

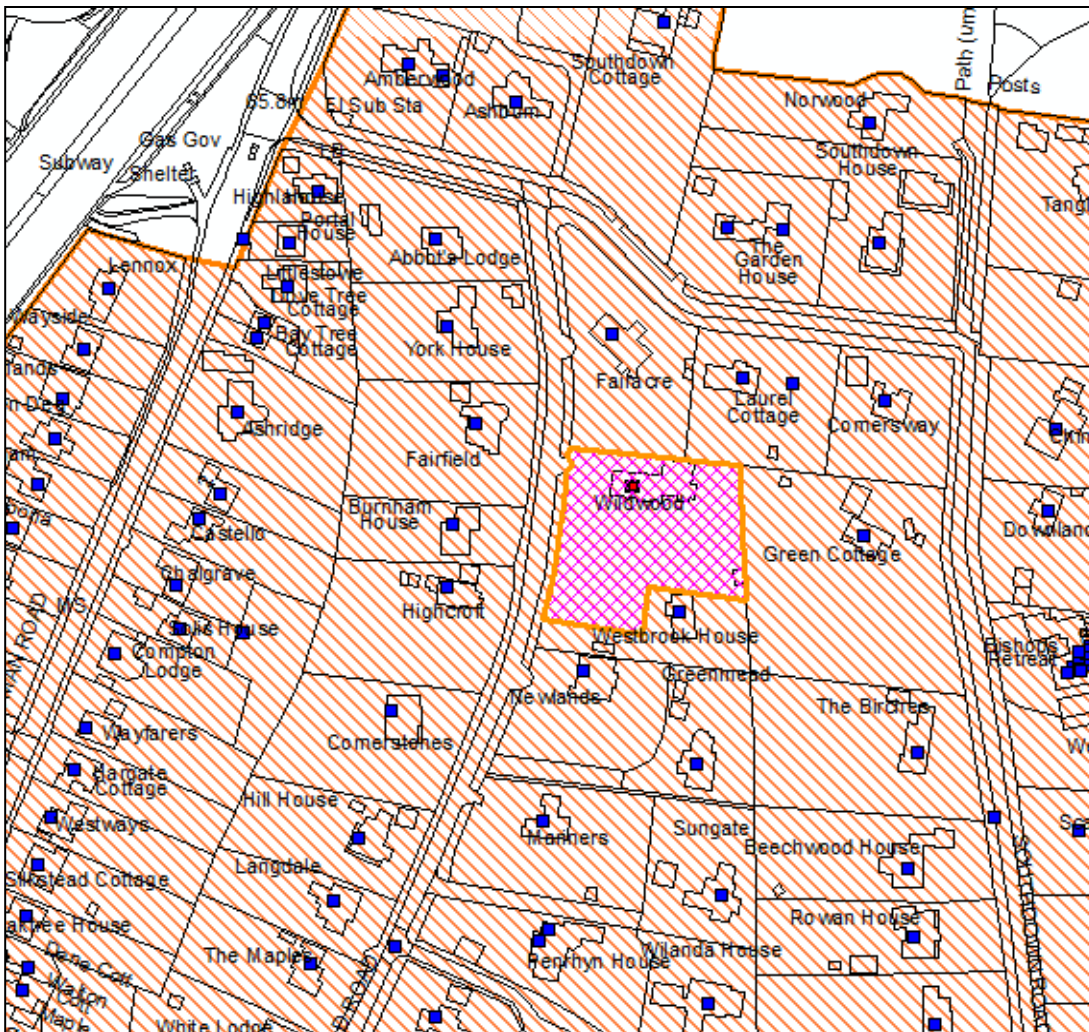
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 23/01806/FUL  
**Proposal Description:** Demolition of existing dwelling to allow for replacement dwelling and 2x new properties with associated landscaping  
**Address:** Wildwood Fairfield Road Shawford Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Compton And Shawford  
**Applicants Name:** Mr Jack Sowden  
**Case Officer:** Catherine Watson  
**Date Valid:** 25 July 2023  
**Recommendation:** Application Permitted  
**Pre Application Advice** Yes

**Link to Planning Documents**

[Link to page – enter in reference number: 23/01806/FUL](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Reasons for Recommendation**

The development is recommended for permission as it is considered that it will have a positive impact on the character of the area and would not harm neighbouring residential amenity or have a negative impact on highway safety 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.

