It is considered that the proposed dwelling would preserve the character and appearance of the conservation area and addresses the LPAs previous concerns.

The reduction of the number of parking bays in comparison to the previous application from 8 to 5 is welcome. This would allow for enhancement of the vehicular access to the previous pub car park through the use of appropriate hard and soft landscaping and avoid the urbanisation of this visually prominent corner.

The annexe garden is shown on the submitted plans as part of the garden to Lion Hill House with no subdivision to define the two, which is welcome. The proposed subdivision of the current garden to Lion Hill House to create a garden for the proposed dwelling would work with existing building lines, creating a clean subdivision which would maintain a clear sense of hierarchy to the listed building and avoid a cramped relationship between the various structures on site. The detail of boundary treatments is important and a hit-and-miss style fence supplemented by soft landscaping would be less visually intrusive and harmful than standard fence panels, which should be avoided. The detail of boundary treatments can be satisfactorily controlled by condition.

It is considered that the proposal would sit comfortably and unobtrusively at this sensitive and prominent location within the conservation area, and would not harm views from St John's churchyard. It is considered that proposals have been well considered, including making the most of the undulating levels within the site to site the building down to help minimise its impact, and would successfully respond to the constraints of this sensitive site.

Impact on neighbouring properties

The proposed dwelling would be set 2m back from the existing property boundary with Hartsmeon, in an offset position with 5m between flank walls. The west elevation contains 2 windows and patio doors. The patio doors lead from a bedroom to a paved courtyard. The windows would serve a kitchen and a bathroom, all of which are obscured by the existing boundary wall. The proposal will not result in overlooking or overshadowing of this neighbour.

The sounds commonly associated with normal residential use of a site should be expected in a village or town location. It is not considered that sounds associated with occupiers' enjoyment of their residential property are likely to adversely affect the enjoyment of adjacent dwelling. Construction noise can be mitigated for by a suitably worded condition. Parallel legislation deals with statutory noise nuisance and is outside the scope of planning.

Drainage

Concerns had been raised by the Council's drainage engineer regarding how a package treatment plant and associated drainage field could be implemented on the site, due to the relatively restricted site area. The applicant has developed a drainage strategy in consultation with the Council's Building Control Department and the Environment Agency.

It is understood that percolation testing of the site have been undertaken, and determine the ground conditions and feasibility for implementation of an appropriate drainage system. They have advised that the implementation of a shallow infiltration system was feasible subject to obtaining the necessary Environment Agency permit (Part B6.5 Application - discharge of treated domestic sewage).

It is understood that following confirmation that a shallow infiltration system is feasible, the Environment Agency has issued the appropriate permit.

Other matters

The application has been assessed by the Council's Highways officer who is satisfied that sufficient parking is proposed for the site. The car parking is contained between Lion Hill House and the proposed dwelling which allows for a softening of the site entrance and some additional landscaping which will help to frame the vista and soften the existing hard edges of the site. In conclusion this is considered an enhancement to the conservation area.

9 Conclusion

The proposal is small scale infill development which has been the subject of pre-application discussions with the LPA. The scheme has evolved from a 3 bed two storey dwelling - withdrawn of officer advice - to a 2 bed single storey dwelling which reflects the points raised by officers in dialogue with the agent.

It is considered that the proposed scheme is very simple in form and avoids competition with the adjacent listed building. Furthermore, due to its simple form, low height and mass it would be visually recessive and unobtrusive within the site and from views outside the site. It is considered that the proposal and accompanying landscape improvements will enhance of the Conservation Area.

10 Reason for Recommendation and Conditions

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

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. 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 building, structure or other alteration permitted by Class A, B, C, D, E, F or G of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected or carried out without the prior written consent of the Local Planning Authority.

REASON: To preserve the setting of the listed building and the character and appearance of the conservation area in accordance with Policies CP19 & CP20 of Winchester District Joint Core Strategy; NPPF Section 15 & 16.

4. No works beyond groundworks shall commence on the dwelling hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The submitted schedule must specify in detail the materials and methods of workmanship proposed, supplemented by labelled samples showing the proposed colour, texture, and finish, to be agreed in writing by the Local Planning Authority prior to the relevant parts of the works commencing. The relevant parts of the work shall be carried out in accordance with such approved samples.

