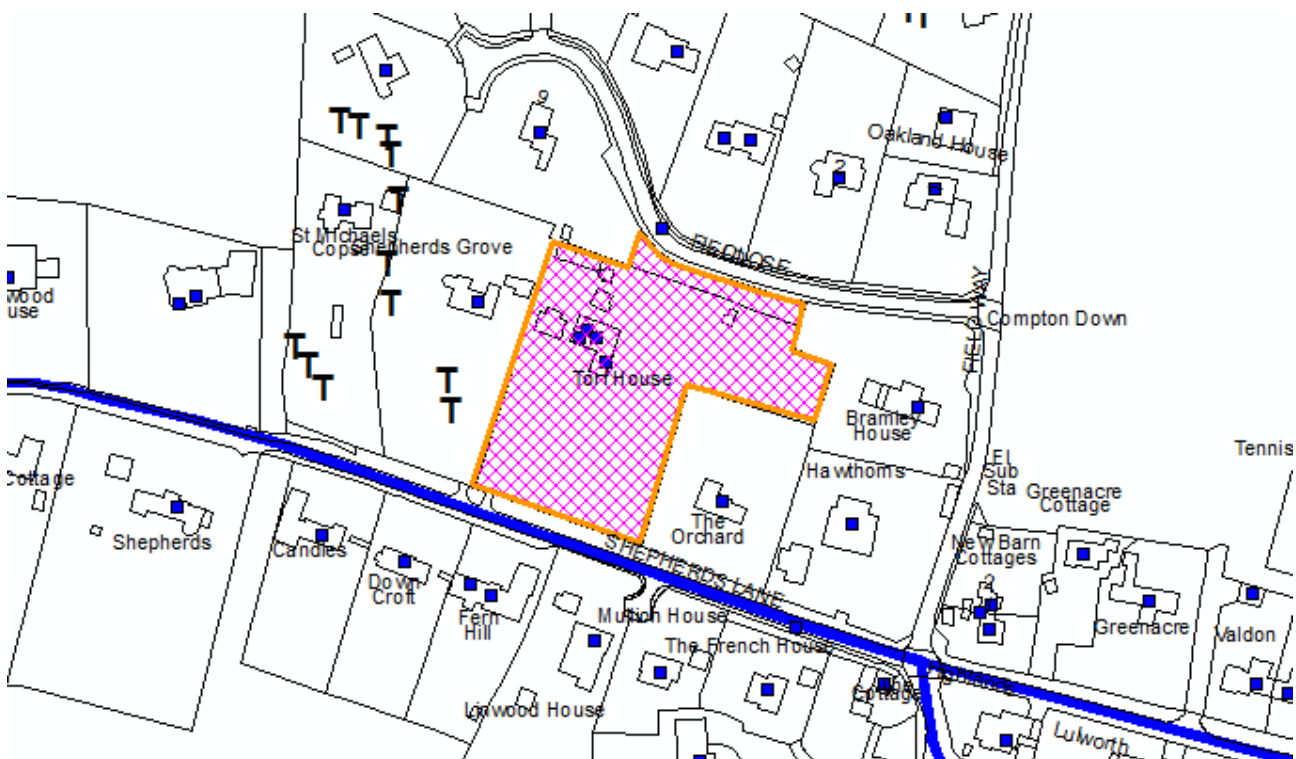


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 23/01181/FUL
Proposal Description: Demolition of the existing residential dwelling and annex, and the erection of five residential dwelling houses, with associated access, landscaping and parking
Address: Torf House Shepherds Lane Compton Winchester Hampshire
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr Chris Rees
Case Officer: Catherine Watson
Date Valid: 16 May 2023
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 23/01181/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will not result in a harmful impact on the character of the area or highway safety, and would not harm neighbouring residential amenity and is in accordance with the development plan.

General Comments

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

Compton and Shawford Parish Council's request for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1.

Badger Farm and Olivers Battery Ward Councillor, request for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

None

Site Description

The application site is 0.75ha and is located within the village of Compton Down to the south of the city of Winchester.

The site fronts onto Shepherds Lane to the south and the back of the site abuts Field Close to the north. To the east and west there are residential dwellings all large dwellings set in large plots.

