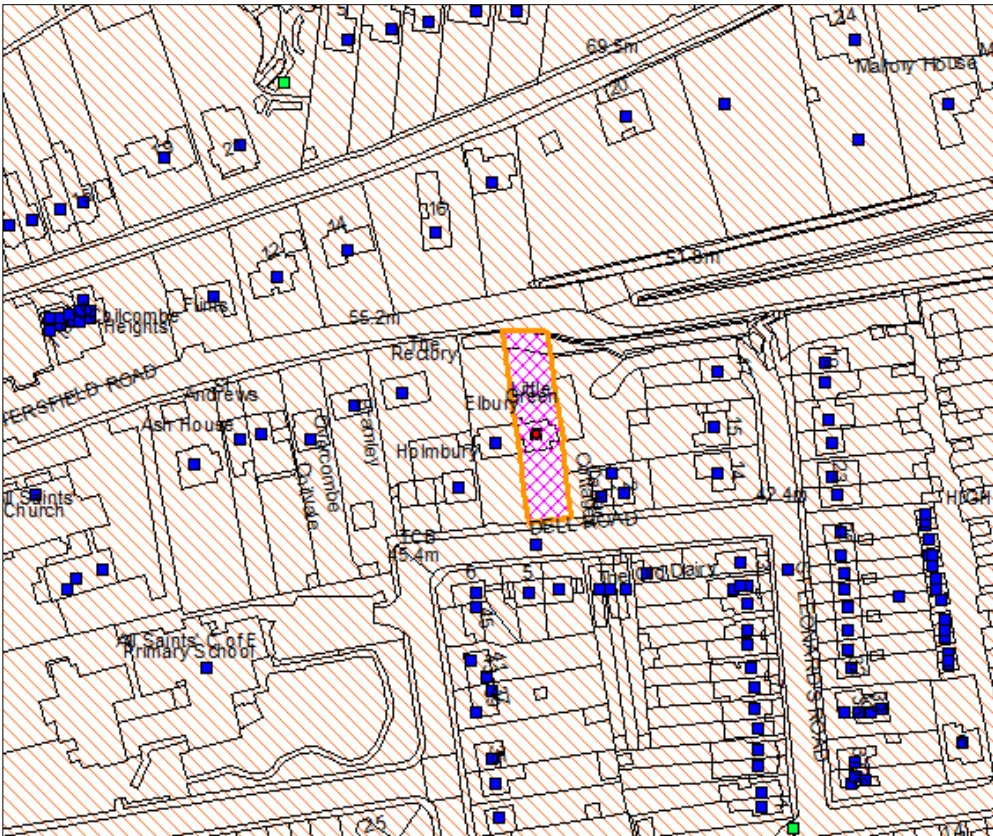


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**Case No:** 22/00936/FUL  
**Proposal Description:** Demolished current property and replaced with 2 pairs of semi-detached dwellings. 2no. located on the North - access from Petersfield Road. & 2no. to be accessed from the existing access on Dell Road.  
**Address:** Little Green, Dell Road, Winchester, Hampshire, SO23 0QB  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Mr A Knibb  
**Case Officer:** Catherine Watson  
**Date Valid:** 3 May 2022  
**Recommendation:** Application Permit  
**Pre Application Advice:** No

**Link to Planning Documents**

[Link to page – enter in reference number: 22/00936/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)  
<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 would be acceptable in terms of its impact on the character of the site, the surrounding area and neighbour amenity.

### General Comments

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

### Amendments to Plans Negotiated

None

### Site Description

The site is a residential plot with a single, detached dwelling and is situated within the Highcliffe area of Winchester. The plot is long and narrow and extends from Dell Road to the south, to Petersfield Road to the north. The land falls steeply away by approximately 10m from north to south. The wider area is suburban in character and built with residential development of varied styles, sizes and layout. Immediately to the west is Elbury, a plot of similar size, layout and proportions.

