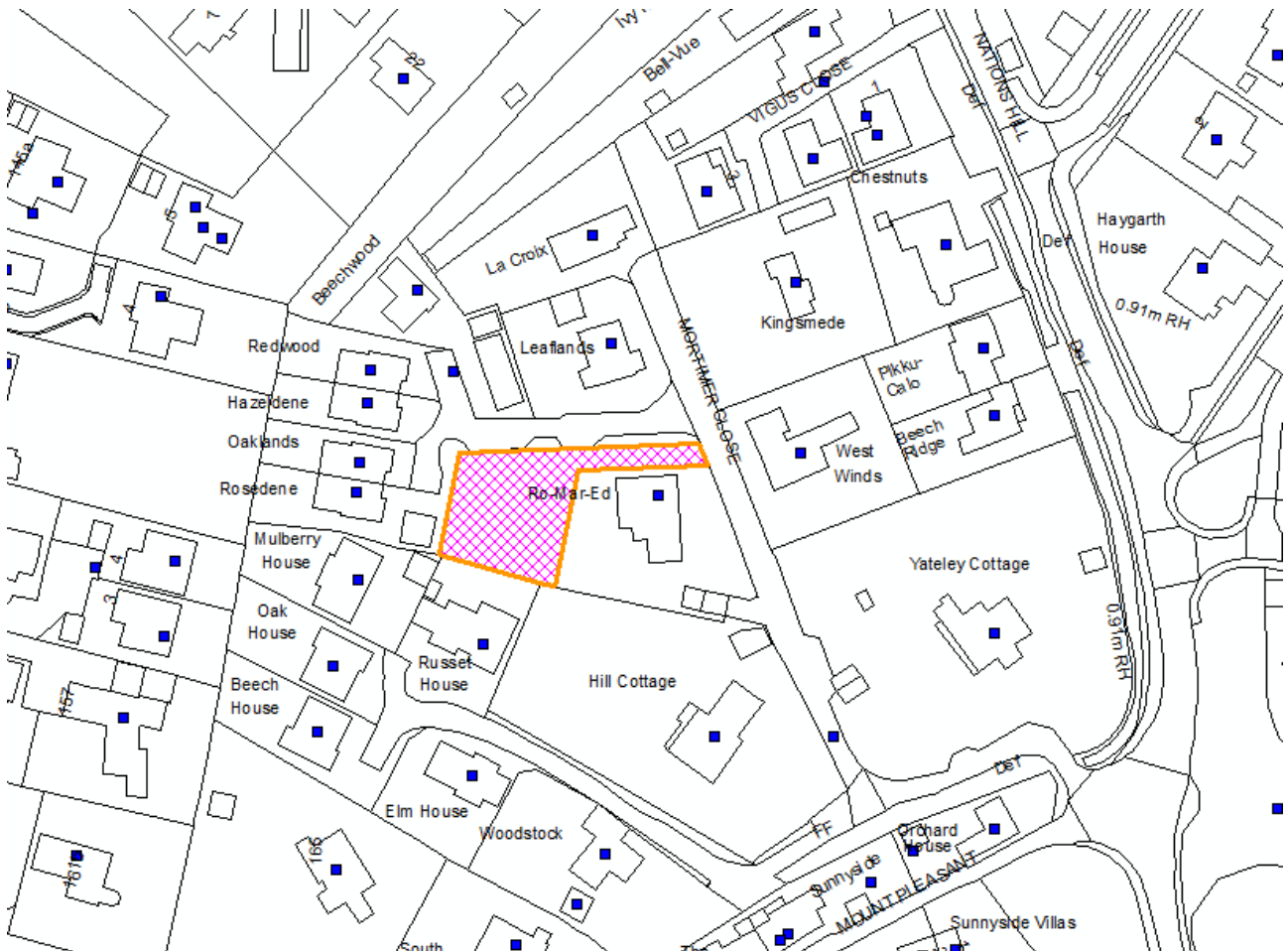


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/02746/FUL
Proposal Description: Erection of new detached dwelling and garage along with car parking and use of existing access onto Mortimer Close
Address: Ro-Mar-Ed Mortimer Close Kings Worthy Hampshire SO23 7QX
Parish, or Ward if within Winchester City: Headbourne Worthy
Applicants Name: Mr & Mrs Tony Pilcher
Case Officer: Mrs Megan Osborn
Date Valid: 5 December 2022
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 22/02746/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 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 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

None

Site Description

The application site is located within the settlement of Kings Worthy. The site is off Mortimer Close and there is an existing single storey dwelling on this site with a garden the west.

There are a number of new developments in the area to the north, south and west of the garden. These are made up of a mix of terrace, semi-detached and design houses of two and 1 and a half storeys.

Proposal

The proposal is for the erection of a detached dwelling and garage within the garden area of Ro-Me-Ed. The access will be taken along the northern boundary of the site from Mortimer Close.

