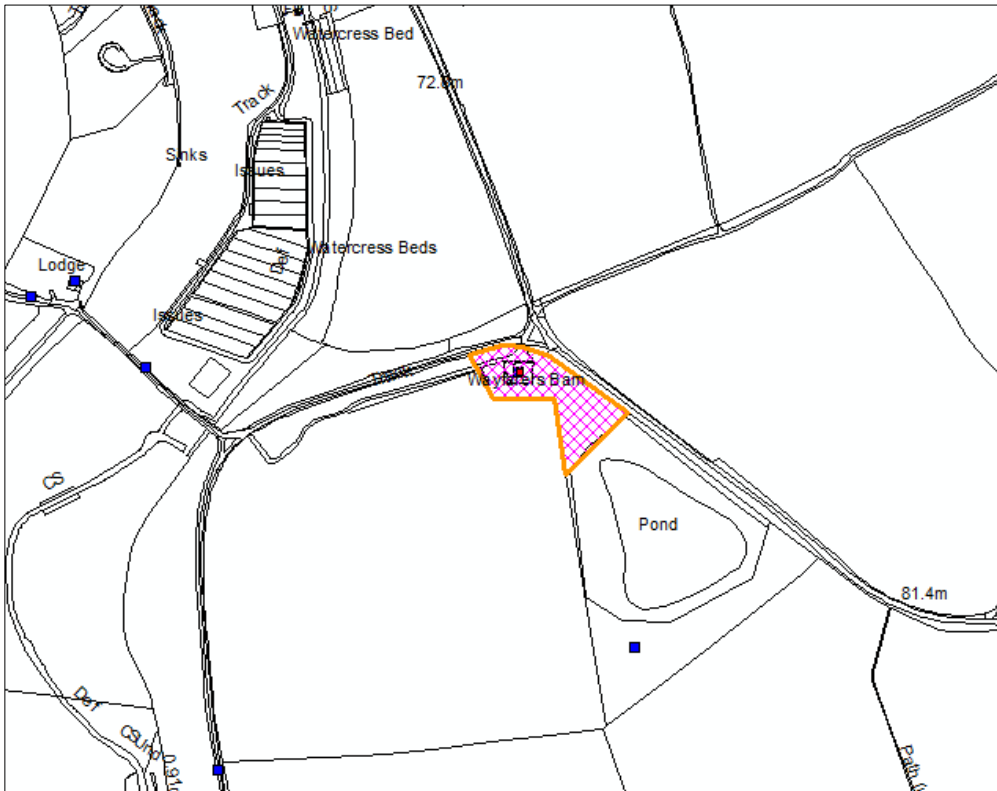


WINCHESTER CITY COUNCIL
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Case No: 21/01623/FUL
Proposal Description: Change of use of agricultural land to residential garden and development to provide a garage. (AMENDED DESCRIPTION. AMENDED PLANS RECEIVED 22.07.2022).
Address: Wayfarers Barn, Abbotstone Road, Fobdown, SO24 9TD
Parish, or Ward if within Winchester City: Old Alresford Parish Council
Applicants Name: Mr and Mrs Martin Pratt
Case Officer: Catherine Watson
Date Valid: 15 September 2021
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number: 21/01623/FUL](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 not considered that it will have a harmful impact on the character of the area or harm neighbouring residential amenity.

General Comments

The application is reported to Committee because of Old Alresford Parish Council's request for the application to be determined by Planning Committee, based upon material planning considerations. This is shown in Appendix 1

Amendments to Plans Negotiated

Amended plans were submitted on 22nd July 2022 which show the relocation and redesign of the garage in response to feedback from the case officer. The parish council was notified of the amendments by email, sent on 22.07.2022. There are no nearby residential properties and no other comments were received.

Site Description

The site is situated in open countryside and measures approximately 0.07ha in area. It forms part of a wider site within the applicant's ownership. The nearest settlements are Abbotstone, approximately 1km to the north-west and Old Alresford, approximately 1.4km to the north-east. The immediate ground level is relatively flat but the wider field slopes gently from north-east to south-west, before rising up again. Part of the wider field adjacent to the application site is planted with vines. The site contains a converted barn which was granted prior approval to convert from an agricultural use to a residential use under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Proposal

The proposal is for the addition of a detached garage and an extended curtilage associated with the recently converted residential property of Wayfarers Barn.