### Proposal

The proposal is for the demolition of the existing dwelling and the construction of 2 no pairs of semi-detached dwellings, with associated development. One pair will front Dell Road and the other, Petersfield Road. Accesses will be from Dell and Petersfield Roads respectively. Parking for two vehicles each at the Dell Road properties will be at basement level, whilst the parking arrangements for the Petersfield Road properties will be for two cars each on a driveway. The proposed dwellings are contemporary in style, using such materials as standing seam metal cladding, light coloured brick, timber panels and cladding. The dwellings respect the sloping nature of the site and have been designed as split level properties to take this into account.

### Relevant Planning History

Neighbouring property of Elbury: **21/03273/FUL**: Demolished current property and replaced with 2 pairs of semi-detached dwellings. 2no. located on the North - access from Petersfield Road. & 2no. to be accessed from the existing access on Dell Road.

**Permitted 19 December 2022**

The above application is for similar development to that at this site (Little Green), by the same developer. Elbury does not trigger a committee referral as insufficient objections were received contrary to the officer's recommendation to permit.

### Consultations

#### Hampshire County Council (Highways)

No objection following the submission of amended plans.

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**Southern Water**

A formal connection for a connection to the public foul sewer should be made by the applicant or developer.

**Service Lead for Built Environment: Archaeology.**

No objection subject to conditions regarding archaeological mitigation works and a Written Scheme of Investigation, as well as a fieldwork report following the completion of any archaeological investigations (conditions 13-15).

**Service Lead for Environmental Services: Drainage**

No objection, subject to a condition requiring details of the provision of foul and surface water drainage (condition 9).

**Representations:**

6 objecting representations received from different addresses citing the following material planning reasons:

- The proposal, along with that at Elbury, represents overdevelopment of the site;
- There is a risk to safety caused by additional traffic entering the road;
- Loss of existing trees and shrubs;
- Potential issues with surface water drainage

1 supporting representations received from different addresses citing the following material planning reasons:

- City of Winchester Trust: Support although concerned about the loss of valuable trees

**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

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 CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

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Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

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

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Design Principles

DM18- Access and Parking

DM26 - Archaeology

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality SPD

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – March 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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is for the demolition of the existing dwelling and the construction of 2 pairs of semi-detached dwellings, with associated development. One pair will front Dell Road and the other, Petersfield Road. Accesses will be from Dell and Petersfield Roads respectively. The site is already residential in nature and within the settlement boundary of Winchester therefore, the proposals comply with policies DS1 of LPP1 and DM1 of LPP2.

**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 site is narrow and long and currently has a single dwelling situated upon it. The address of the site is on Dell Road, an inverted U-shaped street which links to the neighbouring Vale Road and St Leonard's Road. However, the plot extends all the way to Petersfield Road – a total distance of approximately 50m. Dell Road and its neighbouring streets display a mix of architectural styles and details and include detached and semi-detached properties. To the west of the site is Elbury, a near identical plot with a single, centrally positioned dwelling. The same developer has submitted an application for the same proposals at Elbury (ref: 21/03273/FUL) as are proposed for Little Green. The

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application at Elbury received fewer than 6 letters of objection from different properties and therefore was approved under delegated powers.

Further west than Elbury the plots are still long and narrow, but the properties face Petersfield Road. The dwellings here are mostly detached, with a couple of semi-detached properties as well.

The proposed dwellings are contemporary in form and materials, which include standing-seam metal-clad roofs, light coloured brickwork, timber window panels and timber cladding within the recesses at ground floor level. Given the variety of building styles in the immediate area, a contemporary approach and the material palette is considered to be appropriate. Numbers 1 and 2 Cedar Cottages, immediately to the east of the site, have also been constructed using contemporary details and materials (application ref 12/01626/FUL) and display a gabled roof form similar to those proposed. Condition 3 requires details and samples of the materials to be used to be submitted prior to the commencement of development.

