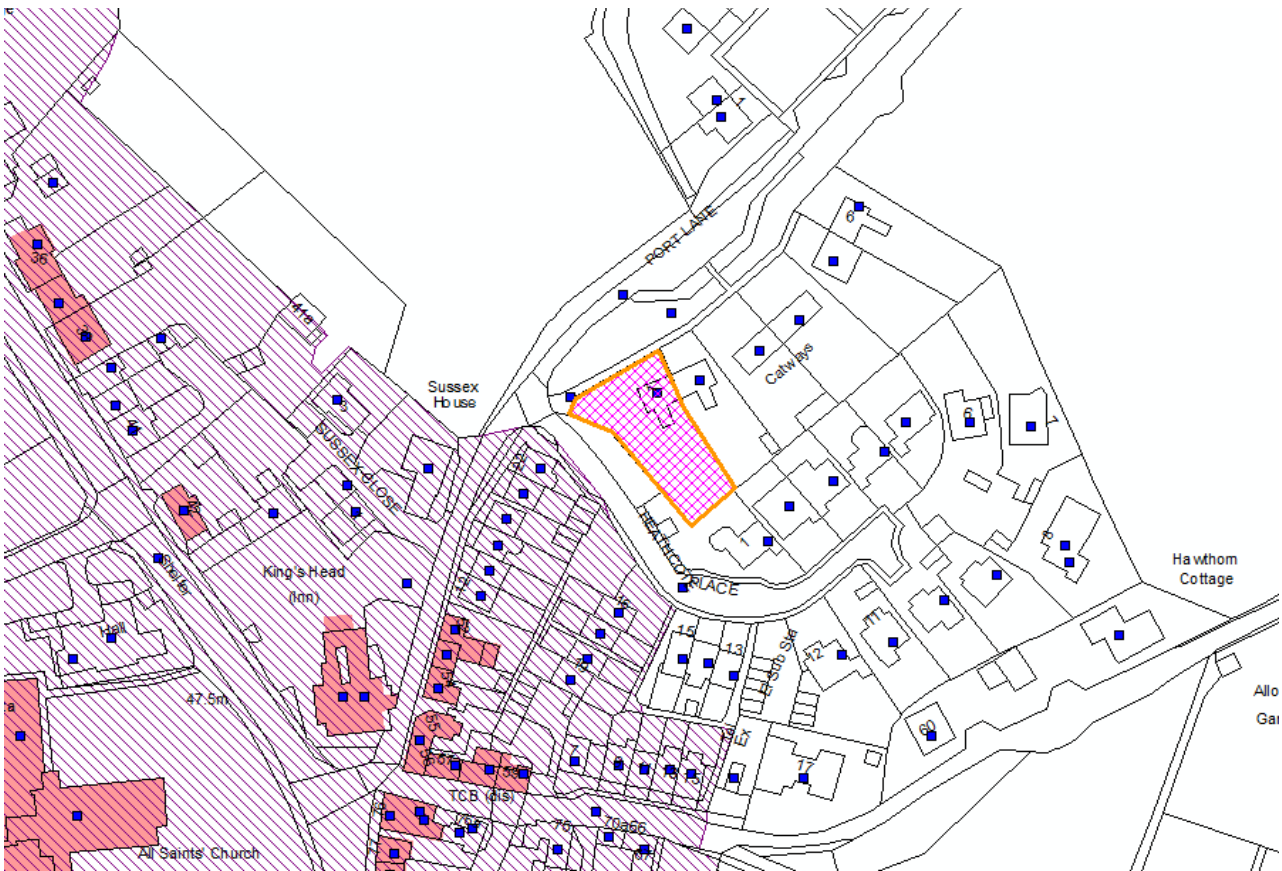


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/00951/FUL
Proposal Description: Proposed new dwelling on garden land at 1 Catways (AMENDED PLANS)
Address: 1 Catways Hursley Hampshire SO21 2JT
Parish, or Ward if within Winchester City: Hursley
Applicants Name: Mr and Mrs M Church
Case Officer: Cameron Taylor
Date Valid: 4 May 2022
Recommendation: Application permit
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 22/00951/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

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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 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. Hursley Parish Council have also requested that the application be determined by the planning committee. Their comments are recorded below in the report but not as an appendix as there is no committee referral form.