The application site has one main dwelling and some outbuildings, which have been used as annexes to the main dwelling. The land is largely laid to grass.

The land slopes gradually from north to south, with several mature trees on the site and mature landscaping.

Proposal

The proposal is to demolish the existing dwelling and annex outbuildings and replace this with 5 dwellings.

Relevant Planning History

None relevant

Consultations

Service Lead for Community and Wellbeing: Landscape
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No objections, subject to conditions 6

Service Lead for Community and Wellbeing: Tree Officer

No objections, subject to conditions 17-23

Service Lead for Community and Wellbeing: Ecology

Further information was required regarding the bats and a proposed buffer in relation to slow worms. This information has been provided and no objections have been raised subject to planning conditions 13

Natural England

Provided the competent authority is assured and satisfied that the site areas, and land used in the nutrient calculation are correct, evidenced and appropriately precautionary, we would not raise any concerns on the nutrient budget calculation.

Hampshire County Council: Highways Authority.

No objections

Service lead for Environmental services: Drainage

No objections, subject to a drainage condition 11

Southern water

No objection

Representations:

Councillors – Cllr Warwick Badger Farm and Olivers Battery Ward - Objection

- Impact and Character of the Area in terms of layout, density and building line (DP3 and CP13)
- Contrary to local distinctiveness of Compton Down (DM13/14)
- The area is characterised by large dwellings in large plots, which is contrary to this scheme.
- This may be also contrary to policy CP3 with more than 1000m² accommodation is there a requirement for a mix of affordable properties rather than 5 x 5+bedroom mansions although I am not sure if this policy is still relevant.
- This would result in an impact on road safety as a result of the additional traffic.
- This will set a precedent for future developments in the area.

Compton and Shawford Parish Council - Objection

- CP3/SPD Affordable Housing: there should be 30% provision where the site can accommodate 5 or more dwellings or exceeds 0.17 hectares. Both counts apply to this site in that 5 x 5-bedroom houses are proposed on a site of 0.75 hectares.

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- DM16 and DM17: the proposed development density of 7 dwellings per hectare exceeds the density on Compton Down, together with the 3-storey height and size of the dwellings, presents an overbearing aspect. This does not follow the prevalent scale and form within the area. Also, the number of houses and closeness does not follow the local aspect of large, detached houses in large plots. The building line for the majority of the area is a house set well back in its plot, whereas the proposed houses are much closer to the roadway.
- DM15: at present there is a green aspect to Field Close. Hedges and grass areas form the basis for the frontages, so the loss of hedges and replacement with railings and low brick walls is not in keeping with the area. This form of closure is more in keeping with an urban development and not with a green, low development area.
- Biodiversity: it has been admitted that some construction activity will be necessitated within the root protection areas of the retained trees. It has been said that protection will be put in place, but there is no guarantee that the integrity of the existing trees and hedgerows will be maintained. This is especially necessary in that bats were recorded commuting through the garden and foraging along hedgerows and in open areas. It has been acknowledged that the integrity of the boundary hedgerows should be maintained, and that new hedgerow planting take place between plots and elsewhere to infill gaps in the hedgerow with native species planting. However, the disturbance and possible destruction of their habitats could mean that this vital route is broken.
- Traffic: there will be a significant increase in traffic movements along narrow, single track lanes, with no street lighting, footpaths and very limited vehicle passing places. The lanes are used daily by joggers and walkers, including children, hikers, cyclists and horses

Compton Down Residents Association (CDHA) Objection

- Result in more traffic, therefore resulting in the roads being unsafe for users.
- The construction traffic will result in harm
- Impact overall on highways.

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

- The road network is not sufficient for any more dwellings in this area.
- Additional traffic as a result of development
- This will set a precedent for other developments in the area
- The proposal is too dense, it doubles the density of the site
- Dominate the plot
- The dwellings will have little green space
- The building lines are not respected
- The dwellings are overbearing
- Need 2 and 3 bedroom houses
- The proposed dwellings are out of character
- Construction traffic would be destructive
- Not in keeping with the character of the surrounding area
- This will result in more traffic in the area.
- The junction on to Otterbourne Road is inadequate
- There is not sufficient parking proposed on the site
- This will effect TPO trees

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- Contrary to planning policy
- Removal of mature vegetation
- More refuse traffic
- Damage character of Field Close
- This will impact on the nearby footpath
- Not in keeping with the rural setting
- Overlooking, overshadowing and overbearing towards neighbours
- Design is out of keeping with surrounding area
- The development would result in a flood risk
- Lacking biodiversity net gain

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

- This will enhance the road, building quality homes.
- The scale of the dwelling is in keeping with the surrounding area.

