

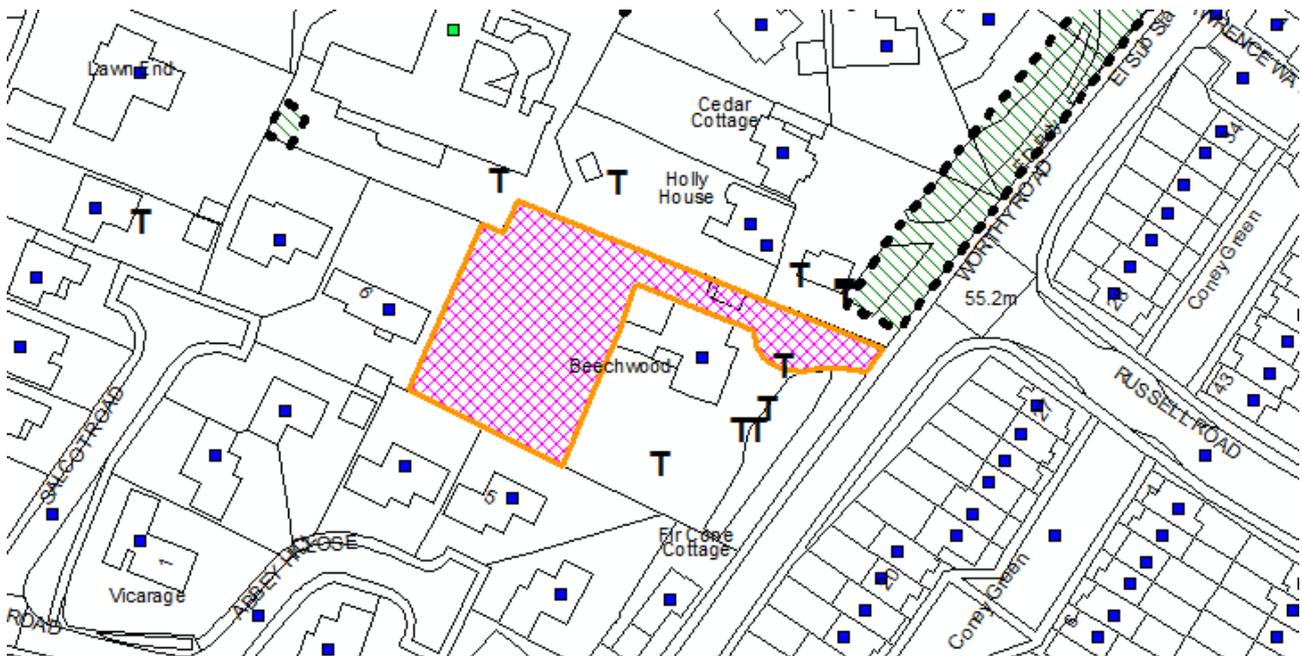
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/02811/FUL
Proposal Description: Erection of 2 New Dwellings each with integral garage, on land to rear of Beechwood, including minor modifications to existing access onto Worthy Road, together with parking, landscaping and associated works
Address: Beechwood Worthy Road Winchester Hampshire SO23 7AG
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Dean Lane (Winchester) Limited
Case Officer: Mrs Megan Osborn
Date Valid: 15 December 2022
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 22/02811/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 considered that it will not result in a detrimental impact on the character of the area and would not harm neighbouring residential amenity in accordance with policies CP13, CP20 of the LPP1 and Policies DM15-DM17 and DM29 and DM32 of the LPP2.

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

Block plan – 870/11A
Site plan with proposed ground floor – 870/14A
Site plan with proposed roof plan – 870/13A
Site sections – 870/15B
H1 elevations – 870/18A
H1 floor plans – 870/16A
H1 roof plan – 870/17A
H1 sections – 870/19A
H2 attic room – 870/21A
H2 elevations – 870/22B

The amendment include;

- Change the landscaping along the boundary to the north with Holly House
- Remove the double garage in the north western corner of the site
- Remove the room in the roof of house 1 and change the floor plan on the first floor
- Changes to the floor plan of H1 attic space.

These were submitted on the 23rd February and then the neighbours were notified, by letter, of the changes.

Site Description

Beechwood is a large detached dwelling located in a large plot (0.77 acres). The dwelling is accessed off Worthy Road to the east up a steep driveway to the site. There are a number of trees to the front of the site that are covered by a Tree Preservation Order.