Amendments to Plans Negotiated

Amended plans have been received showing a change in the location of the proposed dwelling along with changes to its scale and appearance. They were submitted on the 27th of June 2022. Re-consultation was undertaken with neighbours previously notified and all others who commented on the original scheme.

Site Description

The site is located within the garden of No.1 Catways which is located to the east of the junction between Port Lane and Heathcote Place. It has an existing access across the pedestrian dropped kerb which has been used for over 10 years. The site sits adjacent to a band of vegetation which runs along the south western boundary but which is located outside of the redline. The area is characterised by a number of different dwelling types including two-storey terraced, semi-detached and link-detached properties. These have external finishes of facing brick.

Proposal

The proposal is for the erection of a two-storey two bed detached dwelling to the south of No.1 Catways. The proposal will use the same access as already utilised with the creation of two spaces allocated to the new dwelling and a parking spaces provided for No. 1 Catways. A single garage is proposed to the rear of the new dwelling.

Relevant Planning History

21/00375/HOU - Extensions and minor alterations to improve kitchen and bath facilities and provide bedroom accommodation including formation of access from existing dropped kerb to a new garage and removal of tree – **Permitted 20th April 2021**

Consultations

Natural England

No Objection subject to appropriate mitigation being secured.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on:

- Solent and Dorset Coast Special Protection Area (SPA)
- Solent Maritime Special Area of Conservation (SAC)
- Solent and Southampton Waters SPA and Ramsar

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- New Forest SPA, SAC and Ramsar

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- Detail of proposed mitigation measures to address any nutrient impacts, including appropriately funded management and monitoring of Package Treatment Plant (PTP), and details of how measures will be secured for the lifetime of the development.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Service Lead for Engineering, Transport and Special Maintenance: Drainage
Comment, suggested condition:

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.

Environment Agency
No comments received

HCC Highways
Objection

The proposals are for one new dwelling on land that currently acts as a garden to no. 1 Catways, Hursley. There is an existing dropped kerb pedestrian crossing point that crosses Heathcote Place which is being utilised as an access to this area of land. However, this is not a dropped kerb access and the highway authority do not support its use. The applicant is proposing to utilise this further to serve the proposed new dwelling. The highway authority would also not support this. Usually, the highway authority would recommend the applicant applies for a dropped kerb licence to allow works on the highway to access the site. Due to the location of this on the corner of Heathcote Place and Port Lane, the potential intensification of use, and the safety concerns of an access in this location to serve a new development, the highway authority would not support access in this location and raise an objection to the proposals on that basis.

Southern Water

Comments and suggested condition: The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public water mains, prior to the commencement of the development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Representations:

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Hursley Parish Council

Objection

Hursley Parish Council reiterates its objection of June 2022 and in view of the numbers of objections, requests that the application be taken to Committee. HPC further requests that a pre-emptive site visit be arranged so that committee members can appreciate the rural aspect and very restricted plot size and access. Our objections are:

- Overdevelopment of a restricted corner site
- Destruction of the coherence of an attractive row of mid century former council houses
- Negative impact on a former field entrance track and woodland edge
- Inappropriate design, very visible on a corner site
- Inappropriate use of corner pedestrian dropped kerb as vehicle access
- Restricted parking on site and worsening of already congested parking in adjacent streets