Relevant Planning History

20/02464/FUL - Installation of an external stainless steel flue and brick chimney to dwellinghouse/building. Permitted 08.02.2021.

20/01669/FUL - Conversion of existing barn to a dwellinghouse - amendment proposed to scheme approved under application 18/00163/PNACOU to include an external stainless steel flue and brick chimney. Refused 06.11.2020.

20/01031/PNACOU - CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A SINGLE DWELLINGHOUSE PART 3, CLASS Q B. Refused 14.07.2020

20/00584/PNACOU - Change of use from agricultural building to dwelling house. Refused 11.05.2020.

18/00163/PNACOU - Change of use from agricultural building to dwelling house. Permitted 21.03.2018.

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Consultations

Consultee:

Service Lead for Environmental Services - Landscape

(Comments with regards to original proposals – 06.10.2021)

Objection. The site is very rural and has been converted from a barn to a dwelling with small residential curtilage. The proposal for a subterranean garage creates a significantly larger domestic area within a landscape primarily of agricultural use. The garage and extension of residential curtilage are disproportionate to the size of the dwelling and would affect the character of the site. It raises the current ground level and the access into the garage will be visible from the Wayfarers path and glimpses along Abbotstone Road. A drainage strategy should be submitted detailing how surface water from this development will drain to the nearby pond. Surface water should not leave this site at any greater volume than it already does.

(Comments with regards to the amended proposals – 25.07.2022).

Comment. There are still concerns over the additional mass proposed on the site however the garage is smaller than the original, closer to the existing dwelling and is more in keeping with the agricultural nature of the site. Details are still required on the surface water drainage and whether the pond or river will be affected. Details of the Geogrid and soft landscaping around the garage are also required.

HCC Countryside Access Team

Consulted 11.10.2021 but no comments received.

Service Lead for Environmental Services - Drainage

(Comments with regards to the original proposals – 25.10.2021)

Comment. Despite the fact that the site is not within the Fluvial flood risk area, the garage has been planned to be underground where there is a medium to high risk of ground water vulnerability. There is no information on how this development would affect groundwater. The garage and access drive would change a large area from permeable to impermeable and result in increased surface water runoff. Information on how the surface water would be disposed of is required and a pre-commencement condition for implementation of an appropriate SuDS (Sustainable Urban Drainage System).

(Comments with regards to the amended proposals – 08.09.2022)

Documents were submitted on 16.09.2022 which gave further details about the surface water drainage strategy, including infiltration rates. The infiltration rate (2.23×10^{-5} m/s) seems to be reasonable for the site. In consideration of the use of the existing soakaway that was installed for the main house, it is not required to see the testing results. There is no issue with using the same soakaways for the additional runoff from the garage however, the MD calculations indicate that the total volume of soakaway for the house and garage has to be 29.6 m³, while it is now only 24.3 m³. A standard pre-commencement condition for surface water drainage is required in order to demonstrate how the residual surface water volume will be handled during peak events.

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Service Lead for Environmental Services - Ecology (22.12.2021)

Comment. The site is within 50m of Fob Down Hampshire and IoW Wildlife Trust site, within 50m of Priority Habitat Lowland and Mixed Deciduous Woodland, within 500m of the River Itchen SSSI and within 500m of Notable and Protected Species Hazel Dormice. Two reports have been submitted (Arcadian Ecology Extended Phase 1 Habitat Survey of August 2020 and Arcadian Ecology Dormouse and Reptile Survey report of September 2019). These are based on a previous planning application to convert the barn to a residential dwelling, garage and associated landscaping. There is an unclear description of the proposals and it is therefore unclear how the ecological reports will assess the potential for impacts on ecological features and provide suitable mitigation and enhancement measures.

A European Protected Species License (ESPL) may be required from Natural England depending on the level of hedgerow and vegetation clearance involved. Dormice nests were found and therefore further information is required to assess how dormice could be impacted by the proposals and whether an ESPL is required.

Representations:

Old Alresford Parish Council:

(Comments with regards to the original proposals – 22.10.2021)

New development would not have been allowed at this location were it not the permitted development conversion of a redundant agricultural building. It is a dangerous precedent to approve further new development on the adjacent land. The comments of the WCC Landscape team are supported.

(Comments with regards to the amended proposals – 08.08.2022).

Overdevelopment of the site. The development is intrusive to the landscape and area. The proposed garage does not fit within the original footprint of the building. Request that the application goes to committee.
See Appendix 1.