Relevant Planning History

None

Consultations

Service lead for Environmental Services: Trees

No objections, subject to conditions 14-20

Natural England

No objection

Hampshire Highways

No objections

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Service lead for Environmental services: Drainage

No objections, subject to a drainage condition 11

Southern water

No objection

Representations:

Kings Worthy Parish Council - Objection

- The Parish Council wish to object to this application on the ground of loss of amenity for Russet House and Leaflands.
- The difference in ground levels in relation to these properties will result in overlooking

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

- The area does not have the infrastructure to support a new dwelling.
- There is poor access to the road.
- This will result in overdevelopment of the area.
- The area floods.
- This will result in light pollution.
- This would result in overlooking and loss of privacy towards surrounding dwellings.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

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

Policy DS1 – Development Strategy and Principles

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

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Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment
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

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Kings Worthy and Abbots Worthy Village Design Statement

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) requires 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 built up area of Kings Worthy, where the principle of development for new housing is considered acceptable.

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 surrounding area is made up of a mix of dwelling types and designs. The immediate area, Mortimer Close, is mainly detached dwellings.

The proposal is for a detached dwelling to be located within the rear garden of Ro-Ma-Ed, the access will be taken along the north boundary to the rear of the site with a garage and parking proposed.

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It is considered that there is sufficient space on this site for a building of this scale and the garage. There is plenty of landscaping surrounding the dwelling, which result in a green buffer between developments.

The design is considered acceptable and the materials proposed would not result in an incongruous development in this part of Kings Worthy.

There is a large conifer tree in the south western corner of the site located between the neighbouring dwelling and the rear rooms of the main house. A condition has been proposed to retain this tree. (Condition 6).

Therefore it is considered that the proposal complies with the Kings Worthy Village 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.

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.

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 0.6km 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

The proposal is for a new dwelling to be location within the existing garden area of Ro-Ma-Ed. The application is for a two storey dwelling with dormers set in the roof.

There are four windows proposed on the first floor of the southern elevation, three of these are to bathrooms and therefore are conditioned to be obscurely glazed (condition 5). The other window is for a bedroom. The neighbouring property to the rear, 'Russet', is on lower ground and has windows on the first floor rear elevation of the dwelling. There will be a distance of over 20m from the proposed window at the new dwelling and the windows in Russet. In addition to this there is a large tree located between the proposed window and the boundary with Russet, which is proposed to be retained. Given the above, it is

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considered that this would not result in any unacceptable overlooking toward this neighbouring property. Due to the location of the new dwelling in relation to the sun movement and the distance away from the neighbour, this would not result in any overshadowing or overbearing harm.

There are no windows on the first floor of the sides of the property and due to the distances away from neighbouring properties this would not result in any overshadowing or overbearing harm.

There are bedroom windows proposed on the first floor of the new dwelling, however there is a distance of approx. 15 to the side boundary of the nearest dwelling to the north and approx. 22m to the nearest point of the dwelling. Therefore due to the distances, this proposal would not result in any material planning harm to the amenities 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

The Planning Statement states that the development will include 3 parking spaces and a garage allocation, making the total provision 4 spaces. This is shown in Drawing 03 which has been submitted in support of this application.

The planning authority is satisfied that there is sufficient space internal to the site to allow vehicles to park, manoeuvre internally and access and egress the site in a forward gear.

As outlined above, the Highway authority raises no objection to the new detached dwelling as there is unlikely to be any negative impact to the highway.

Therefore the proposal complies with policy CP18. Of the LPP2.

The site is outside the area the Air Quality Management Area and therefore no more information is required in terms of air quality.

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 1.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 (11.9 Kg/N/year nitrates made and 1.46 kg/TP/year). Winchester City Council has

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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 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.

The applicant has submitted evidence to show that the removal of the existing septic tank at the existing dwelling and connecting this existing dwelling and the new proposed dwelling to the foul public sewer this will not increase nitrate or phosphate loadings. Therefore, no mitigation is required.

The authority's appropriate assessment is that the application coupled with on-going maintenance and monitoring of the proposed works 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).

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. These include a bat and bird boxes for the house, sympathetic lighting, shrub planting and wild flower mix.

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

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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.

Condition 10 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

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 proposal for 1 new dwelling in the garden of the existing property Ro-Ma-Ed. New dwellings in this location are acceptable and it is considered that this proposal is 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.

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 condition(s):

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).

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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:

Site location plan – 01
Block plan – 02
Proposed site plan - 03
Proposed roof plan and elevations – 05
Proposed floor plan – 04
Proposed street scene and garage details - 06

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, second and third floors 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 first floor of the dwelling 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, to include the retention of the conifer tree, in the south western corner of the site, and to include details of additional planting along the southern boundary of this site and a landscaping management, tree and/or shrub planting for the whole site 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 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.

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

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

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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 shall be carried out in accordance with the measures set out within Peachology report ref. 0548 01. 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. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 221501-AIA written by Barrie Draper of ecourban arboricultural 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.

15. 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 entitled Method statement (for protection of trees) and Tree Protection Plan, Ref :- 221501 -AIA Telephone Tree Officer. 01962 848360

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

16. No arboricultural works shall be carried out to trees other than those specified and in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref 221501-AIA

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

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17. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- 221501-AIA: 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.

18. 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.

19. A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

20. Following the removal of the three trees hereby consented, three new trees shall be planted within a period of 3 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

21. 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.

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- 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.

Informatives:

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, 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.

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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

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

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