

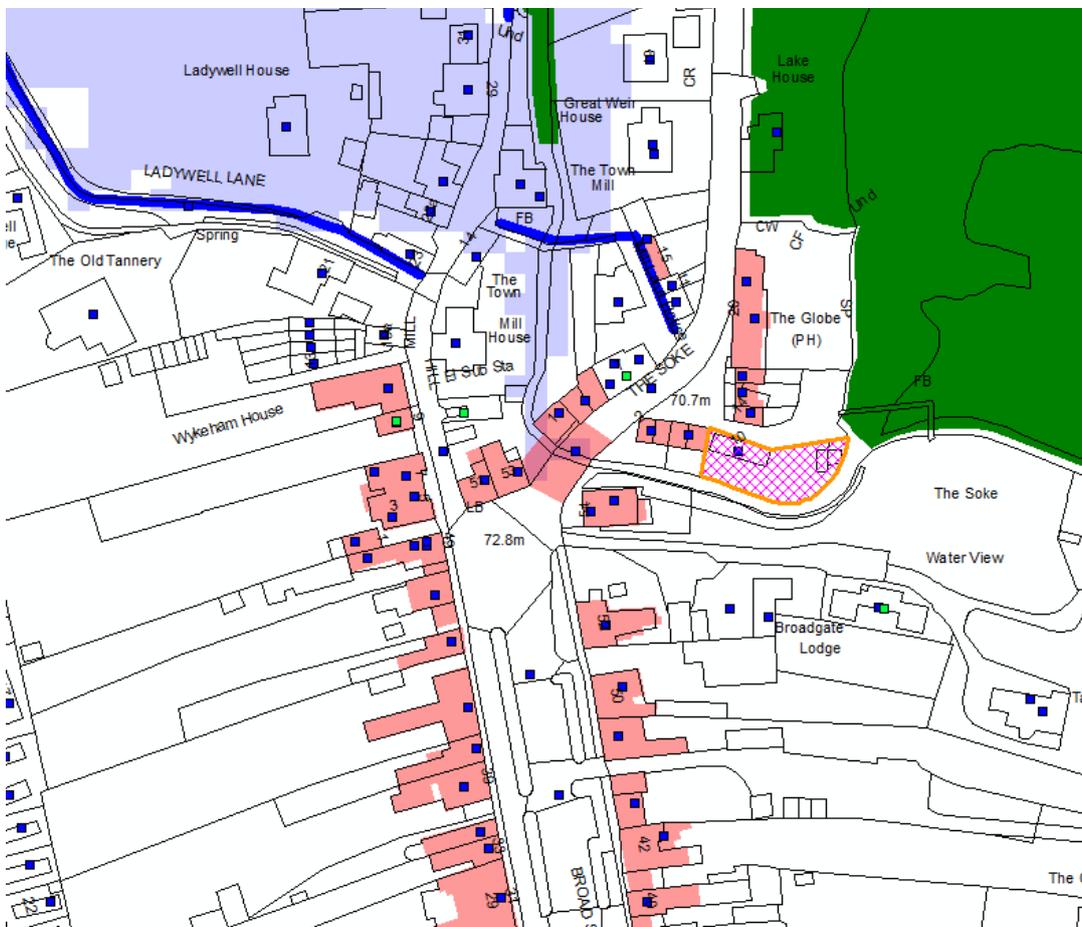
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/01816/FUL
Proposal Description: Demolition of existing and proposed replacement dwelling and garage and associated minor site works
Address: 10 The Soke Alresford Hampshire SO24 9DB
Parish, or Ward if within Winchester City: New Alresford Town Council
Applicants Name: Mr & Mrs James Bulloch
Case Officer: Cameron Taylor
Date Valid: 12 August 2022
Recommendation: Application permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 22/01816/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation

The development is recommended for permission as it is considered that it is acceptable in terms of its impact on the character of the area including heritage assets and would not harm neighbouring residential amenity and complies with the policies of the adopted Development Plan.

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

Amended plans have been received showing a change to the east end of the building by the removal of the garage section and the creation of a gap between the dwelling and store room. These were submitted on the 19th of December 2022. Due to the nature and scale of the changes it was not considered necessary to re-advertise the scheme

Site Description

The site is located to the southeast of the B3046 with a private access which serves the site and neighbouring properties. The site has the River Alre running along its southern boundary away from the Alresford Pond which is located to the northeast of the site. The site has a boundary treatment of a flint wall which leads to the River Alre. The area is characterised by two and one and a half storey dwellings of a traditional 18 Century appearance with examples of timber framed buildings with painted brick, painted brick, hanging clay tiles and facing brickwork visible in the immediate area. The site is located within the Conservation Area of New Alresford with Listed Buildings that border the site to the west and the north.