**Amendments to Plans Negotiated**

None

**Site Description**

The site is situated within the settlement boundary of South Down, between Shawford and Otterbourne.

The site consists of a large plot with a single, detached dwelling which sits adjacent to the northern boundary. It is an unusual shape and it is likely that this has been sub-divided in the past in order to allow Westbrook House to be constructed to the south. Fairfield Road and neighbouring streets are predominantly characterised by large plots of land with single, two and 1.5 storey dwellings.

**Proposal**

The proposal is for the demolition of the existing dwelling and the construction of a replacement, alongside two additional new dwellings. Associated parking, amenity areas and landscaping are also proposed.

**Relevant Planning History**

None directly relevant to this proposal.

**Consultations**

Service Lead for Community and Wellbeing (Ecology)

No objection, subject to conditions for mitigation and biodiversity enhancement.

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

Comment. Additional information required but this can be controlled by condition.

Natural England

Objection to the use of a package treatment plant in an area with mains sewer connections.

**Representations:**

Compton and Shawford PC – no comment received.

6 objecting representations received from different addresses citing the following material planning reasons:

- The neo-Georgian design of the proposed plots 2 and 3 is confused;
- Plot 1 is poorly designed, overbearing and visually oppressive;
- Plot sizes would set a precedent for the area;

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Removal of trees and hedges alters the character of the neighbourhood;
- There will be an increase in traffic.

1 general comment from Southdown Residents' Association:

- If the application is permitted, contractor vehicles, including deliveries, must be parked on-site during construction and not on grass verges

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
10. Supporting high quality communications
11. Making effective use of land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

National Planning Practice Guidance

- Appropriate assessment
- Before submitting an application
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Housing supply and delivery
- Making an application
- Natural environment
- Renewable and low carbon energy
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

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

DS1 – Development Strategy and Principles

MTRA3 – Other Settlements in the Market Towns and Rural Area

CP1 – Housing Provision

CP2 – Housing Provision and Mix

CP11 – Sustainable and Low Carbon Built Development

CP12 – Renewable and Decentralised Energy

CP13 – High Quality Design

CP16 - Biodiversity

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

DM1 – Location of New Development

DM15 – Local Distinctiveness

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

DM16 – Site Design Criteria  
DM17 – Site Development Principles  
DM18 – Access and Parking

Supplementary Planning Document

National Design Guide 2019  
High Quality Places 2015  
Residential Parking Standards December 2009

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030  
Statement of Community Involvement 2018 and 2020  
Biodiversity Action Plan 2021, updated July 2023  
Waste Management Guidelines and Bin Arrangements  
Nutrients Update Statement 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 situated within the settlement boundary of South Down, between Shawford and Otterbourne. Therefore, residential development is acceptable in principle as supported by policies DS1 of the LPP1 and DM1 of the LPP2.

**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 consists of a large plot with a single, detached dwelling which sits adjacent to the northern boundary. Fairfield Road and neighbouring streets are predominantly characterised by large plots of land with single, two and 1.5 storey dwellings. A significant number of these plots are increasingly being sub-divided for the purpose of the construction of additional dwellings. There are still a number of relatively large plots on the eastern side of Fairfield Road however to the south, these have been sub-divided to create new dwellings to the rear. As well as Westbrook House, these include Greenmead, Sungate and Wilanda House. On the western side of the road, the plot sizes are narrower and shorter.

The proposed house to the rear (Plot 1) would correspond with Westbrook House and the other properties mentioned above.

The proposed design is for a two-storey dwelling with low eaves and gabled elements to the front and rear, giving it a more contemporary feel than plots 2 and 3. Materials are orange/multi brick with timber cladding at first floor level. The roof will be constructed using slate or dark coloured clay tiles. There will be an attached garage at a 90-degree

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

angle to the front of the property with additional external parking also to the front. The garden amenity area is generous and the total number of bedrooms is five.

