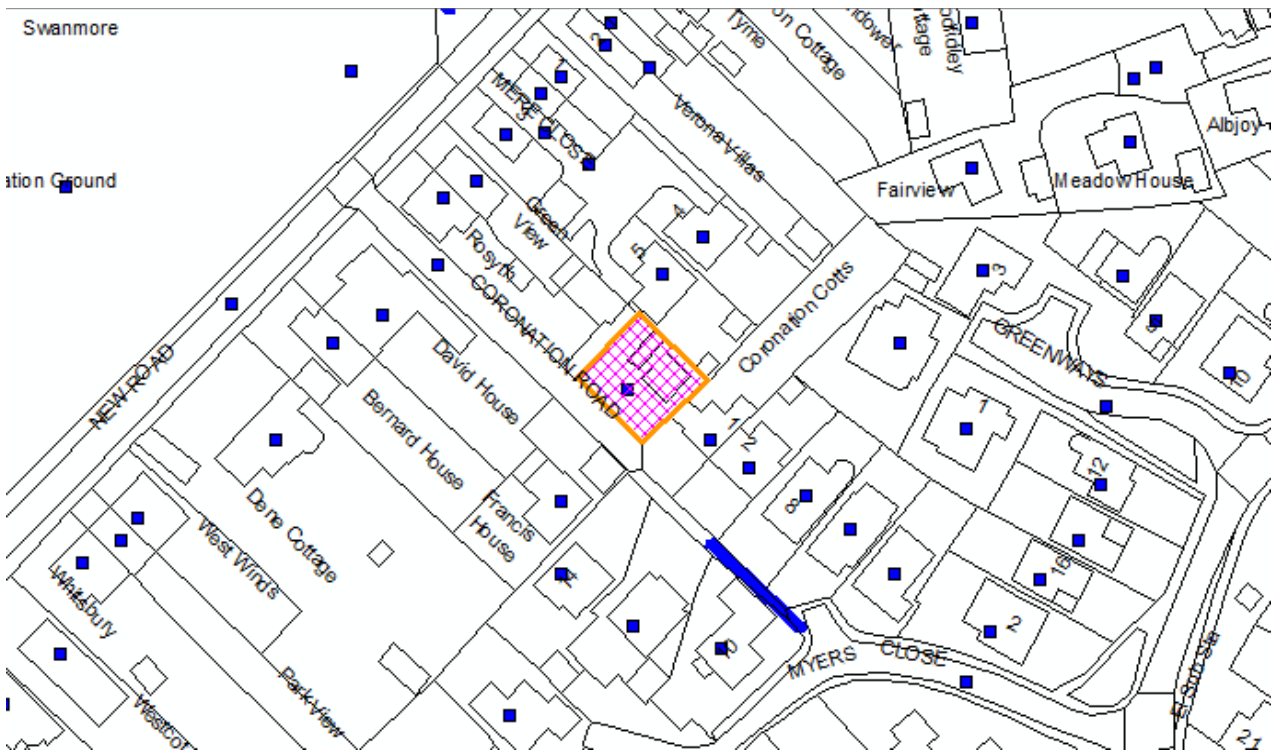


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 23/00252/FUL
Proposal Description: Erection of new detached dwelling
Address: Land Off Coronation Road, Coronation Road, Swanmore, Hampshire
Parish, or Ward if within Winchester City: Swanmore Parish Council
Applicants Name: Mr Andrew White
Case Officer: Liz Young
Date Valid: 5 April 2023
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 23/00252/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 proposal would not have a significant adverse impact on the character and appearance of the property and area or amenities of neighbouring properties. The proposal therefore complies with policies CP2, CP3, CP11, CP13, CP16 and MTRA2 of WD Local Plan Part 1 (2013) and policies DM1, DM2, DM15, DM16, DM17 and DM18 of WD Local Plan Part 2 (2017).

General Comments

The application is reported to Committee at the request of Cllr Malcolm Wallace, based upon material planning considerations is shown in Appendix 1.

This is the resubmission of a scheme which was submitted and permitted in 2019 under the application reference number 19/00696/FUL. The original permission did not commence within 3 years of the date of the permission and therefore lapsed, triggering the need for a resubmission.