Whilst the proposed dwelling has been reduced in size and moved further back on the site, this simply produces different problems. The building is positioned right over a former field track and much too close to the woodland verge. Whilst the field track has been adopted by the property over the years and incorporated into the plot, the pedestrian dropped kerb was never intended for vehicle access. HCC Highways has declared it unacceptable, and whilst its use has been allowed through custom and practice for the existing dwelling, it certainly cannot be put forward as access to a new dwelling. Nor can the access be widened on the corner. The dropped kerb is predominantly for the use of pedestrian residents and this use must be prioritised. The field track /drive is rustic, unpaved, and provides a gentle rural boundary to the row of six existing houses. All of the gardens have a low hedge or picket fence to the front, with a traditional pedestrian access to each. Any attempt to pave over the garden of number 1 to provide a turning circle for a new dwelling is anathema in this semi rural setting. Further the positioning of the proposed dwelling severely impacts the amenity of the existing dwelling at no 1 Catways, which would see its rear garden severely reduced, its side access almost obliterated and its front garden given over to parking for another dwelling! This is totally unacceptable. Public parking at 1-6 Catways is in Port Lane, and this is already congested, causing overspill into Keble Close opposite and Heathcote Place adjacent. No 1 has been able to alleviate this to a certain extent by using the track for parking. To take this provision away and introduce yet more parking requirement is unworkable. Please note that Hursley has never had sufficient parking anywhere in the village, and even its more modern housing was built with an earlier lower parking allocation. If the residual no 1 existing dwelling wished to replace its rear brick shed, as others have done, they would find access impossible. Southern Water has highlighted issues with the main sewer which crosses the site and will require special arrangements to be made. It should also be noted that the domestic drains to no 1 have been allowed to deteriorate over time to such an extent that rats have gained access to the interior and roof space of no 1 and caused an equivalent problem also in no 2. The owner and agents of no 1 have not seen fit to remedy this pressing health hazard before submitting their successive applications. Hursley PC contacted the owners agents when the first application was made, without any prior consultation with the PC, and asked the owner or agent to meet on site, discuss with the PC, preferably attend a PC meeting. This suggestion was not taken up. At no time have they shown any interest in preserving the semi rural nature of this corner of Hursley, as opposed to extracting maximum value from the site. HPC would urge the owners of no 1 to enhance the current dwelling and garden and then sell or continue to rent the property with those amenities, not to produce two lesser entities with a negative knock on to all around."

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

- Character and appearance of the proposal
 - o Poor design
 - o Cramped layout
 - o Not in-keeping to the character of the area
 - o Overdevelopment of the site
- Highways
 - o Not enough suitable parking in the area, the dwellings are only served by a layby.
 - o Hazard to the highways and pedestrians with the access.
- Ecological
 - o Removal of habitat
 - o Adverse impact upon the trees and surrounding hedgerows
 - o Not enough information in regards to nutrient neutrality
- Construction
 - o Disturbance during the construction stages
 - o Causing damage to the area

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 3 – Other Settlements in the Market Towns and Rural Area The Countryside
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP16 - Biodiversity

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
- DM24 – Special, Trees, Important Hedgerows and Ancient Woodlands

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

Planning Considerations

Principle of development

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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 Hursley 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 area

The development is for the erection of a new dwelling within the garden space of No. 1 Catways. The existing property is part of a row of 6 semi-detached dwellings in 3 blocks which form a shallow semi-circle. The area is characterised by typically a two-storey terraced, semi-detached and terraced dwellings with an external finish of facing brick.

The original plans showed the proposed dwelling located level with No 1 Catways, however, the amended plans relocate the proposed dwelling further back on the plot. This allows for a clear distinction between the original dwellings of Catways (which form the semi-circle) and the new dwelling which is set back and also of a smaller scale, with a lower ridge and eaves height.

The external finish is of materials to match those within the area, including facing brickwork, plain clay roof tiles and plain clay hanging tiles. The site retains existing trees along the north western boundary.

Therefore, while the proposal introduces a new dwelling, given its scale in relation to the neighbouring dwellings, the setback from Port Lane and the retained boundary treatment, it is considered it will fit within the street scene, and will not have a significant adverse impact upon the character and appearance to the surrounding area.

The proposed garage is located towards the bottom end of the garden. It will be of a modest scale, typical of a garage ancillary to a residential dwelling with an external finish of facing brick and roof tiles matching the new dwelling. The garage will not readily be visible from the Port Lane, therefore given its scale and appearance it is not considered to cause significant adverse harm to the character and appearance of the area.

Therefore the proposal complies with policies CP13 of the LPP1 and DM15 and DM16 of the LPP2.

Development affecting the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 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.

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The application site is located over 4km from the South Downs National Park and therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The proposals will have no impact on a statutory Listed building or structure including setting, Archaeology or Non-designated Heritage Assets including setting. The site is however near to the Hursley Conservation Area which is located close to the west of the site on the other side of Heathcote Place.