Plots 2 and 3 will be constructed to the front of the site and will address Fairfield Road. These will be constructed to a more classical design, with sash windows and small dormers and will also be constructed of brick with pediments around the front doors, quoins and slate or dark clay tile roofs. Plot 2 will have a detached garage to the south and Plot 3's garage will be attached to the main dwelling via a link. Again, these will have space for external parking to the front.

The design and materials of the proposed dwellings are high quality and acceptable as there is no particular prevailing character of design in the area. Condition 3 will require details and samples of external finishes to be submitted to and approved in writing by the local planning authority.

Therefore the proposal complies with policies CP13 of the LPP1 and DM15, DM16 and DM17 of the LPP2, as well as the High Quality Places SPD.

#### Housing Mix.

As the rearmost dwelling is a replacement for an existing large property, 5 bedrooms would be appropriate. Dwellings 2 and 3 are also proposed to have 5 bedrooms. Analysis of the area has been undertaken by the applicant which shows that the majority of the properties in South Down consists of 4, 5, 6 and 7 bedrooms. Given the size of the site and its location, it is considered that 3 no 5-bed houses would be appropriate in this particular instance and would therefore accord with policy CP2 of the LPP1 which states that local circumstances may indicate an alternative approach with regards to the housing mix.

#### **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 0.3 km from the South Downs National Park. Given this distance and the fact that housing development is being added to a residential area within the settlement boundary, no impact on the National Park is identified.

#### **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 their setting.

#### **Neighbouring amenity**

The positioning along the front boundary of plots 2 and 3 will reduce any amenity harm by means of overlooking. To the north-east, plot 1 is situated approximately 50m from Green Cottage, 40m from Laurel Cottage and 65m from Cornersway. Along with the verdant

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

boundary treatment, it is not considered that there would be any harm to the amenities of these properties by means of overlooking, overshadowing or overbearing.

The 3 new dwellings are suitably spaced apart and orientated to avoid any unacceptable impact on residential amenity between each other.

Therefore the proposal complies with policy DM17 of the LPP2.

### **Sustainable Transport**

Two new vehicular accesses would be created onto Fairfield Road. This is an unclassified, but adopted, road. The existing access will be utilised for plot 1, whilst separate access for plots 2 and 3 will also be created. HCC Highways standing advice states that vehicles should be able to enter and leave the highway in a forward gear. This has been accommodated in the proposed development. During the construction period, a construction management plan will ensure that all vehicles can turn and manoeuvre within the site and any mud on wheels will be removed prior to the vehicles leaving the site. This is covered in condition 4.

It is considered that the development would have an acceptable traffic generation and highway safety impact. An appropriate number of parking spaces, including garages and cycle storage, have been provided and therefore the development complies with policy DM18 of the LPP2 and the WCC Parking Standards SPD.

The site is outside of the Air Quality Management Area for Winchester and therefore no air quality statement or assessment is required.

Therefore, the proposal complies with policy DM18 of the LPP2, WCC Parking Standards SPD and the HCC Highways Standing Advice.

### **Ecology and Biodiversity**

The proposal is for development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and /or is for overnight accommodation affecting nutrients.

The applicant has indicated that they will enter into an agreement with Eastleigh Borough Council for the provision of nitrogen and phosphorous credits. This is possible as the new development would link up to the Chickenhall Wastewater Treatment Works. This will be confirmed via a signed vesting certificate. Condition 3 will ensure this is adhered to.

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).

A number of trees are proposed to be removed from the interior of the site to facilitate the development. The trees are not subject to a TPO and the site will be enhanced by additional trees and new native hedging. Several of the existing fruit trees will be relocated elsewhere on the site. The boundary trees and planting (except where the new accesses are proposed) are to be retained. Hard boundary treatments are not proposed. Condition 5 will require the approved landscaping details to be adhered to.

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The ecology survey and mitigation report notes that commuting and foraging bats use the site. These would need to be protected for when removing trees. In addition, there is the possibility for reptiles, nesting birds and hedgehogs to be present. Mitigation measures suggested are raised bat access tiles, swift bricks, bee bricks and native species trees and hedging. This will be controlled under condition 7.

Therefore the proposal complies with policy CP16 of the LPP1.