Amendments to Plans Negotiated

None

Site Description

The site is accessed from Coronation Road, an unmade gravel track leading off New Road which lies close to the centre of Swanmore. The surrounding area is generally comprised of residential development of varying age and style. The existing property, number 1 Coronation Road is a semi-detached two storey Victorian cottage style dwelling built with brick walls, a natural slate roof, and timber windows and doors. The proposal site is made up of garden area to the North West of the existing property which is currently occupied by an existing shed, porta cabin and large detached brick built garage. The existing buildings on site are to be removed and replaced by the proposed dwellinghouse adjacent to the existing property which is retained as part of the proposals.

Proposal

Erection of new detached dwelling

Relevant Planning History

- 75/01308/OLD (REF - 01.10.1975) Erection of detached bungalow
- 76/00391/OLD (REF - 07.06.1976) (Appeal Dismissed) Erection of detached bungalow
- 97/03329/OLD (REF - 22.07.1996) (Appeal Dismissed) (AMENDED description) Detached three bedroom dwelling and ancillary garage
- 96/02847/FUL (REF - 12.02.1997) 1 No. two bedroom detached house and garage.
- Land Rear of David House & Bernard House, Coronation Road, Swanmore:

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- 00/01087/OUT (REF 26.06.2000) (Appeal Allowed) Detached dwelling and garage (Outline)
- 19/00696/FUL – Permitted - Erection of new detached dwelling.

Consultations

Southern Water

None received

Service Lead for Engineering, Transport and Special Maintenance (Drainage)

No objection subject to pre commencement conditions (see Condition Number 4)

Hampshire County Council (Highway Authority)

No objection

Natural England

No objection

Representations:

Cllr Malcolm Wallace (Central Meon Valley Ward) – requests that the application should be determined at planning committee due to concerns in relation to the density of development

(see appendix 1 for full comment).

Swanmore Parish Council:

Swanmore Parish Council OBJECTS to this planning application.

Policy CP2 of the WD Local Plan Part 1 sets out that new residential development should meet a range of community housing needs however there is currently NO need for any additional housing in Swanmore as no additional housing has been allocated under the new Local Plan.

Policy DM15 states that developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements.

Swanmore's Design Statement states:

2.3 When considering new development, in particular an area previously used as a garden, the plot should be protected from over development and insensitive or inappropriate infilling. The scale of new development should respect our rural village environment, and maintain reasonable levels of privacy and amenity for occupiers of neighbouring properties.

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5.2 Its positioning should be chosen to enhance visual variety, respect the neighbours' privacy and avoid any undesirable intrusion into established views of existing open landscape.

The application does not follow the principles of Swanmore's Village Design Statement, it would be insensitive and inappropriate infilling and the proposed timber clad building in a row of brick-built properties is out of keeping.

The build would greatly impact the amenity of neighbouring properties. It would be on raised ground on a densely developed site and would overlook and overshadow neighbouring properties.

If permission is granted, the Council requests that the previous planning conditions are reinstated, including that a design for hard and soft landscaping is submitted and approved before the building work commences.

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

- Overdevelopment
- Drainage
- Overlooking, overbearing and overshadowing
- Design and scale
- Application inaccuracies

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).

Policy DS1 – Development Strategy and Principles

Policy SH1 – South Hampshire Urban Areas

Policy MTRA1 – Development Strategy Market Towns and Rural Areas

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Policy MTRA2 – Market Towns and Larger Villages
Policy CP10 – Transport
Policy CP11 – Sustainable Low and Zero Carbon Built Development
Policy CP13 – High Quality Design
Policy CP14 – The Effective Use of Land
Policy CP15 – Green Infrastructure
Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM1 – Location of new development
Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria
Policy DM17 – Site Development Principles
Policy DM18 – Access and Parking
Policy DM23 – Rural Character

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Residential Parking Standards December 2009
Swanmore Village Design Statement (2019)

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020-2030
Statement of Community Involvement 2018 and 2020
Biodiversity Action Plan 2021
Constructive Conservation in Practice 2008

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 proposal site is within the defined settlement boundary of Swanmore. In this area, the construction of additional residential units is considered acceptable, provided an application complies with the Development Plan as a whole in addition to material planning considerations. A further material consideration is that the general acceptability in principle of introducing an additional dwelling (of the same size and position) to this particular site has been established through the granting of planning consent 19/00696/FUL which would have been assessed under the same Development Plan. There have been no significant or notable changes in circumstances since this previous decision was made which could reasonably lead to a different conclusion in relation to the overall acceptability of the proposal in principle.