The site has a large dwelling near to the front and has permission for a double garage to the south east of this dwelling and the land then slopes up towards the rear. There are a number of neighbouring dwellings to this site: Abbey Hill to the south, Holly House to the north, Salcot Road to the west and Brendon House, nursing home in the north west corner of the site.

Proposal

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The proposal is to retain the existing dwelling, Beechwood, and for two new dwellings, with integral garages, to be located with the rear garden of this dwelling. The dwellings will use the existing access for Beechwood.

Relevant Planning History

22/02129/HOU - Demolition of existing double garage and construction of a new double garage. **PER 5th January 2023.**

Consultations

Service Lead for Built Environment: Historic Environment
Concerns regarding impact to the setting of Beechwood.

Service Lead for Environment: Landscape
Some concerns relating to the density proposed. However, if planning permission is recommended for approval then a full landscaping plan would be needed.

Service lead for Environment: Trees
No objections, subject to conditions 18-21

Natural England
No objection

HCC Highways
No objections

Service Lead for Environmental Services – Drainage
No objections, subject to condition 13

Southern Water
No Objections – a formal application for the connection to the foul sewer is required.

Representations:

City of Winchester Trust
- No objections

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

- The existing building is worthy of listing
- A number of trees have been removed from the site
- The houses are too large and cramped on the site
- The houses will result in overlooking
- The windows to the front of H2 will overlook the swimming pool in the rear garden of 6 Salcot Road.
- This development would result in overbearing.
- Concerns regarding the access.
- Concerns relating to the ground structure.
- The levels of the proposed dwellings are not correct.

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- The boundaries need improving
- Impact on ecology
- There would be a loss of the view from 6 Salcot Road.

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

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP18 – Settlement Gaps

Policy 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 Design Principles

DM18 – Access and Parking

DM29 – Heritage Assets

DM32 – Undesignated Rural and Industrial

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment December 2021

Biodiversity Action Plan 2021

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

This site is located within the city of Winchester, which is within the development boundary where the presumption for new residential dwellings such as there is acceptable subject to other relevant planning policy.

Policy CP2 of the Local Plan Part 1 considers housing mix. The policy requires that there should be a majority of 2 and 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken. This application is for 2 additional dwellings, 1 no.3 bedroom dwelling and 1 no.5 bedroom dwelling. This provides 50% two and three bedroom dwellings and is therefore considered that this proposal would meet the criteria of policy CP2 of the Local Plan Part 1.

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 and residential amenities

This site is located within a suburban area of Winchester, characterised with mainly 60/70's housing development. Beechwood is one of the few remaining large properties that were built at the end of the 19th Century. The character of the area is therefore mixed with the more dense properties of terrace house to the eastern side of Worthy Road and detached on the western side, with the exception of Northlands drive.

The proposal is for two detached dwellings to be located within the rear garden of Beechwood. The applicant has removed the proposed detached double garage from the application. Although the proposed dwellings do increase the density of this site, given the spaces surrounding the buildings, the addition of two detached properties in this location would not appear out of character with the surrounding detached dwellings. It is considered a site of this size and location can accommodate the two dwellings proposed and would not result in a cramped, overdeveloped site.

In general terms the proposal does not appear out of place in this part of Abbots Barton, the surroundings being similar in composition. Retaining the existing building maintains an attractive and locally significant feature. The location of the entrance and using the existing drive maintains the appearance from the road.

The design of the proposed dwellings is considered acceptable and would not appear incongruous in relation to the surrounding dwellings.

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The height, mass and bulk of the proposed dwellings are considered acceptable in relation to the existing property of the surrounding dwellings and amenities. The houses rise in height up the slope and cut into the slope to retain an acceptable level in relation to neighbouring amenities.

There are windows on the rear of house 1 and house 2, at the first floor, however, due to the level changes, the amount of vegetation and the distances between these dwellings it is considered that these would not result in any material overlooking harm to the dwellings on Abbey Hill Close.

House 2 is approx. 6.1m away from 6 Salcot Road to the west, however due to a level drop within the site and the design of this dwelling, in relation to the side boundary, this would not result in a detrimental form of development in terms of over shadowing, overbearing or overlooking.