The Dell Road street scene shows that the proposed dwellings respect the fall of the land from west to east. It shows the outline of the permitted dwellings at Elbury as being slightly higher than those at Little Green and Cedar Cottages are lower. The Petersfield Road street scene also takes into account the sloping land with the permitted scheme at Elbury being slightly higher and then the next neighbouring property, The Rectory, being a similar height to Elbury.

Therefore, with regards to the impact on the character and appearance of the area, it is considered that the proposed dwellings are in keeping and respect the varied topography of the site and its immediate environs. The proposal therefore complies with policy CP13 of LPP1 and policies DM15, DM16 and DM17 of LPP2, as well as the High Quality Places SPD.

### **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 0.57km from the South Downs National Park and therefore it is considered that 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 its setting, conservation areas, archaeology or non-designated heritage assets including their setting.

### **Neighbouring amenity**

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The site immediately adjacent to the west is Elbury, which has been granted planning consent for a similar development. The two schemes have been designed together and side windows have been kept to a minimum or designed in such a way, including the use of obscure glazing and installed at a high level, to prevent overlooking between the two sites along their common boundary, as well as the boundary with Cedar Cottages.

In terms of garden amenity space, the Petersfield Road properties have slightly larger back gardens than those on Dell Road but the Dell Road properties also have front gardens. Each pair of properties have their primary aspects to the rear, where there are larger windows as well as sliding doors which open out onto patios/decking. There is a distance of approximately 18m between rear elevations and 11.5 between the patios/decking area. Boundary walls and hedges are to be installed to demarcate the internal boundaries and would provide some mitigation against overlooking between the two pairs of dwellings. Conditions 4 and 5 require details of the proposed hard and soft landscaping, to include all boundary treatments and planting, details of parking areas and green roofs and patios/decking.

With regards to potential impact on the other directly adjoining property, Cedar Cottages, these front directly onto Dell Road and there is a distance of approximately 5.7m between the side elevations of both sets of properties. As previously mentioned, the side windows at Little Green have been designed to minimise any overlooking from this aspect. The rear external space has been stepped down and will be enclosed with brick walls and boundary planting. Likewise, the larger windows on the northern elevation will have wider views across the property but have been set at a relatively low level so as to minimise any negative impact on neighbour amenity. The boundary planting, once established, will help to further soften any views.

Other properties close by are The Rectory which is approximately 23m away from the proposed Petersfield Road dwellings. The site of Elbury is situated between The Rectory and Little Green. It is not considered that there would be significant harm to the amenities of this property due to the distance and intervening development which will further obscure any views of the front of this property. There is a distance of approximately 42m between the site and 17 St Leonards Road to the north-east and therefore, it is unlikely there would be significant harm to the amenities of this property caused by the development.

The proposals therefore comply with policy DM17 of LPP2.

### **Sustainable Transport**

The development will provide spaces for two cars per dwelling, along with bike storage and bin stores. Each dwelling has three bedrooms and therefore, the proposals meet the requirements required by the WCC Parking Standards SPD.

A new vehicular access is proposed onto Petersfield Road. HCC Highways raised an objection with regards to insufficient visibility splays and a detrimental impact on highway safety. This is a view which has been reiterated by local residents. As a response to a request by HCC, the access arrangements were amended and were reconsidered by HCC and now meet their required standards with regards to visibility and highway safety. As such, they have withdrawn their objection.

The proposal is therefore considered to comply with policy CP18 of LPP2 and the WCC Parking Standards SPD.

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The site is located in the Air Quality SPD area and as it is for less than 10 dwellings it is not required to have an assessment. It is required to have a statement in the form of a checklist and the applicant has confirmed that the measures set out in the checklist will be adhered to which are as follows:

- No solid fuel domestic heating appliances or open fireplaces to be provided
- Appropriate secure, weatherproof cycle storage to be provided
- Gas boilers to meet a minimum standard of <40mgNOx/kWh and preference given to heating systems that utilise low carbon heating solutions
- All residential development with private off-road parking to have at least one external electric charge point
- Literature on public transport options provided to the purchasers of the new dwellings

The proposals are therefore acceptable in terms of impact on air quality in line with the SPD requirements.