Relevant Legislation

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.

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 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.

In this case the heritage asset is the conservation area which is adjacent to the west of the site. The proposed development will however have a modest impact upon its immediate context (outside of the conservation area) due to the scale, design and siting of the proposed house in relation to the existing properties at Catways and retained vegetation, particularly along the western boundary facing the edge of the conservation area. It is therefore considered that the development will not have any adverse impact upon the conservation area itself and how this is experienced.

Therefore it is considered that the proposal will preserve the character or appearance of the conservation area in accordance (S.72 P (LBCA) Act 1990; and preserve or enhance the character and historic interest of the Conservation Area in accordance with Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

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Neighbouring amenity

The proposed dwelling adjoins neighbouring properties of No.1 Catways to the northeast boundary and No.1 Heathcote Place to the southeast boundary. The south western boundary is adjacent to the road of Heathcote Place with a neighbouring property, 22 Port Lane, located on the opposite side of this road.

The proposal retains a gap to the boundary with No.1 Catways of around 2.5 metres and the garage too retains a gap to No.1 Heathcote Place to the rear. There a distance of around 20 metres from the new dwelling itself to No.1 Heathcote Place and over 10 metres to the neighbouring property 22 Port Lane. Therefore given the location, scale and appearance of the proposed dwelling and garage, the proposal is not considered to cause significant adverse overbearing or overshadowing impacts.

The proposal includes glazing to the first floor level on the front, rear and southwest elevation. However, views to the southwest are blocked by vegetation along the sites southwest boundary outside of the sites ownership. Views to the front simply look over the street and views to the rear will look over the applicant's garden. The proposal is not therefore considered to cause any significant adverse harm through overlooking.

Therefore an adverse harmful impact to the surrounding residential amenity is not identified and the proposal therefore complies with policy DM17 of the LPP2.

Sustainable Transport

A pedestrian dropped kerb exists to the front of the site providing access from the corner of Port Lane and Heathcote Place to the side garden of 1 Catways. This is the only vehicular access to the site. This dropped kerb was originally used as an access to a water/sewage treatment plant for the area but has been in use for over 10 years by No 1 Catways.

In 2021 planning permission was granted for extensions and a garage at the property including the formation of an access from the existing dropped kerb (ref 21/00375/HOU). This consent included access to the side garden of No 1 Catways to a garage and also one new parking space to the front of the property. The Highway Authority were not consulted on this application, however, it is noted that a new access in this location, if being created in association with operational development, would not have required planning permission as it opens onto an unclassified road. In any case, the access already existed and no change was proposed to the pavement area or dropped kerb which were to remain as existing. Therefore highway safety was not identified as a significant concern.

The current proposal now seeks to utilise this existing dropped kerb to allow vehicular access to both the new dwelling and the existing one. A parking space will be created to the front of 1 Catways to serve this dwelling (similar to the one approved in 2021) and two spaces created for the proposed dwelling (one within the proposed garage).

However, HCC as Highways Authority have been consulted on this new application and have raised an objection to the use of this access. This is due to the location of the dropped kerb on the corner of Heathcote Place and Port Lane. The Highways Authority are concerned that the use of the dropped kerb to serve 1 Catways has never been

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approved by HCC (separately from planning) and that the potential intensification of use raises highway safety concerns due to the location of this access on the corner of Heathcote Place and Port Lane.

The use of the access to serve 1 Catways was approved through application 21/00375/HOU. Prior to this the existing dwelling had been utilising the dropped kerb for over 10 years. While an additional dwelling will increase the use of the access, this will not be a significant intensification. The surrounding lanes are narrow where car speeds would be slow. Taking all these matters into account, and given that these houses are traditionally accessed on foot without parking as a fall back, in these circumstances it is not considered that the local planning authority could refuse this application on the basis of the use of this access to serve the new dwelling. It is however considered appropriate to require details of how visibility at the access can be improved to the east where planting along the applicant's front boundary could be managed to ensure better visibility of the pedestrian footpath in this direction. This is required by condition 12.

The provision of two parking spaces for the new two bedroom dwelling and one space for the existing one is considered to be appropriate (there are currently parking spaces on Port Lane available to the Catways properties).