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Policy CP2 of the WD Local Plan Part 1 sets out that new residential development should meet a range of community housing needs and deliver a wise choice of homes- the majority of which should be in the form of 2 and 3 bed houses. The proposal seeks to construct a three bedroom dwellinghouse and it is therefore considered that this site meets the criteria for policy CP2. Concern has been raised regarding the proposed dwelling not meeting the nationally described space standards for a 3-bed 5 person dwelling. The current local plan does not require developers to accord with national space standards unless the development is providing affordable housing as per policy DM2 of the WD LPP2. The proposed development is for market housing and therefore the space standard does not apply in this instance under Planning legislation. A refusal could not be warranted on this basis alone.

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 site is accessed from Coronation Road, an unmade gravel track leading off New Road which lies close to the centre of Swanmore. The surrounding area is generally comprised of residential development of varying age and style. The existing property, number 1 Coronation Road is a semi-detached two storey Victorian cottage style dwelling built with brick walls, a natural slate roof, and timber windows and doors. The proposal site is made up of a garden area to the North West of the existing property which is currently occupied by an existing shed, porta cabin and large detached brick built garage. The existing buildings on site are to be removed and replaced by the proposed dwellinghouse adjacent to the existing property which is retained as part of the proposals.

The proposal site is relatively flat and is currently bordered by a picket fence and leylandii trees are also located to the front and along the North West boundary of the site. The proposal will be partially screened by both the existing boundary treatment and by the tall close boarded fencing located adjacent to neighbouring property Rosyth which presents a rather harsh appearance upon entry to Coronation Road. The existing screening and presence of existing buildings are considered to lessen the site's contribution to the spatial characteristics of the surrounding area.

The proposed built form is set 3.2 metres from the track which enables sufficient planting to be undertaken, ensuring the provision of green boundary treatment, compliant with the more verdant character of boundary treatment visible further down the lane. The proposed siting of the dwelling as a result creates a staggered development line and allows a significant gap between the proposal and existing property to be maintained. The location of the proposed dwellinghouse and amenity area enables the existing property and its associated amenity space to be retained as part of the proposals. Therefore, the loss of this area of land to additional residential development is not considered adversely harmful.

The dwelling and associated plot is smaller in comparison to other dwellings within the local vicinity. However, development on this site required a more individual approach and the size of the dwelling, alongside its more unique design, is considered to be

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proportionate and appropriately accommodated within the modest site, unique within the surrounding area. The layout and design of the dwelling is such that the development would sit comfortably within the site without dominating the street scene whilst continuing to provide sufficient garden space for the new dwelling.

The proposal is therefore suitably sited in a position which allows the development to merge with the existing pattern of built form within Coronation Road and ensures that the space between the existing buildings is not compromised, complying with the Swanmore Village Design Statement. The detailing and implementation of high quality hard and soft landscaping, including boundary treatment to maintain privacy have been included within attached conditions (see Condition 5) in order to maintain the visual qualities of the surrounding area. Given the limited space surrounding the development and proximity to neighbours it is considered necessary to remove permitted development rights for this development in relation to any extensions to the existing buildings and also structures within the curtilages.

The proposed dwellinghouse is to be predominantly constructed of stained timber weatherboarding and clay tiles. Whilst not currently exhibited within the local vicinity, the materials are considered to be of high quality appearance to suitably contrast the surrounding area which is to be secured by condition. Therefore, an unacceptable impact on the character and appearance of the area cannot be demonstrated.

There is a Public Right of Way further along Coronation Road where it meets Myers Close (Swanmore : 501). The proposal does not adversely harm the enjoyment of this right of way and any construction work which requires diversion of this route will require approval from Hampshire County Council as Rights of Way Authority.