Proposal

The proposal is for the demolition of the existing dwelling and erection of a replacement dwelling and associated minor site works. The proposal will have a greater overall distance to the neighbouring property to the west than the existing building with a gap of over 1.4m and over 3.5m across the access road between the site and property to the north. The proposal will have an external finish to the north elevation consisting of natural knapped flint and facing brick across the dwelling with plain tiles to the roof and solar panels to the single-storey element. The store will be timber clad. The site includes access down a private road which runs to the north of the dwelling with parking provisions for two-allocated spaces within the eastern corner of the site between the dwelling and store, accessed from this road.

Relevant Planning History

- No Previous Planning History

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Consultations

Service Lead for Built Environment - Historic Environment

No Objection, subject to conditions:

Prior to the commencement of development hereby permitted shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including an on-site 1m² sample panels of pointed knapped flintwork. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

- size, texture, colour and source of bricks including specials;
- the nature, source and bedding of flint work;
- the bonding and coursing of brickwork;
- mortar mixes and joint profile;
- the material, size, texture, colour, camber, source of slates and tiles;
- the material, colour, finish, size, profile and gauge of timber boarding;
- the nature of insulation and membranes employed;
- details of the solar PV panels and mounting;
- materials and finishes to be used in the detailing of valleys, hips, ridges, gables, eaves and verges.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings

The demolition hereby granted consent shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a "gap site" which will be prejudicial to the character and amenities of the Conservation Area. (b) and to protect the setting of the listed buildings.

Prior to the commencement of development, a sample panel of 1m² area to be with brick dressing shall be constructed for inspection and approval in writing by the Local Planning Authority.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings.

Prior to the commencement of development details of the new window, door and rooflight openings shall be submitted to and approved in writing by the Local Planning Authority to include a large scale plan, elevations and sections of the showing :-

- a) the new cill in relation to the opening into which it is to be set
- b) the mouldings to be used
- c) the method of opening

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings.

A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

Service Lead for Community - Ecology

Comment, suggested Conditions:

The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Ecological Appraisal, August 2022, AE Ecology. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Prior to the commencement of the development a biodiversity enhancement and mitigation plan shall be submitted to and approved in writing by the local planning authority. Any external lighting should be shown and detailed on plans and agreed in writing by the LPA.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development and to provide adequate mitigation and enhancement for protected species.

Prior to the commencement of the development (demolition and construction) hereby permitted is commenced a Construction Environment Management Plan (CEMP) shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters and be in accordance with the recommendations set out in Sections 3 (and table 3.3) and associated Sections (including 6, 7, 9, 10 and 11) of AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES):

- a) construction vehicle routeing including signage
- b) site parking and turning of vehicles for contractor, deliver, site personnel, operatives and visitors vehicles;
- c) loading and unloading and storage of plant and materials;
- d) programme of works (including measures for traffic management, delivery and operating hours;
- e) measures to ensure that mud and debris is not deposited on the public highway, or other local roads;
- f) provision of boundary hoarding and lighting;
- g) protection of important trees, hedgerows and other natural features;

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- h) details of proposed means of dust suppression, noise, vibration and light mitigation;
- i) implementation and monitoring of site management measures procedures including removal of construction related litter;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) piling techniques;
- l) methodology for storage of hazardous materials;
- m) methodology for dealing with leaks and spills;
- n) use of appropriate PPE; and
- o) use of standard industry best practice measures for the protection of the water e

Reason: In the interests of protecting highway safety, surrounding heritage assets, biodiversity, on site and off site statutory and non statutory nature conservation, minimising the impacts to the ecological interest of the site, and to reduce the traffic and construction impact of development.