Therefore the proposal is acceptable in terms of policy DM18 of the LPP2.

Ecology and Biodiversity / Appropriate Assessment.

The proposal is for overnight accommodation affecting Nitrates. The development site is also within the River Itchen Catchment Area and Phosphate mitigation is required.

To mitigate these impacts the applicant is proposing a Package Treatment Plant (PTP), this will serve both the new dwelling and the existing dwelling of No.1 Catways. A report showing the calculations for nitrates and phosphates has been submitted demonstrating that the PTP will result in an overall net reduction of nitrates and phosphates arising from the site. Natural England have been consulted and have confirmed this is acceptable subject to details of the PTW and how it will be appropriately funded, managed and monitored for the lifetime of the development. (Condition 5 and S106)

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 authority's appropriate assessment is that the application coupled with proposed mitigation package secured by condition and legal agreement 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.

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority.

The site on which the proposed dwelling is to be located is an existing residential garden with vegetation located adjacent to the south-western boundary and within the site including new hedging. The application is not in close proximity to a designated or protected site. The proposal is not considered to be likely to have a significant adverse

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impact upon the surrounding ecology. To ensure biodiversity enhancement condition 4 is attached to requiring the submission of a biodiversity enhancement and mitigation plan.

Therefore the proposal complies with policy CP14 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 6 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 7 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 new 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, there is no objection to the scheme subject to a pre-commencement condition for the diversion of the public water mains through consultation with Southern Water. (Condition 8).

Therefore the proposal complies with policy DM17.

Trees

The site has trees on adjoining land which does not form part of the site along the south western boundary. The proposals will retain trees within the site along the north western boundary. The new location of the dwelling is moved closer to the south west boundary but retains a space to the boundary and these trees. However to ensure the protection of the trees during the construction and following the completion of the dwelling, a condition for tree survey and mitigation methods is attached under condition 9.

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 principle of development is acceptable as this site is within the settlement boundary. The proposed dwelling and alterations to the site are considered to be acceptable in terms of their impact on the character and appearance of the area and conservation area. The proposal will not result in any significant adverse harm to the surrounding residential amenity or highway safety and is acceptable in terms of ecology, trees, drainage and sustainability.

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Recommendation

Application permitted subject to:

A S106 Legal Agreement to secure appropriate funding for the management and monitoring of the Package Treatment Plant;

And 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:

- Site Plan and Street Scene- Dwg No. IN 1502:12- Received 27.07.2022
- Dwelling Plans and Elevations- Dwg No. IN 1502:13- Received 27.02.2022

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.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. 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. As appropriate to the site, the enhancements shall include swift boxes and hedgehog gaps in fences and hard boundary treatments. Any external lighting should be shown and detailed on plans and agreed in writing by the local planning authority. Works shall be implemented in accordance with the approved details.

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.

5. 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) An updated Nitrate Nutrient Budget calculation has been submitted to and approved in writing by the Local Planning Authority

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c) Details of the proposed Package Treatment Plant 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

d) A package treatment plant (PTP) management and maintenance plan for the lifetime of the development has been submitted and approved in writing by the Local Planning Authority; and

f) All measures forming part of the above 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.

6. 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.

7. 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.

8. Prior to the commencement of works on site details of the measures to be undertaken to divert the public water mains shall be submitted to, and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details prior to the commencement of works on site. Should any sewer be found during construction works which is currently not identified as present, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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

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9. Prior to the commencement of the development an arboriculture impact assessment and mitigation report and plan shall be submitted to and approved in writing by the local planning authority.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

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. Before the development hereby approved is first brought into use, the parking as shown on the approved plans 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.

12. Prior to the occupation of the dwelling hereby approved details of arrangements to improve the forward visibility splays to the east for vehicles exiting the site shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the occupation of the dwelling and thereafter maintained in that condition for the lifetime of the development.

Reason: In the interests of highway safety.

13. 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:

- 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

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Works shall be undertaken in accordance with the approved details and the approved measures maintained for the duration of the construction of this development.

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.

Informatives:

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.

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: CP11, CP16, DS1, MTRA3

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24

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 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>

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PLANNING COMMITTEE

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 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