REASON: To preserve the setting of the listed building and the character and appearance of the conservation area in accordance with Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF Section 15 & 16.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include:

i. proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas;

ii. Soft landscape works shall include planting plans; 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 an appropriate standard of landscaping and visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure an appropriate standard of landscaping and visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

7. Detailed proposals for the disposal of foul and surface water, notably a workable foul strategy that meets building regulations shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

8. No development shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development, 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 the adjacent buildings, public views and the South Downs National Park and to comply with Winchester District Local Plan DP3 and CP19, CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

9. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the development meets 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 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.

10. Prior to the first occupation of the development, a detailed boundary treatment plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of the positions, design, materials/species of the boundary treatments to be retained/erected/planted. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason - To ensure an appropriate standard of visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

11. Prior to the first occupation of the development, a detailed boundary treatment plan shall be submitted to and approved in writing by the Planning Authority. The plan shall include details of the positions, design, materials/species of the boundary treatments to be retained/erected/planted. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason - To ensure an appropriate standard of visual amenity in the area and to accord with Winchester District Local Plan Part 1 - Joint Core Strategy CP19 and CP20.

12. The parking area shown on drawing nos: 980/PL02 Rev P7 Site Plan As Proposed shall be provided in accordance with this approved drawing and provided before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling house as a residence.

Reason: To ensure permanent availability of parking for the property.

11. Crime and Disorder Implications

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

The LPA has worked in conjunction with the applicant to secure additional information and agree an extension of time.

Tim Slaney
Director of Planning
South Downs National Park Authority

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email: jrarak@winchester.gov.uk

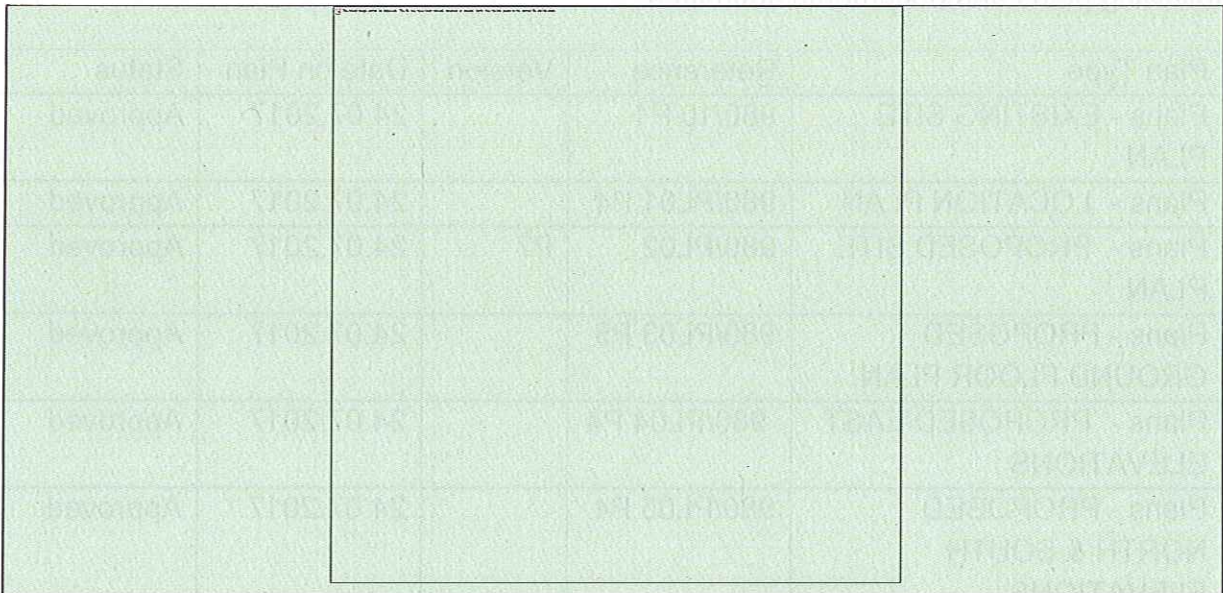
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING SITE PLAN	980/10 P1		24.07.2017	Approved
Plans - LOCATION PLAN	980/PL01 P4		24.07.2017	Approved
Plans - PROPOSED SITE PLAN	980/PL02	P7	24.07.2017	Approved
Plans - PROPOSED GROUND FLOOR PLAN	980/PL03 P5		24.07.2017	Approved
Plans - PROPOSED EAST ELEVATIONS	980/PL04 P4		24.07.2017	Approved
Plans - PROPOSED NORTH & SOUTH ELEVATIONS	980/PL05 P4		24.07.2017	Approved
Plans - PROPOSED WEST ELEVATIONS	980/PL06 P4		24.07.2017	Approved
Plans - PROPOSED SECTIONS	980/PL07 P4		24.07.2017	Approved
Plans - PROPOSED PERSPECTIVE SKETCHES	980/PL08 P3		24.07.2017	Approved
Plans - HISTORIC MAPS	980/PL10 P1		24.07.2017	Approved
Plans - PROPOSED PHOTOMONTAGE VIEWS	980/PL11 P1		24.07.2017	Approved
Plans - EXISTING SECTIONS	980/PL12 P1		24.07.2017	Approved
Plans - PROPOSED SECTIONS	980/PL13 P1		24.07.2017	Approved
Plans - PROPOSED ROOF PLAN	980/PL21 P1		24.07.2017	Approved
Plans - PROPOSED LANDSCAPING PLAN	980/PL30 P1		24.07.2017	Approved
Plans - PROPOSED DETAIL SHEET	980/PL40 P1		24.07.2017	Approved
Plans - PROPOSED SKETCH SECTION AT HARTSMEON BOUNDARY	980/SK1013 P2		24.07.2017	Approved