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

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Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Compton Down Area Design Statement 2007

Compton and Shawford Village Design Statement 2011

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

Position Statement on Nitrate Neutral Development – March 2022

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within the area of Compton Down. Compton Down has its own settlement boundary where the principle of development for housing is considered acceptable. This site is located within this boundary and the proposals are in accordance with policy DM1 of the Local Plan Part 2.

Policy CP2 of the Local Plan Part 1 considers housing mix. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken.

This application is for 5 dwellings, replacing one large dwelling and a number of outbuildings that are used as annexes. The 5 dwellings are all proposed to have 5 bedrooms.

This area of Compton Down is made up of large dwellings, similar to those proposed on this site. Therefore, although this doesn't meet the part of this policy CP2's requirements (2 and 3 bedroom dwellings), it does meet part of this policy that states 'unless local circumstances indicated an alternative approach should be taken'. This is further expanded on when this policy assessed by the inspector at the examination of the Local Plan where it states, *'the policy should not be over prescriptive, so as to allow for local circumstances and scheme viability to also be taken into account'* (Para 64, LPP1, Inspector's Report). The local circumstances includes character, scale, form and density of the local area.

It is accepted that, in this instance the local circumstances of the area of Compton Down dictate the size of dwellings, density, scale, form and character and therefore these larger dwellings are accepted.

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If the dwellings were split into smaller 2 and 3 bedroom dwellings, this would result in further paraphernalia that comes with properties such as subdividing the plots with further fencing, more sheds, more parking. This would not be reflective of the character of Compton Down.

It is therefore considered that this proposal would sufficiently meet the criteria of policy CP2 of the Local Plan Part 1.

The proposals would not need to make a contribution towards affordable housing as it is not for major residential development (residential schemes are major development if they are of 10 dwellings or more). The proposal is therefore in accordance with policy CP3 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.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Impact on character and appearance of area

The existing site is made up of a large detached dwelling with various outbuildings located in the north western part of the site. The plot is a large L shape and fronts onto Shepherds Lane to the south and Field Close to the north. There is currently no access from Field Lane.

Torf House and other surrounding dwellings within the area of Compton Down are all mainly large, detached dwellings set in large plots. The design of the residential dwellings in this area is very varied, from contemporary to traditional form with a mix of materials.

The proposal is to demolish the buildings on the site and replace it with 5 new detached dwellings all with double garages and parking.

It is considered that the proposal for five dwellings on this large plot would not result in an incongruous form of development in relation to the character of the surrounding area. The surrounding area is characterised by large dwellings in large plots and this development proposes large dwellings in large plots, which is a direct comparison to many of the neighbouring sites within the surrounding area.

The Compton Down Local Area design statement (2007) describes Compton Down as having generally large residential properties set in relatively large gardens and houses mostly set back well from roads. The Compton and Shawford Village Design Statement (2011) requires development to take into account density and plot sizes. It is considered that this proposal is in line with these design statements.

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The proposed layout has been changed slightly from the pre application and it is considered that it respects the building line on both road frontages, Shepherds lane and Field Close.

The design of the dwellings is a traditional form, which would not appear out of place within the surrounding area.

The proposals have been assessed by officers and the developers have worked with the council and propose a scheme that is considered acceptable in relation to the character of the surrounding area and would therefore not result in a detrimental development.

Therefore it is considered that the proposal complies with the Compton Down Area design statement and policies CP13 of the LPP1, DM15,16 and 17 of the LPP2 and the supplementary planning document High Quality Places in that it retains the large houses in large plots and the design, layout, mass and bulk of the proposed dwellings is acceptable.

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 1 km from the South Downs National Park within a built 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.

