

PLANNING (VIEWING) SUB-COMMITTEE

9 October 2018

Attendance:

Councillors:

Ruffell (Chairman)

Read (Vice-Chairman)

Clear
Izard

Rutter

Deputy Members:

Councillor Laming (Standing Deputy for Councillor Evans)

Councillor Berry (Standing Deputy for Councillor Cunningham)

Apologies for Absence:

Councillor McLean

Officers in attendance:

Mrs J Pinnock – Head of Development Management

Ms F Sutherland – Planning and Information Solicitor

Mr C Badley – Planning Officer

**DEVELOPMENT PROPOSED SINGLE STOREY REAR EXTENSION
THE NOOK, BANK STREET BISHOPS WALTHAM
CASE NUMBER: 18/01503/HOU**

(Extract from Report PDC1116 Item 9 and Update Sheet 20 September 2018 refers).

At its meeting held on 20 September 2018, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to assess the impact of the proposed single storey rear extension on neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Paula Turner, and Robert Shields, Bishops Waltham Parish Council, spoke in objection to the application and Simon Eatwell, applicant, spoke in support of the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to assess the impact of the proposed single storey rear extension on neighbouring properties.

The Planning Officer presented the application to re-familiarise Members with the proposal and stated that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

At the conclusion of debate, the Sub-Committee agreed to grant permission for the reasons, conditions and informatives set out in the Report.

RESOLVED:

Application Permitted subject to the following condition(s):

Conditions

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.

02 Reason: To ensure a satisfactory visual relationship between the new development and its surroundings.

03 The development hereby approved shall be constructed in accordance with the following plans:

Location Plan (Drawing Number: L01) Received: 18.06.2018

Proposed Plan, Section and Elevation (Drawing Number: P01B) Received: 18.06.2018

Proposed Plan (Drawing Number: P02A) Received: 18.06.2018

Proposed Section (Drawing Number: P03A) Received: 18.06.2018

Proposed East and West Elevation (Drawing Number: P04) Received: 18.06.2018

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

Informatives:

01 In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals,

working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

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

The Local Plan Part 1 (2013): MTRA2, DS1, CP13, CP20
The Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM27, DM28
High Quality Places Supplementary Planning Document (2015)

03 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.

04 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.

05 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>

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

07 The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

The meeting commenced at 11:00am and concluded at 11:10am

Chairman