Based upon the above assessment the proposed development is considered to accord with policies DM15 and DM16 of the WD LPP2.

Development affecting the South Downs National Park

The application site is located 0.3km from 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.

Due to the intervening distance and built form, 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

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There will be no adverse impact as the works do not affect a statutory listed building or structure including its setting; the area is not a conservation areas and there is no archaeological sensitivity or Non-designated Heritage Assets within the sites vicinity.

Neighbouring amenity

1 Coronation Road is the adjacent property located to the South East of the proposed dwellinghouse. The proposed dwellinghouse is located 6.5 metres from this neighbouring property. No windows are proposed to be located within the side elevation of the new property and windows existing within the existing side elevation of this neighbouring property are limited to an ancillary nature. No adverse impact upon the existing conservatory is expected as a result of the demolition of the existing garage and space maintained between the two properties.

5 Mere Close is the neighbouring property located to the North of the proposed dwelling and the orientation of the proposed dwellinghouse perpendicular to number 5 creates a rear to side relationship between the two dwellings. This neighbouring property has a relatively spacious rear garden which contains a patio area and an outbuilding located within the Eastern corner. In consideration of the modest overall height of the proposal, the space between the proposed dwellinghouse and this neighbouring property, whilst limited, is considered to be sufficient to prevent an adverse overshadowing impact.

The proposed first floor bathroom window is restricted to be fitted with obscure glass which would prevent an overlooking impact upon this neighbouring property. Furthermore, the opening of this window is restricted to above 1.7 metres above finished floor level to ensure that the privacy of the rear garden of this neighbouring property, 5 Mere Close is maintained. The provision of additional windows within the rear elevation above ground floor has also been restricted by condition in order to maintain the neighbouring amenities of this property. The proposed rear rooflights would not be the only window openings serving the first floor bedroom areas (which would also include dormers to the front) and so these can reasonably be conditioned also to be obscurely glazed with a cill height of at least 1.7 metres.

The assessment of the application has considered the amount of available amenity space for the neighbouring property and, in this instance; no. 5 would retain a large garden and alternative prime amenity spaces away from the property boundary. Notwithstanding this, condition 6 has been included requesting details of boundary treatment for the proposal which would be expected to provide sufficient screening along this neighbouring property boundary, therefore, the issues raised do not provide sufficient weight to justify refusal of the application.

Based upon the above assessment, the development is therefore considered to be in accordance with policy DM17 of the WD LPP2 as there is no significant adverse impact demonstrated on nearby residential amenities by way of overlooking, overshadowing and overbearing.

Sustainable Transport

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The proposal seeks to utilise the existing vehicular access to the site off of Coronation road and no alterations are proposed in this regard. As such no adverse impact is demonstrated on Highway Safety and the additional traffic generated by the proposal is not excessive to cause adverse harm to the safe operation of the highway network.

The proposal enables the parking of two cars to be accessed directly from Coronation Road for both the existing and new property which is supplemented by cycle storage. The resultant parking and cycle parking provision in relation to the both the existing property and proposed three bedroom property is considered to be in accordance with the recommendations set out within the Residential Parking Standards Supplementary Planning Document (2009).

Based upon the above assessment the development proposed is considered to be in accordance with policy DM18 of the WD LPP2.

Ecology and Biodiversity

The application is not in close proximity to a designated or protected site however the proposal is for overnight accommodation affecting Nitrates.

The development site is outside of the River Itchen Catchment Area and Phosphate mitigation is not required.

In terms of nitrates, the application will have a likely significant effect in the absence of avoidance and mitigation measures on European and internationally protected sites as a positive contribution of 1.48Kg/N/year 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 authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. 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 (if required).

There are no statutory designated sites located within a 1km radius of the site.

Based upon the above assessment it is considered therefore the proposal complies with policy CP16 of the WD LPP1 and 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 (if required).

Appropriate Assessment.

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

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contribution of 1.48kg/N/year 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 authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. 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.

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 numbers 9 and 10 are included and secure the submission of design-stage data prior to the commencement of development to ensure this is complied with.