Service Lead for Built Environment - Archaeology

No Objection, subject to conditions:

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 LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- 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

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

Service Lead for Environmental Services – Drainage

Comment, suggested condition:

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

Southern Water
Comment

Environment Agency
No objection

Natural England
No Objection - Subject to appropriate mitigation being secured:

Submission of a construction Environmental Management Plan (CEMP)

Representations:

New Alresford Town Council
No Comment

6 Objecting Representations received from different addresses citing the following material planning reasons:

- Historic environment - potential risk of damage to surrounding listed buildings and surrounding area
- Highways - lack of parking with a narrow shared access and potential damage to the access through construction traffic.
- Ecology - Potential pollution harm to the surrounding wildlife

2 Supporting Representations received from different addresses citing the following material planning reasons:

- The poor condition of the property is not suitable for habitation
- The proposal will respect the environmental and wild life issues
- The development will enhance the locality.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework
- National Planning Policy Framework

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

- MTRA 2 - Market Towns and Larger Villages
- CP11 - Sustainable Low and Zero Carbon Built Development

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- CP13 - High Quality Design
- CP16 - Biodiversity
- CP20 - Heritage and Landscape Character

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 Development Principles
- DM18 – Access and Parking
- DM27 - Development in Conservation Areas
- DM28 – Demolition in Conservation Areas
- DM29 – Heritage Assets

Supplementary Planning Document

- National Design Guide 2019
- High Quality Places 2015
- Alresford Town Design Statement

Other relevant documents

- Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030
- Statement of Community Involvement 2018 and 2020
- Historic England Guidance
- Constructive Conservation in Practice 2008
- Constructive Conservation Sustainable Growth for Historic Places 2013
- Conservation Principles Policies and Guidance 2008
- Historic Environment Good Practice Advice in Planning: 4 Published 30 June 2020

Planning Considerations

Principle of development

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 47 of the NPPF requires that applications for planning permissions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

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

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 the site and area

The development is for the demolition and replacement of a dwelling on site which is not listed, with residential properties surrounding the site being listed buildings which border the site. These are located within the New Alresford Conservation Area which is also a

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

designated heritage asset. The following legislation and policies are taken into account in the assessment and determination of this planning application.

Relevant Legislation

The preservation of the special architectural/historic interest of listed buildings and their setting (S.66 P(LBCA) Act 1990; Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment consultation response.

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

Assessment

The existing dwelling is non-listed and is comprised of a two-storey detached dwelling of a possible 18th century date but which has been altered considerably in the 20th century. The existing building itself is a constructed of a mixture of brick and flint with some timber framing, with the principal elevation facing to the south. The history of the site indicates that the historic function of the building was different prior to the 19th century and would have been of a poor quality. It has been demonstrated that repairing of the existing building, whilst technically possible, would not be financially viable.

The proposed dwelling will replace the existing building with a two-storey three bed dwelling. The replacement dwelling consists of various elements which will include a two-
Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

storey element which then steps down to a single-storey element before a gap between the proposed dwelling and a store. The store proposed has a scale and appearance subservient and in-keeping to the dwelling. The building, whilst including a new element from the existing, historically included an additional two structures further to the east (which no longer exist). The proposal retains the character and appearance of the site with the material palette also to remain in-keeping.

Therefore, while the proposal will be readily visible from within the conservation area, both from the B3046 and the lane which provides access to the site, it is considered to be acceptable: Its simple vernacular design, palette of materials and external appearance acknowledges the historic importance of the site and preserves the significant character and appearance of the Conservation area and immediate environment.

As such it is in accordance with (S.66 P(LBCA) Act 1990; S.72 P (LBCA) Act 1990; Policies DM16, DM17, DM27, DM28 and DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16; and New Alresford Design Statement Section 4.

It is also noted Alresford Bridge, a Scheduled Monument is located approximately 23 metres to the west of the site. Scheduled monuments are nationally important monuments that have been afforded statutory protection through their inclusion in the Schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979. However, due to the distance from the site, the proposed development would not have any impact on this Scheduled Monument.

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 176 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 over 1.5km 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.

Neighbouring amenity

The site has neighbouring properties located along its western boundary which is located around 1.4 metres away from the proposed dwelling and the neighbouring property to the north being located the other side of the access road. The amenity area to the neighbouring property to the west is situated on a lower ground level than the site but this will not result in any unacceptable impacts on amenity. The proposal will increase the ridge height over the existing building and will be wider across the north and south elevations. However, the new dwelling steps down to single-storey where it aligns with neighbouring gardens to the north and is also separated from these properties by the access road. Therefore, given the location and orientation of the site and neighbouring properties, it is not considered that the proposals will cause any significant adverse overbearing or

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

overshadowing impacts. The proposed glazing to the north elevation is situated at the ground level with exception of a landing window which does not serve a habitable room. All glazing to the north will provide views onto the access and not towards sensitive areas, whilst the roof lights do not provide views but are sources of natural light for the dwelling. The proposal includes large amounts of glazing to the rear at first and ground floor level, however these look onto the stream which runs along the sites southern boundary and do not provide views towards sensitive areas.