1 Objecting Representation received citing the following material planning reasons:

- New Alresford Town Council: Objection. Does the garage really need to be capable of holding 8 cars? This is suburbanisation of a fine Hampshire view. It is important that the garden is resisted or limited in scope. Conditions limiting future additional development in the garden seem sensible.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

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National Planning Practice Guidance

Climate Change
Consultation and pre-decision matters
Design: process and tools
Environmental Impact Assessment
Flood risk and coastal change
Planning Obligations
Use of planning conditions

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

Policy DS1 – Development Strategy and Principles
Policy MTRA4 – Development in the Countryside
Policy CP13 – High Quality Design
Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment
Policy CP20 – Heritage and Landscape Character.

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

Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria
Policy DM17 – Site Development Principles
Policy DM18 – Access and Parking
Policy DM23 – Rural Character
Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

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
Landscape Character Assessment April 2022

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 application site is situated within open countryside where, according to policies MTRA4 of LPP1 and DM1 of LPP2, new residential development is not normally permitted. In this instance, prior approval was granted to convert an existing barn from an agricultural use to a residential use under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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The conversion is now complete and the residence is occupied. The residential use is now established and the construction of ancillary residential buildings and matters of residential curtilage can be considered, subject to assessment as to whether they are in keeping with the immediate and wider rural area. Key policies to consider with regards to this are CP20 (Heritage and Landscape Character) of LPP1 and DM23 (Rural Character) of LPP2.

In addition, matters of design and context are covered by policy CP13 (High Quality Design) of LPP1, DM15 (Local Distinctiveness), DM16 (Site Design Criteria) and DM17 (Site Development Principles) of LPP2.

DM18 (Access and Parking) of LPP2 informs whether the proposed development provides an appropriate level of parking and adequate access to and from the site. CP16 (Biodiversity) and CP17 (Flooding, Flood Risk and the Water Environment) of LPP1 enable an assessment to be made of the development on the ecology of the site and wider area, as well as the impact of the development on ground and surface water levels. DM24 (Special Trees, Important Hedgerows and Ancient Woodlands) of LPP2 allows the impact of the development on the boundary hedges and trees to be reviewed.

The proposed development is considered to be in accordance with these policies and this is discussed in further detail throughout the report.

Policy DS1 sets the development strategy and principles for the Market Towns and Rural Area and stipulates that the council will work proactively to find solutions which mean proposals that accord with planning policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

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 original submitted plans proposed a subterranean garage adjacent to the north-eastern boundary of the site. A large area of residential curtilage was also proposed measuring approximately 0.5ha in area.

An existing grass bank would have been excavated to accommodate the garage which would allow for the parking of several cars and general storage associated with the newly converted dwelling. The entrance to the garage would be approached via a wide, sloping, hard-surfaced access path leading from the existing road access with the earth on either side retained by stone gabions. The garage front would be timber clad to match the house and the roof on top of the mound would be green turf with wildflowers planted within it. A glazed balustrade was proposed for the front of the roof.

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Other biodiversity enhancements proposed were additional indigenous tree, shrub and groundcover planting to improve the existing hedgerow and chalk scrub, the creation of a reptile/amphibian hibernacle and hedgehog houses. Along with the garage, a large area of residential curtilage was proposed.

Class Q (a) allows for the “change of use of a building *and any land within its curtilage* (my emphasis) from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order”. The curtilage is tightly drawn around the building. The GPDO (2015) defines “curtilage” in respect of Class Q as the following:

- “a) The piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or
 - b) An area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,
- whichever is the lesser.”

The original proposals were considered to be out of keeping with the rural setting and to represent overdevelopment of the site. They would have resulted in a large residential curtilage which would be alien to the rural character and the subterranean garage would have required significant engineering works which would alter the landform of that part of the site. The proposal would therefore fail to accord with policies CP13 and CP20 of LPP1, as well as DM15, DM16, DM17, DM18 and DM23 of LPP2. This was fed back to the applicant and as a result, the current proposals were submitted for assessment.

The revised plans have moved away from the subterranean concept and now propose a more traditional, above ground garage situated adjacent to the boundary hedge on Abbotstone Road. The proposed area of curtilage has been significantly reduced and now wraps around the house and proposed garage, including the existing hardstanding leading from the road access. There are four vehicle bays, plus a separate area for general storage. The doors and window frames are to be constructed of grey aluminium. The garage will have a brick plinth and the elevations will be timber clad with timber fins. The roof will be corrugated metal to match that of the converted house.