### **Ecology and Biodiversity**

The proposal includes green roofs and hedgerow planting. Further details of biodiversity enhancement measures will be required by condition 6. These should include native species planting for the hedgerows, details of bird and bat boxes – swift boxes should also be installed, details of the species of plants to be used on the green roofs a landscape maintenance plan to ensure plants are retained and maintained accordingly.

Subject to the above the proposal complies with policy CP16 of LPP1.

### **Appropriate Assessment.**

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 9.465 Kg/N/year is made (the applicant's nutrient budget calculator has been used for both of the Little Green and Elbury sites, so the overall figure of 18.93 kg/TN/year has been divided by 2). The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The applicant has also undertaken a calculation on the amount of phosphorus generated by the proposed development (both site), which is 0.34kg TP/year (0.68 for both sites). The applicant has paid a fee to The Grange Estate, a locally approved phosphate and nitrate mitigation scheme. Written confirmation has been provided by the applicant and the Estate of the purchase of credits for nitrates and phosphates and has been deemed acceptable by the council.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

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This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2018.

**Sustainability**

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 requires development to achieve the lowest level of carbon emissions and water consumption which is practical and viable. Whilst the Code is no longer in force, condition CP11 allows the Council to seek up to Code 4 for new developments. Conditions 7 and 8 secure the submission of design-stage and as-built data to ensure this is complied with.

The dwellings have also been designed to take into consideration provisions for climate change and sustainability. These measures include using a sustainably-sourced, timber-framed structure, exceeding the building regulations standard of insulation by 10%, solar orientation – the largest openings are on the southern facades, a green garage roof in the form of a lawn and other foliage, sustainably sourced timber cladding and highly insulated glazing.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

**Sustainable Drainage**

Pre-commencement condition 9 requires details of foul and surface water drainage to be provided.

Therefore the proposal complies with policy DM17.

**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, whilst the development represents an intensification of the existing residential use, the principle of new residential development in this area is acceptable and aligns with local plan policy. The proposed development is considered to be in keeping with the character and appearance of the area and will not have an unacceptable adverse impact on residential amenity. Conditions have been included to ensure that materials, landscaping, drainage and ecological mitigation are appropriate. The proposed scheme makes good use of the site and its topography and will result in a high quality, sustainable form of development which accords with the development plan.

**Recommendation**

Application permitted, subject to the following conditions:

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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:

Location Plan received 03.05.2022

Site Plan Drawing Number 0290B-151 B received 03.05.2022

Combined Site Plan Drawing Number 0290-154 C received 19.05.2022

Existing and Proposed Site Plan Drawing Number 0290B-150 D received 05.07.2022

Volume Displacement and Levels Drawing Number 0290-176 B received 03.05.2022

Dell Road Visual Drawing Number 0290-3D SK2 B received 03.05.2022

Petersfield Proposed Elevations Drawing Number 0290-451 B received 03.05.2022

Petersfield Proposed Elevations Drawing Number 0290-452 B received 03.05.2022

Dell Road Proposed Elevations Drawing Number 0290-454 B received 03.05.2022

Dell Road Plans Drawing Number 0290B-250 D received 03.05.2022

Petersfield Road Plans Drawing Number 0290B-251 D received 03.05.2022

Proposed Access and Visibility Drawing Number NJC-001 dated July 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.

4. 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;

- Car parking layout;

- Other vehicle and pedestrian access and circulation areas;

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.

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Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. 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 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.

6. 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 or native species rich planting). 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.

7. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

8. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Equivalent of Code for Sustainable Homes Level 4 for Energy and Equivalent of Code for Sustainable Homes Level 3 / 4 for water, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

9. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the

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development hereby permitted. The approved details shall be fully implemented before occupation of the development hereby permitted.

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

10. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

11. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

12. The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

13. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the local planning authority. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording

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- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

14. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

**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, CP11, CP13, CP16 and CP17

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18 and DM26

High Quality Places SPD

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

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Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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>