Therefore the proposal is considered to not cause significant adverse harm in terms of overlooking impacts. Therefore the proposal complies with policy DM17.

Highways & Parking

The proposal will utilise the existing access to the parking of the site with two-allocated spaces which will meet the parking requirements for a three-bed dwelling with the access being down a private access. Therefore the proposal will not have a significant adverse impact on the highway safety and parking in the surrounding area. In regards to parking and access during the construction, this will be confirmed within the Construction Environmental Management Plan under condition 12. Therefore the proposal complies with policy DM18 of LPP2.

Archaeology

The preservation, conservation, investigation and recording of archaeological interest are issues covered by policy DM26 Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16).

The site is considered to have potential to contain buried archaeological remains to the historic mediaeval and later town. Whilst there are no overriding archaeological concerns about the proposals, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development shall be conditioned. This is to ensure any heritage assets are investigated and recorded and therefore accord with policy DM26 of the LPP2 and CP20 of LPP1. (Conditions 15 & 16)

Ecology and Biodiversity

The site borders the River Arle which is a carrier stream from the adjacent Alresford Pond which is a SSSI and downstream then feeds into the River Itchen SSSI and SAC. The site itself was noted of supporting habitats of low ecological value, however the existing dwelling supported a small number of pipistrelle bats.

An ecological survey has been submitted with the application and this demonstrates that there is no evidence that the site and adjacent habitats support badger, dormice, water vole, otter, reptiles or great crested newts. Given the location of the Alresford Pond SSSI in relation to the site, it is considered the proposal will not adversely affect this location. The site does have the River Arle running along the site boundaries, this means that protection methods will be required to ensure the protection of the River Arle and the downstream SSSI and SAC of the River Itchen. The existing dwelling was noted to support pipistrelle bats, a licence will be obtained prior to the works commencing, however new roost provisions are proposed to the new building itself to allow new bat roosts to form.

Additional biodiversity enhancement plans are also conditioned to further improve the ecology in the site and surrounding area. (Condition 11)

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

To ensure protection and conservation of the surrounding ecology and SSSI a Construction environment Management plan is to be conditioned to be submitted prior to the commencement of the development under condition 12 and the supporting documents submitted with this application under condition 10.

The site is in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites). However, it is not creating new overnight accommodation affecting nitrates or phosphates. Therefore an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required. The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011.

To ensure the development will not harm the surrounding properties and area a Construction Environment Management Plan is required to be submitted to an approved in writing by the Local Planning Authority prior to the commencement of the proposal. This is covered by condition 12.

Subject to conditions associated with the application, Natural England do not object to the proposal, therefore in overall in terms of ecology, the proposals comply with policy CP16 of the LPP1.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition 13 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 14 then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

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

Sustainable Drainage

The principal of a replacement dwelling is acceptable in drainage terms and the proposal is located in flood zone 1 and so has a low probability of flooding.

The site has an existing public foul sewer which runs through the site. Further details are required to confirm the exact location of these sewers running across the site and this will be dealt with under a pre-commencement condition 8. Should it be required this public sewers will be diverted prior to the commencement of the development. A pre-commencement condition for details for foul and surface water drainage is attached under condition 9. Subject to these pre-commencement conditions, the proposal is considered to not have a significant adverse impact on the surrounding drainage or flood zone.

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

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

The proposed replacement dwelling and alterations are considered to not harm the character and appearance of the site and preserves the significance of the neighbouring listed buildings. The replacement dwelling is considered to integrate successfully into the wider collection of dwellings, therefore preserving the character and appearance of the conservation area. The proposal will not result in any significant adverse harm to the surrounding residential amenity and is acceptable in terms of highways, ecology, drainage and sustainability.