There are windows on the front elevation of house 2. The window nearest to the boundary with 6 Salcot Road is for a bathroom window and is conditioned to be obscurely glazed and therefore would not result in any unacceptable overlooking toward the neighbouring swimming pool. (condition 5)

There are windows on the north elevation of Houses 1 and 2 that look towards the rear garden of Holly House. There has been a revised site plan submitted that adds a pleached lime hedge along the boundary with this dwelling. Given the additional landscaping and the distance between these dwellings, it is considered that this would not result in any material planning harm in terms of overlooking.

There are a number of trees on and off site which are protected by TPOs (TPO 1499, TPO 2249 and TPO 2262) which are illustrated on a tree survey and report. It is not considered that the proposal will result in any harmful impact as they will be effectively mitigated by conditions 18-21 regarding the arboricultural impact assessment and method statement in accordance with BS 5837 (2012) (Trees in Relation to Design, Demolition and Construction Recommendations).

Therefore the proposal complies with policy DM15, DM16 and DM17 of the LPP1 in that it would make a positive contribution towards the character and appearance of the area and would not result in any material planning harm towards neighbouring amenities.

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 0.28km from the South Downs National Park within a built
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up area and in this context it is not considered that the development would 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

Although this site is not within Winchester Conservation Area, it is considered that Beechwood is a non designated heritage asset. Therefore the following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of a non-designated heritage asset (Policies DM29 & DM32 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 Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a non designated heritage asset, 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 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.

A pre application enquiry was submitted for assessment by the LPA. The proposal was to demolish the existing building and redevelop the site as a whole. This building was assessed at pre application as being a non designated Heritage Asset and therefore it was advised that they kept the building and developed the rest of the site. This applicant has taken on board this advice and has retained the existing building in this submission.

Noting the close proximity of the proposal to the Heritage Asset, this relationship is clearly more cramped than the property experiences currently. However it is considered that such

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impacts are not so detrimental as to warrant refusal given the views of the properties and it can also be further mitigated by ensuring suitable boundary treatments.

The loss of this non designated heritage asset would have been detrimental to the character of the area, and it is beneficial that this has been retained as part of this proposal. The proposed development of the two properties to the rear of Beechwood still retains its significance in relation to the surrounding character. House 1 is approximately 3.4m away from the new, single storey, element to the rear of Beechwood. The two storey element of House 1 doesn't span the whole length of the boundary and it has a hipped roof. Therefore it is considered that there is sufficient space between the new dwellings and the existing property, to ensure that the new development would not result in a detrimental impact towards the setting of the non designated heritage asset and therefore conserving its special interest. The proposal is therefore in accordance with Policies DM29 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy and the NPPF (2021) Section 16).

The applicant has also removed the double garage to provide more space surrounding the dwellings and there is a condition for the landscaping and boundary treatment plans (conditions 7 and 8). Permitted Development has been removed for certain elements of this new development (Condition 6).

Sustainable Transport

The two new properties are within walking distance of Winchester town centre and other facilities on Andover Road and so are sited in a highly sustainable location.

The development also has sufficient parking for the size of dwellings proposed.

The access to the site is steep, but the highways authority considered this acceptable for the number of dwellings proposed and trips generated.

Therefore the proposal complies with policy DM18 of the LPP1.

Ecology and Biodiversity

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 required as the proposal is for overnight accommodation affecting Nitrates and Phosphates. Therefore an appropriate assessment was carried out and concluded;

There is a net increase of 2.No dwellings on urban land and therefore, it is likely that there will be an impact from nutrients associated with the proposed development entering the Solent (6.52 Kg/N/year nitrates made and 0.06kg/TP/year). Winchester City Council has adopted a Grampian condition which requires a mitigation package addressing the additional input to be submitted to, and approved in writing by, the LPA.

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 to Nitrates and Phosphates is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the

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effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

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. The applicant has demonstrated that there is a viable scheme for the mitigation of the impact of additional phosphates. The LPA will secure details of this agreement. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard. 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.

Under Reg 63(4) of the Habs Regs the Council considers that it is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment due to the small scale of the proposal.