Neighbouring amenity

This proposal is for 5 new dwellings. There is an existing dwelling and annexes on site that currently don't result in an adverse impact to neighbouring properties.

Each of the proposed dwellings are large detached properties with a substantial landscaping buffer around all boundaries of the curtilage of all the dwellings.

Plot 1 is location on Shepherds Lane in the south eastern corner of the site and shares its side boundary with neighbouring dwelling 'The Orchard'. There is a bathroom window proposed on the first floor level of plot 1 and this is proposed to be obscurely glazed (condition 5). There is a distance of approximately 20m from the side of plot 1 to the side elevation of 'The Orchard'.

Plot 2 is the same scale as plot 1 with the side windows proposed to be bathrooms and obscurely glazed (condition 5). To the west of this dwelling is the front garden of the neighbouring dwelling 'Shepherds Grove'.

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Plot 3 is in the north eastern corner of the site and is in a liner form in comparison to the other proposed dwellings. There are no windows proposed on the side elevations of this dwelling. There are windows and roof lights proposed on the rear elevation. There is a distance of approximately 45m from the rear windows of plot 3 to the rear windows at 'The Orchard', to the south, and there is a dense line of Cypress trees to the rear boundary that are proposed to be retained at least 10m in height.

Plot 4 is the middle plot fronting on to Field Close. This is similar to plots 1, 2 and 5 with only bathroom windows to the side, which will be obscurely glazed (condition 5).

Plot 5 is located to the north western corner of the site and again has bathroom windows on the side (Condition 5). There is a distance of approximately 23m from the side of plot 5 to the side of neighbouring property 'Shepherds Grove' to the west.

Plot 5 also shares its boundary to the north with '6 Field Close'. This is the garden area of 6 Field Close and away from any private amenity area of this dwelling.

Given the above assessment, it is considered that the proposed development would not result in any material planning harm in terms of overlooking, overshadowing or overbearing on any surrounding residential amenities.

Therefore it is considered that the proposal complies with policy DM15, DM16 and DM17 of the LPP1.

Sustainable Transport

Objections have been received in relation to the potential highways impacts of the development. A key concern relates to both junctions from Compton Down onto Otterbourne Road. The visibility splays at these junctions do not meet the standards required for a new junction being constructed to today's standards. For this reason, from around 2007, there was effectively an embargo on new housing development in Compton.

However, there has been a material change in highway advice within the last few years with the introduction of Manual for Streets and HCC's own Technical Guidance TG3 – Stopping Sight Distances and Visibility Splays (published 03/12/2018), and the Highways Authority have consistently advised following this that there would be no highway objection to new development in Compton Down unless it could be demonstrated that there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

To support this application, the applicant has provided data from the TRICS database in order to forecast the possible trip generation, if the proposed development was to be conducted. The TRICS database generated 1 and 2 additional two-way journeys in the retrospective AM and PM peak hours. The Highway Authority accept these trip rates, which provide a robust estimate of the traffic expected to be generated from the proposed development and therefore these trip rates are agreed. In light of this, the Highways Authority do not consider that the traffic generated by a development of this size will lead to an unacceptable impact on highway safety or the operation of the highway network.

As well as the junctions onto Otterbourne Road the Highway Authority have also assessed the proposed accesses immediately from the site on to Shepherds Lane and Field Close.

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These are both slow-moving private roads (one a cul-de-sac) and the visibility splays submitted in respect of these are considered acceptable by the Highway Authority. Data from Hampshire Constabulary has also been submitted to demonstrate Personal Injury Accident Data for Shepherds Lane and Field Close. A good analysis of the accidents in the past five years have been submitted, this is seen as acceptable by the Highway Authority and suggests there are no concerns regarding the safety of the highway within the vicinity of the site.

The local residents have commissioned a report on highway safety which the Highway Authority have also considered but which does not change any of their conclusions above.

Therefore there are no objections from the Highway Authority to the proposals.

In terms of parking, the applicant has provided drawing 1070-PSL-01 which shows that each dwelling will provide multiple parking provisions. There are no objections to the proposed parking.

Therefore it is considered that the proposal complies with policy CP18 of the LPP2.

The site is outside the Air Quality Policy area and therefore no Air Quality assessment is required for this development.