The proposed garage is considered to be much more appropriate to the rural setting and will be well-screened from the road by the existing mature trees and hedging. To the front of the garage, the surfacing will take the form of a grassed Geogrid in order to allow surface water percolation, as well as to further soften the garage’s appearance. Additional native planting is also proposed adjacent to the north-west elevation. Although the proposed curtilage is larger than that approved under Class Q, nevertheless it is considerably smaller than previously proposed and wraps around the house including the existing access and hardstanding as well as the new garage. The Wayfarer’s Walk, a public right of way (PRoW), runs along the northern boundary of the site, however this is well-screened by existing trees and hedging as is the proposed garage and therefore, it is not considered that there would be a significant impact on the setting of the PRoW. Restrictions on external lighting for the garage are considered to be appropriate and this will be controlled by condition.

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It is therefore considered that the proposal minimises visual and physical intrusion within the surrounding rural area in line with policies DM15 and DM23 of LPP2 and CP20 of LPP1 and responds positively to the character of the area, with an appropriate ratio between hard and soft landscaping and use of high quality materials as required by policy CP13 of LPP1 and DM16 and DM17 of LPP2.

Development affecting 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 172 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.

The application site is located 1.2km from the South Downs National Park and 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.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

There are no nearby residential properties that would be affected by the proposed development.

Therefore the proposal complies with policy DM17.

Sustainable Transport

The proposal will lead to the creation of 4 garage parking spaces, plus additional space on the existing hardstanding. The dwelling has 5 bedrooms and the WCC Parking Standards SPD requires 3 onsite spaces for development which has 4 or more bedrooms. The access onto the site will remain as existing. The proposal therefore complies with the SPD and also DM18 of LPP2.

Ecology and Biodiversity

The proposal site is situated within 50m of Fob Down HIWWT site, within 50m of Priority Habitat Lowland and Mixed Deciduous Woodland, within 500m of the River Itchen SSSI and within 500m of Notable and Protected Species Hazel Dormice.

Two ecological reports have been submitted – an Extended Phase 1 Habitat Survey dated August 2020 and a Dormouse and Reptile Survey dated September 2019.

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They cover the whole of the application site, including the converted barn and provide specific information with regards to the hedge/trees along the Abbotstone Road boundary of the site. Surveys undertaken showed evidence of dormouse nests which were unfinished and not thought to have been occupied. If dormice are present, a European Protected Species License would be required by Natural England in order to undertake any works to the hedging. It has been confirmed by the applicant's ecologist and arboricultural specialist that no works will be undertaken to the adjacent hedge, other than to prune back any overhanging limbs. Conditions 4 and 9 require, amongst other information, require clarification as to the presence of dormice prior to the commencement of development and if located, details will be submitted as to the nature of works affecting the hedge and how dormice will be protected and their habitat enhanced. This will tie in with the Natural England license.

Other mitigation measures with regards to reptiles, birds and bats and other enhancement measures are considered to be appropriate and will be secured by condition 9.

Tree works information was submitted along with the application. Again, these deal with a larger area than the application site and mention the severing of ivy and removal of dead wood from within the boundary hedge/trees. As noted above, it is not proposed to carry out works to the hedge however, details as to how any tree/hedge roots will be protected during construction and the use of special foundations and surfacing designed to minimise harm to the roots, will be required.

Subject to satisfactory receipt of the above information, the proposal is considered to comply with policies CP16 of LPP1, DM15, DM16, DM17, DM23 and DM24 of LPP2.

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.

Sustainable Drainage

Details with regards to surface water drainage solutions and infiltration works have been submitted. These are broadly acceptable however, further details to demonstrate how the residual surface water volume will be handled during peak events is required. This will be covered in condition 11.

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.

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Planning Balance and Conclusion

The proposed development is for a garage and extended residential curtilage associated with the recently converted dwelling of Wayfarers Barn. The proposed garage is considered to be visually acceptable and would not cause significant harm to the character and appearance of the surrounding rural area. The curtilage, extended from that allowed under Class Q of the GPDO 2015, is considered to be appropriate to the size and location of the dwelling. The proposal is therefore considered to be acceptable and to comply with relevant local plan policies and national policy and legislation.