All species of bat and their roosts are protected under the Habitats and Species Regulations 2017 (as amended). The surveys found that Beechwood House itself supports day roosts of three species of bat. The house will not be directly impacted upon by the current proposals. Small patches of grassland and scrub have limited potential to support the more common and widespread reptile species. Small areas of woody vegetation will need to be cleared within the footprint of the proposals, however the boundary hedgerow along the south-eastern boundary will be retained. Mitigation for bat, reptiles and nesting birds will be ensured through condition 13 where full details are set out in the applications Ecological Assessment report.

Ecology enhancements are conditioned also in 16 and are set out in the assessment report including native, fruiting shrub species planting, native tree planting, woodland ground flora such as spring flowering bulbs and ferns, log piles, integrated bird boxes in buildings, particularly under eaves integrated boxes for Swift, House Sparrow terraces and Starling boxes; and areas of existing mown lawn to grow.

There are no other issues affecting this legislation or the SPA and SAC, therefore the proposal complies 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. Conditions 11 and 12 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 12 then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

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The proposal is in the Air Quality Catchment Area and so compliance with the SDP is required. The Air Quality Statement Checklist has been completed with the developer confirming compliance with all criteria.

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

Sustainable Drainage

The site is served by southern waters foul mains and the site can connect to this. A condition is recommended asking for details of foul and surface water to ensure the provision of an adequate and sustainable drainage system. (Condition 13)

Therefore the proposal complies with policy DM17 of the LPP2.

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

The proposal for two detached dwellings in this location is acceptable and not out of character to the spatial characteristics of the surrounding area. It is commendable that the existing dwelling, Beechwood, is being kept, and the impact on its setting is minimal given the location and design of the new dwellings. The proposal will be visible from the neighbouring properties but will not have an unacceptable adverse impact on residential amenity. Overall the scheme is well designed and will create a distinctive addition to the local area. Other planning considerations, such as landscape, ecology drainage, water, construction and waste management have been addressed appropriately. The application is therefore considered acceptable.

Recommendation

Application permitted subject to the following conditions:

Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

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

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

Location plan – 870/10

Block plan – 870/11A

Site plan with proposed roof plan – 870/13A

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Site plan with proposed ground floor – 870/14A
Site sections – 870/15B
H1 floor plans – 870/16A
H1 roof plan – 870/17A
H1 elevations – 870/18A
H1 sections – 870/19A
H2 floor plans – 870/20
H2 attic room – 870/21A
H2 elevations – 870/22B
H2 Sections – 870/23
Existing access and visibility - NJC-001

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

3. No development shall take place above DPC level 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first and floor and roof elevations of the dwellings hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. All bathroom windows in the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes B and C of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

7. A detailed scheme for landscaping and landscaping management, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development above damp proof course level commences. The scheme shall

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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.

8. No development above damp proof course level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

9. Before the development hereby approved is first brought into use, the parking as shown on the 'Site plan with proposed ground floor' (870/14A) shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

10. No development, or works of site preparation, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

11. 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 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

12. Prior to the occupation of the dwelling 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

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predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

13. 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 development commences.

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

14. 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.

15. The development shall be carried out in accordance with the measures set out within Ecology Assessment carried out by CC ecology dated November 2022. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

16. The biodiversity enhancement features as specified in section 5.12 of the Ecology Assessment carried out by CC ecology dated November 2022 with the addition of including gaps under fences and native planting to include at least 1 beech tree, shall be implemented prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF 2019.

17. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The

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lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

18. Protective measures and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/MH/BEECHWOOD/002 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

19. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

20. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/MH/BEECHWOOD/002 shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

21. No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

22. 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:

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- Development contacts, roles and responsibilities
- Construction parking
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

23. An electric vehicle charging point (EVCP) in accordance with the Air Quality SPD Appendix F - Electric Vehicle Infrastructure Specification shall be installed prior to the commencement of the parking or any other ancillary or incidental use of the garage hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.

Reason: To ensure a satisfactory standard of development which meets the needs of current and future generations, and in accordance with WCC Air Quality SPD and LPP1 Policy CP13 which requires measures to minimise carbon emissions and promote renewable energy.

Informative:

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

In this instance the applicant was updated of any issues after the initial site visit.

02. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to

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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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP2, CP3, CP11, CP12, CP13, CP14, CP16, and CP17

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17, DM19, DM29 and DM32

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. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

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The appropriate fee.

Further information, application forms and guidance can be found on the Council's website
- www.winchester.gov.uk.

08. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".