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

- Block Plan- Dwg No. 904/02A- Received 19.12.2022
- Site Plan 2- Dwg No. 904/04A- Received 19.12.2022
- Site Plan 3- Dwg No. 904/05A- Received 19.12.2022
- Site Elevations- Dwg No. 904/06A- Received 19.12.2022
- Ground Floor Plan- Dwg No. 904/07A- Received 19.12.2022
- First Floor Plan- Dwg No. 904/08A- Received 19.12.2022
- Roof Plan- Dwg No. 904/09A- Received 19.12.2022
- Elevations- Dwg No. 904/10A- Received 19.12.2022
- Elevations 2- Dwg No. 904/11A- Received 19.12.2022
- Sections 1- Dwg No. 904/12A- Received 19.12.2022
- Sections 2- Dwg No. 904/13A- Received 19.12.2022
- Elevations- Dwg No. 904/15A- Received 19.12.2022

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

3. Prior to the commencement of development hereby permitted, no works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including an on-site 1m² sample panels of pointed knapped flintwork. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

- size, texture, colour and source of bricks including specials;
- the nature, source and bedding of flint work;
- the bonding and coursing of brickwork;

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- mortar mixes and joint profile;
- the material, size, texture, colour, camber, source of slates and tiles;
- the material, colour, finish, size, profile and gauge of timber boarding;
- the nature of insulation and membranes employed;
- details of the solar PV panels and mounting;
- materials and finishes to be used in the detailing of valleys, hips, ridges, gables, eaves and verges.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings

4. The demolition hereby granted consent shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a "gap site" which will be prejudicial to the character and amenities of the Conservation Area. (b) and to protect the setting of the listed buildings.

5. Prior to the commencement of development, a sample panel of 1m² area to be with brick dressing shall be constructed for inspection and approval in writing by the Local Planning Authority.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings.

6. Prior to the commencement of development details of the new window, door and rooflight openings shall be submitted to and approved in writing by the Local Planning Authority to include a large scale plan, elevations and sections of the showing :-

- a) the new cill in relation to the opening into which it is to be set
- b) the mouldings to be used
- c) the method of opening

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and the setting of the listed buildings.

7. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

8. Prior to the commencement of development investigatory works to the location and layout of the public sewers that run through the site shall be undertaken, plans and details of this shall be submitted to the LPA. Should the diversion of the sewers be required, the developer shall advise the LPA of the measures undertaken to divert the public sewers which will need to be confirmed in writing in consultation with Southern Water, prior to the commencement of the development.

Reason: To ensure the protection and use of the sewers within the site.

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

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

10. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Ecological Appraisal, August 2022, AE Ecology. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

11. Prior to the commencement of the development a biodiversity enhancement and mitigation plan shall be submitted to and approved in writing by the local planning authority. Any external lighting should be shown and detailed on plans and agreed in writing by the LPA.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development and to provide adequate mitigation and enhancement for protected species.

12. Prior to the commencement of the development (demolition and construction) hereby permitted is commenced a Construction Environment Management Plan (CEMP) shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters and be in accordance with the recommendations set out in Sections 3 (and table 3.3) and associated Sections (including 6, 7, 9, 10 and 11) of AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES):

- a) construction vehicle routeing including signage
- b) site parking and turning of vehicles for contractor, deliver, site personnel, operatives and visitors vehicles;
- c) loading and unloading and storage of plant and materials;
- d) programme of works (including measures for traffic management, delivery and operating hours;
- e) measures to ensure that mud and debris is not deposited on the public highway, or other local roads;
- f) provision of boundary hoarding and lighting;
- g) protection of important trees, hedgerows and other natural features;

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- h) details of proposed means of dust suppression, noise, vibration and light mitigation;
- i) implementation and monitoring of site management measures procedures including removal of construction related litter;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) piling techniques;
- l) methodology for storage of hazardous materials;
- m) methodology for dealing with leaks and spills;
- n) use of appropriate PPE; and
- o) use of standard industry best practice measures for the protection of the water e

Reason: In the interests of protecting highway safety, surrounding heritage assets, biodiversity, on site and off site statutory and non statutory nature conservation, minimising the impacts to the ecological interest of the site, and to reduce the traffic and construction impact of development.

13. 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 dwelling shall meet 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.

14. 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 the dwelling shall meet 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 occupied 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.

15. 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 LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- 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

16. 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

Informative:

1. In accordance with paragraph 38 of the 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP16, CP20, MTRA2

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM26, DM27, DM28, DM29

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.

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

Case No: 22/01816/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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, please refer to the Construction Code of Practise

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

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

8. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

9. In order to promote biodiversity, please consider the installation of avian wildlife roosting/nesting provisions (for swifts, hedge sparrows, and bats) during and after completion of the proposal.