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

Planning Viewing Sub Committee – 5 September 2018

Update Sheet – 16 August 2018 - EXTRACT

Item No	Ref No	Address	Recommendation
13	SDNP/17/03750/ FUL	Lion Hill House, Alton Road, West Meon	PERMIT
<p>Officer Presenting: Sarah Tose (on behalf of Jane Rarok)</p> <p><u>Public Speaking</u> Objector: John Bellington Parish Council representative: Ward Councillor: Supporter: Simon Goddard - Agent</p> <p><u>Update</u> In the Consultations section of the Officer report the archaeology comments have been repeated under the Drainage Engineer heading in error. The Drainage Engineer's comments are as follows:</p> <p><u>Drainage Engineer</u> Site is not in a high risk flood zone so no FRA is required. Site is not in a ground water protection zone. There is no mains drainage available. Application states surface water going to a soakaway, no details have been provided but if it can be placed in the garden to building regs then that is acceptable. Application states a package treatment plant for foul, but it's based right next to a habitable building, which doesn't meet building regs, and there's nowhere for a drainage field to go? So, I don't see how this application can possibly be a workable strategy for the foul drainage. The only possible solution for the foul would be a cess pool, but even then they should be at least 7m from a building, which doesn't look possible, and the only location would be a shared driveway so it would block the shared access when it's being emptied? I cannot support this application in it's current form as it has no workable foul strategy.</p> <p>In the Consultations section of the Officer report, the Historic Environment comments only included a description of the site rather than an assessment of the proposed scheme. The following comments from the Historic Environment Officer should have been included:</p> <p><u>Historic Environment</u> Current proposals satisfactorily address previous concerns. The revised design approach and significant reduction in size and scale would allow for a simple, low-lying building that would not compete with or detract from Lion Hill House, would sit comfortably and unobtrusively at this sensitive and prominent location within the conservation area, and would not harm views from St John's churchyard. Proposals have been well considered, including making the most of the undulating levels within the site to site the building down to help minimise its impact, and would successfully respond to the constraints of this sensitive site.</p>			

Planning (Viewing) Sub Committee – Wednesday 5 September 2018

Draft Minute Extract from 16 August 2018

Item 13: Erection of one new dwelling at land to the rear of Lion Hill House.

Lion Hill House, Alton Road, West Meon, GU32 1JF

Case number: SDNP/17/03750/FUL

The Head of Development Management drew attention to the Update Sheet that set out comments from the Drainage Engineer. It was confirmed that the Environment Agency and Building Control had now agreed upon an infiltration scheme for the development.

During public participation, John Bennington spoke in objection to the application and Simon Goddard (Agent) spoke in support of the application and all answered Members' questions thereon.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday, 5 September 2018 at 12 noon. The Planning (Viewing) Sub Committee would visit the site in order to assess the issues of parking and the impact on the listed buildings, conservation area and neighbouring properties.