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 4.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. The existing house generates 0.09kg/TP/year (Phosphates) and 3.94kg/TN/year (nitrates). The 5 new properties will generate 0.34kg/TP/year and 15.78kg/TN/year. This leaves the net position and the required mitigation as 0.25kg/TP/Year and 11.84kg/TN/year. Natural England have agreed these calculations.

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

Winchester City Council has adopted and applies a Grampian condition which requires a mitigation package addressing the additional input to be submitted to, approved in writing by the LPA and appropriately secured.

The mitigation for this site will come in part from the applicants own proposed mitigation scheme at Sparsholt concerning phosphates, which will account for 0.14kg of that required
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for phosphates, with the residual 0.11kg required coming from the existing mitigation scheme at The Grange. The nitrate mitigation is proposed to come from the existing mitigation scheme at Roke Manor. The applicant will need to suitably secure all this mitigation by way of the appropriate legal agreements in order to discharge the condition.

The authority's appropriate assessment, which has been agreed by Natural England, is that the application coupled with a nutrient mitigation package secured by way of a Grampian condition and legal agreements would comply with the LPA strategy and would result in nitrate neutral development. As stated above, the applicant has demonstrated that there is a viable scheme for the mitigation of the impact of additional phosphates which will also need to be secured by an appropriate legal 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 Habitats Regulations 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.

The requirement for developments to provide Biodiversity Net gain is not yet in force but the applicant has supported the proposals with an Ecological Assessments report which sets out how biodiversity will be protected and enhanced through the development. Mitigation for bat, reptiles and nesting birds will be ensured through condition 13 which requires the recommendations and measures within the Ecological Assessment report to be carried out. These measures include:

- Careful management of reptiles
- Installation of five house sparrow nest boxes, five swift nest boxes, bee bricks on each house, five integrated bat boxes
- Planting of at least 25 new native or orchard trees and at least 50m of new hedgerow.

A separate buffer area, of 2m, to the west of the site is required for a reptile receptor site. This is shown on the submitted landscaping plan and is conditioned (13).

All species of bat and their roosts are also protected under the Habitats and Species Regulations 2017 (as amended).

The proposals will result in the loss of a number of trees and hedgerows on site. However, it is acknowledged that new tree and hedge planting will be undertaken as part of the proposals. Overall, the avoidance, mitigation and compensation measures included in Section 5.0 'Requirements and Recommendations' of the Ecological Assessment by Peach Ecology (May 2023) are acceptable, provided they can be secured via a Planning (Condition 13).

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There are no other issues affecting this legislation or the SPA and SAC, therefore it is considered that 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. Condition 9 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

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 recommend asking for details of foul and surface water to ensure the provision of an adequate and sustainable drainage system. (Condition 11)

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 applicant has worked with officers and it is considered that the resulting scheme can be supported. The proposal for 5 dwellings in this location is acceptable and not out of character to the spatial characteristics of the surrounding area. The proposal will be visible from the neighbouring properties but will not have an unacceptable adverse impact on residential amenity. There are no highway objections to the proposal.