Recommendation

Application approved 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:

Proposed Location Plan Drawing Number L-1490-G-104 D received 14.09.2022
Proposed Garage Block Plan Drawing Number L-1490-G-108 C received 14.09.2022
Proposed Garage Floor Plan Drawing Number L-1490-G-120 C received 21.07.2022
Proposed Garage Side Elevation Drawing Number L-1490-G-130 C received 21.07.2022
Proposed Garage Entrance Elevation Drawing Number L-1490-G-131 C received 21.07.2022
Proposed Garage Side Elevation Drawing Number L-1490-G-132 C received 21.07.2022
Proposed Drainage Layout (including Proposed Garages) Drawing Number 2000.0004 received 16.09.2022.

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

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

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

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4. Prior to the commencement of development on site or any associated demolition or groundworks, detailed information shall be submitted to and approved in writing by the local planning authority with regards to the nature of any works to the hedgerow and trees along the Abbotstone Road boundary. These shall include details regarding any felling of trees or shrubs or removal of any plant material. Development shall be carried out in accordance with the approved details.

Reason: To avoid unnecessary disturbance to possible protected species present in the hedgerow and trees, in particular hazel dormice.

5. Prior to the commencement of development and any associated demolition or groundworks, details shall be submitted to and approved in writing by the local planning authority as to the protective measures to be installed on site during construction, including fencing and ground protection pertaining to the adjacent hedge and trees. Details of the foundations of the garage, along with any protective surfacing, shall also be submitted to and approved in writing. Development shall be carried out in accordance with the approved details. No spoil, equipment or machinery shall be stored within the root protection area of the boundary trees and hedge.

Reason: To avoid damage to the root protection area of the trees and hedge and to ensure that they are protected for the lifetime of the development.

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

General:

- Phases of development.
- Code of Construction Practice for all works and operations on the site
- Use of fences and barriers to protect adjacent land
- Measures to be undertaken to minimise impacts on surrounding land
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.

Environmental:

- Dust suppression, mitigation and avoidance measures
- Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

Ecological:

- Timing restrictions for staged removal of any vegetation so as not to conflict with breeding seasons
- Measures to be taken to prevent contaminants from entering watercourses or the water environment

The Construction Management Plan shall be adhered to throughout the duration of the construction period. For the avoidance of doubt, this condition covers all construction and demolition work (including the breaking up and removal of pavement) on the application site.

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Reason: To ensure that all demolition and construction work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on the nearby River Itchen SSSI, Fob Down HIWWT site and Priority Habitat Lowland and Mixed Deciduous Woodland.

7. 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- Hard surfacing materials;
- Means of enclosure, including any retaining structures;

Soft landscaping works 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.

8. 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.

9. A Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes, native species rich planting, reptile and amphibian refugia and enhancements for dormice). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

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10. No development above brick plinth level shall commence until full details of any proposed lighting for the site, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers have been submitted to and agreed in writing by the Local Planning Authority. Lighting shall be kept to the minimum necessary. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting.

11. Detailed proposals for the disposal of 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 surface water drainage.

Informatives:

1. In accordance with paragraph 38 of the NPPF (2021), 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, CP16, CP20, MTRA4

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17, DM18, DM23, DM24

Parking Standards SPD

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.

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5. 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>

6. If dormice or evidence of dormice are found on site, the applicant is advised to contact Natural England in respect of obtaining a European Protected Species License (EPSL) prior to continuing with the works.

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Appendix 1

**Parish Council's request that a Planning Application be considered by
the Planning Committee**

Request from Parish Council: OLD ALRESFORD
Case Number: 21/01623/ful
Site Address: WAYFARERS BARN, ABBOTSTONE ROAD, FOBDOWN.
Proposal Description: CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL GARDEN AND DEVELOPMENT TO PROVIDE A PART SUBTERREAN GARAGE
Requests that the item be considered by the Planning Committee for the following material planning reasons: OVER DEVELOPMENT OF THE SITE DEVELOPMENT IS INTRUSIVE TO THE LANDSCAPE AND AREA. THE PROPOSED GARAGE DOES NOT FIT WITHIN THE FOOT PRINT OF THE BUILDING.

- Whilst requests will be accepted up to the determination of the application, parish councils should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if parish councils can indicate their preferred outcome to avoid it going to the committee unnecessarily
- Parish councils should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*

Once completed, please email this form to the relevant Planning Case Officer and the Service Lead: Built Environment