

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/00611/HOU
Proposal Description: Replacement of current pitched roof: replacement of felt and battens; replacement of concrete tiles with slate, excluding area covered by current black solar panels, which will be integrated into the roof. All current grey aluminium fascias and gutters will be retained.
Address: 54 Cheriton Road Winchester Hampshire SO22 5AY
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr David Ferguson
Case Officer: Mrs Megan Osborn
Date Valid: 16 May 2022
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

22/00611/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 will have a positive impact on the character of the area and would not harm neighbouring residential

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amenity in accordance with policies DS1, MTRA2 of LPP1 and DM1, DM15, DM16 and DM17 of LPP2 and High Quality Places SPD.

General Comments

The application is reported to Committee because the applicant is a local councillor.

Site Description

Detached House with grey windows and solar panels located on the north eastern side of Cheriton Road. This property has shared access with number 56 to the rear. The dwellings rear garden fronts onto Cheriton Road.

Proposal

The proposal is for the replacement of current pitched roof: replacement of felt and battens; replacement of concrete tiles with slate, excluding area covered by current black solar panels, which will be integrated into the roof. All current grey aluminium fascias and gutters will be retained.

Relevant Planning History

07/02267/FUL - Replacement of garage and single storey side extension with two storey side extension with single integral garage; erection of timber fence on low brick wall along front boundary. Permitted 14th November 2007.

10/01889/FUL - Demolition of the single storey link building which links the garage block to the main house, removal of the hard and soft landscaping to the front entry approach, replacement single storey infill building linking the garage and main house consisting of utility room, hallway and snug room, garden wall and fence along the driveway linking to a revised entry area and parking area with new hard and soft landscaping. Permitted 15th October 2010.

Consultations

City Of Winchester Trust: no objections

None

Representations:

None

Relevant Government Planning Policy and Guidance

National Planning Policy Framework
Paragraph 47

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles
DS1, MTRA2

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Winchester District Local Plan Part 2 – Development Management and Site Allocations
DM1, DM15, DM16 and DM17

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality SPD September 2021

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, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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

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

The changes are minor in nature, although will be seen from the street. However it is considered that the proposals are acceptable in relation the character of the existing dwelling and would not detract from the character of the surrounding area.

Therefore the proposal complies with policies DM15, 15 and 16 of the LPP2.

Neighbouring amenity

Due to the nature of the work proposed and siting, this would not result in any material planning harm on any neighbouring amenities.

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

Sustainable Transport

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The proposal will have no impact on highway safety and parking as the proposal relates to changes to the elevation treatment of the main dwelling. Therefore the proposal complies with policy DM18 as the proposal will not affect parking requirements on site.

Ecology and Biodiversity

The proposal will have no impact on ecology due to the small scale of the development and the nature of the 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

In conclusion, the proposal would not have a significant adverse impact on the character and appearance of the property and area or amenities of neighbouring properties. The proposal therefore complies with policies DS1, MTRA2 of LPP1 and DM1, DM15, DM16 and DM17 of LPP2 and High Quality Places SPD.

Recommendation

Application Permitted 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in materials section of the associated application forms.

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

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3. The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

Roof plans
Notes on choice of materials

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Informative:

1. In accordance with paragraph 38 of the NPPF (July 2019), 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 the application was acceptable as submitted and no further assistance was required.

2. This permission is granted for the following reasons:

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA2

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: and DM1, DM15, DM16 and DM17

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.

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

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

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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 on this please refer the Construction Code of Practice

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