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

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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 SL-PSL-00
- SITE PLAN 1070-PSL-01
- STREET SCENE SHEPHERDS LANE
- STREET SCENE FIELD CLOSE
- PLOT 1 SKETCH
- PLOT 1 SOUTH ELEVATION 1077-01-PL500
- PLOT 1 - EAST ELEVATION 1077-01-PL501
- PLOT 1 - NORTH ELEVATION 1077-01-PL502
- PLOT 1 WEST ELEVATION 1077-01-PL503
- PLOT 1 GROUND FLOOR PLAN 1077-01-PL200
- PLOT 1 FIRST FLOOR PLAN 1077-01-PL201
- PLOT 1 SECOND FLOOR PLAN 1077-01-PL202
- PLOT 1 ROOF PLAN 1077-01-PL203
- PLOT 2 SKETCH
- PLOT 2 SOUTH ELEVATION 1077-02-PL500
- PLOT 2 EAST ELEVATION 1077-02-PL501
- PLOT 2 NORTH ELEVATION 1077-02-PL502
- PLOT 2 WEST ELEVATION 1077-02-PL503
- PLOT 2 GROUND FLOOR PLAN 1077-02-PL200
- PLOT 2 FIRST FLOOR PLAN 1077-02-PL201
- PLOT 2 SECOND FLOOR PLAN 1077-02-PL202
- PLOT 2 ROOF PLAN 1077-02-PL203
- PLOT 3 SKETCH
- PLOT 3 NORTH ELEVATION 1077-03-PL500
- PLOT 2 WEST ELEVATION 1077-03-PL501
- PLOT 2 SOUTH ELEVATION 1077-03-PL502
- PLOT 2 EAST ELEVATION 1077-03-PL503
- PLOT 3 GROUND FLOOR PLAN 1077-03-PL200
- PLOT 3 FIRST FLOOR PLAN 1077-03-PL201
- PLOT 3 SECOND FLOOR PLAN 1077-03-PL202
- PLOT 3 ROOF PLAN 1077-03-PL203
- PLOT 4 SKETCH
- PLOT 4 NORTH ELEVATION 1077-04-PL500
- PLOT 4 WEST ELEVATION 1077-04-PL501
- PLOT 4 SOUTH ELEVATION 1077-04-PL502
- PLOT 4 EAST ELEVATION 1077-04-PL503
- PLOT 4 GROUND FLOOR PLAN 1077-04-PL200
- PLOT 4 FIRST FLOOR PLAN 1077-04-PL201
- PLOT 4 SECOND FLOOR PLAN 1077-04-PL202
- PLOT 4 ROOF PLAN 1077-04-PL203
- PLOT 5 SKETCH
- PLOT 5 NORTH ELEVATION 1077-05-PL500

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- PLOT 5 WEST ELEVATION 1077-05-PL501
- PLOT 5 SOUTH ELEVATION 1077-05-PL502
- PLOT 5 EAST ELEVATION 1077-05-PL503
- PLOT 5 GROUND FLOOR PLAN 1077-05-PL200
- PLOT 5 FIRST FLOOR PLAN 1077-05-PL201
- PLOT 5 SECOND FLOOR PLAN 1077-05-PL202
- PLOT 5 ROOF PLAN 1077-05-PL203
- PLOT 2 GARAGE ELEVATIONS 1077-GAR-PL500
- PLOT 2 GARAGE PLANS 1077-GAR-PL200
- PLOT 5 GARAGE ELEVATIONS 1077-GAR-PL501
- PLOT 5 GARAGE PLANS 1077-GAR-PL201
- ENTRANCE GATES PLOTS 1-5
- SKETCHES OF 5 HOUSES
- LANDSCAPE PLAN 823-0101 Rev A

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 side elevations of the first, second and roofs 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. 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 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

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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.

7. 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.

8. 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.

9. 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.

10. 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 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.

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

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

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

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

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

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

13. The development hereby permitted shall be carried out in accordance with the measures set out within the ecology report by Peachology number 0422 V2, Section 5.0 'Requirements and Recommendations' and in accordance with the landscaping plan (823-0101 Rev A) which shows a suitable receptor site for reptiles to the western boundary of the garden around the trees – an area at least 1-2m wide from the hedgerow base will be sectioned off from the construction zone with reptile fencing prior to construction and this area will remain outside of the main garden curtilage and be fenced off post construction with post and rail fencing. 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.

14. 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 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.

15. 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.

16. 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.

17. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- AIA/AMSKC/AH/TORF/001 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.

18. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- AIA/AMS-KC/AH/TORF/001 and Tree Protection Plan, Ref:- TPP-KC/TORF/001 Telephone Tree Officer. 01962 848360

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

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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 848360

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

20. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- AIA/AMSKC/AH/TORF/001

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

21. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- AIA/AMSKC/AH/TORF/001 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.

22. 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.

23. Following the removal of the tree hereby consented, two new trees shall be planted within a period of 1 year of full planning permission being granted. Planting of the new trees shall take place during the planting season between November and February. The precise size, species, location or period of time will be agreed in writing with the council. If, within a period of 2 years from the date of planting, the tree(s) (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

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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 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, CP10, 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 and DM18

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

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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

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

09. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met. Trees make an important contribution to the character of the landscape, creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

Appendix 1