A further condition then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The development therefore accords with policy CP11 of the WD LPP1.

Sustainable Drainage

Concern has been raised with regard to surface water drainage on the site.

The site is located in an area with very low risk of flooding, and therefore a refusal purely on flood risk grounds is not warranted in this instance. It would also therefore be inappropriate to request an FRA for a development that is non-major in terms of planning and is not located in an area with critical drainage problems as identified by the EA.

Although it is acknowledged that the ground surface may not be suitable for infiltration SuDS, when an alternative drainage system is potentially available, the LPA cannot specify that the applicant installs a specific kind of drainage until the applicant submits their intended plan for the LPA to review.

A pre-commencement drainage condition is however included ensuring that construction cannot begin until satisfactory provision for both foul and surface water drainage has been approved by the Council including its drainage specialists.

Equality

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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

In conclusion, the proposal would not have a significant adverse impact on the character and appearance of the property and area or amenities of neighbouring properties. The proposal therefore complies with policies CP2, CP3, CP11, CP13, CP16 and MTRA2 of WD Local Plan Part 1 (2013) and policies DM1, DM2, DM15, DM16, DM17 and DM18 of WD Local Plan Part 2 (2017).

Recommendation

Permit subject to the following condition(s):

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 No development above foundation level shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

3 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 – 187/01A
Proposed Site Plan – 187/02C
Floor Plans – Elevations – 2307-02

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.

4 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.

5 No development above foundation level shall commence until a detailed scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping details must include details of surfacing materials and be completed prior to the occupation of the dwelling.

Soft landscaping details must specify species, density, planting, size and layout and 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 available planting season unless the Local Planning Authority gives it written consent to any variation.

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

6 No development above foundation level shall commence 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: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

7 Before the development hereby approved is first brought into use, a minimum of 2 car parking spaces 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.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 above ground floor level in the rear elevation of the dwelling hereby permitted.

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

9 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
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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.

10 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 meets 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 2021 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11 The proposed first floor window within the North East elevation serving the bathroom as shown on the approved plan (2307-02) of the development hereby permitted shall be non-opening below 1.7 metres from finished floor level and must be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the privacy of the adjoining property and to prevent overlooking.

12 The proposed rooflights within the North East elevation serving bedroom 1 and 2 as shown on the approved plan (2307-02) of the development hereby permitted shall be non-opening below 1.7 metres from finished floor level and must be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the privacy of the adjoining property and to prevent overlooking.

13 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 development permitted by Classes A, B, C, D and E of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

14. No development, or works of site preparation or clearance, shall take place until details, including a topographical survey, 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

13 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

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.

Informative:

1 In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), 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: The WD Local Plan Part 1 (2013) MTRA2, CP2, CP3, CP13 The WD Local Plan Part 2 (2017): DM1, DM2, DM15, DM16, DM17, DM18. Supplementary Planning Documents: High Quality Places, 2015 Residential Parking Standards, 2009 Swanmore Village Design Statement, 2001 Draft Swanmore Village Design Statement, 2019 National Planning Policy Framework, 2019

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.

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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 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 Practice.

6 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.

7 All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop, the LPA must be informed and a Natural England European Protected Species licence may be required before recommencing.

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

9 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.

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10. In order to promote biodiversity, the applicant is requested to consider the installation of hedgehog gaps, avian wildlife roosting/nesting provisions (for either swifts, hedge sparrows, and/or bats) after completion of the proposal.

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Appendix 1

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Malcolm Wallace
Case Number: 23/00252/FUL
Site Address: Land Off Coronation Road Coronation Road Swanmore Hampshire
Proposal Description: Erection of new detached dwelling
Requests that the item be considered by the Planning Committee for the following material planning reasons: This application is for an additional dwelling in an already densely populated part of the village and would overlook/overshadow neighbouring properties. Moreover, concerns have been raised by the Parish Council that the application does not follow Swanmore's Village Design Statement. The application appears to be at the extremes of planning limitations, therefore, I would like to request that this application is considered by the full Planning Committee.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

Once completed, please email this form to the relevant Planning Case Officer and the Planning Delivery and Implementation Manager.