**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 contribution of nitrogen budget pre 2025 into the Solent catchment area which will be 6.31 kilograms of total nitrogen per year (kg/TN/year, with 20% buffer applied) and post 2025 will also be 6.31 kilograms of total nitrogen per year (kg/TN/year, with 20% buffer applied), is made. There will be a phosphorous budget pre 2025 into the Solent catchment area of 0.23 kilograms of total phosphorous per year (kg/TP/year, with 20% buffer applied) and post 2025 of 0.14 kilograms of total phosphorous per year (kg/TP/year, with 20% buffer applied).

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 nutrient neutral development and the guidance on nutrients from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition (condition 3) complies with this strategy and would result in nutrient 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 8 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

The dwellings will feature high levels of insulation and air tightness and will utilise air-source heat pumps.

Condition 9 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.

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Sustainable Drainage**

The proposed location is in Flood Zone 1, which means there is a very low chance of fluvial flooding. The risk of pluvial flooding is also low but it should be further reduced by implementing a robust SuDS to avoid increased risk in the neighbourhood. Soakaways are being used for surface water drainage and infiltration testing will be required to calculate an infiltration rate. The site will connect to the main sewer in respect of foul drainage, which is acceptable. A standard pre-commencement condition (10) for foul and surface water drainage will be required.

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 proposed development is well-designed and makes efficient use of the available space. The soft landscaping will introduce shrubs and trees that will be beneficial both to the appearance of the site and its impact on the surrounding area, as well as having ecological benefits. Other ecological mitigation measures such as bat and swift boxes will also benefit these species. There will not be significant harm to neighbour amenity caused by the proposed development. The application is proposing suitable mitigation measures for the effects of nitrogen and phosphorous.

Therefore, the application is recommended permission and complies with policies DS1, MTRA3, CP13 and CP16 of the LPP1, DM1, DM15, DM16, DM17 and DM18 of the LPP2 and High Quality Places SPD

**Recommendation**

Application Permitted, subject to the following conditions:

**Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. The development hereby approved shall be constructed in accordance with the following plans:

Location and Block Plan Dwg No 01-02-001 received 25.07.2023

Topographic Survey Dwg No LDS/17548 TP1 received 25.07.2023

Proposed Ground Floor Plan Dwg No 01-03-001 received 25.07.2023

**Case No: 23/01806/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Proposed First Floor Plan Dwg No 01-03-002 received 25.07.2023  
Proposed North and West Elevations Dwg No 01-05-001 received 25.07.2023  
Proposed South and East Elevations Dwg No 01-05-002 received 25.07.2023  
Proposed Site Plan Dwg No 02-02-02 received 25.07.2023  
Proposed GF Plan – Plot 2 Dwg No 02-03-03 received 25.07.2023  
Proposed FF Plan – Plot 2 Dwg No 02-03-04 received 25.07.2023  
Proposed SF Plan – Plot 2 Dwg No 02-03-05 received 25.07.2023  
Proposed Detached Garage Dwg No 02-03-06 received 25.07.2023  
Proposed GF Plan – Plot 3 Dwg No 02-03-07 received 25.07.2023  
Proposed FF Plan – Plot 3 Dwg No 02-03-08 received 25.07.2023  
Proposed SF Plan – Plot 3 Dwg No 02-03-09 received 25.07.2023  
Proposed Front Elevation – Plot 2 Dwg No 02-05-05 received 25.07.2023  
Proposed Rear Elevation – Plot 2 Dwg No 02-05-06 received 25.07.2023  
Proposed Side Elevation – Plot 2 Dwg No 02-05-07 received 25.07.2023  
Proposed Side Elevation – Plot 2 Dwg No 02-05-08 received 25.07.2023  
Proposed Landscaping Plan Dwg No 02-02-03 received 05.09.2023

Reason: In the interests of proper planning and for the avoidance of doubt.

3. No development shall take place 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. 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.

5. 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;

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

General:

- Phases of development.
- Code of Construction Practice for all works and operations on the site
- Use of fences and barriers to protect adjacent land
- Measures to be undertaken to minimise impacts on surrounding land
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.

Environmental:

- Dust suppression, mitigation and avoidance measures
- Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.
- Noise reduction measures, including use and details of any acoustic screens and enclosures, the type of equipment to be used and their hours of operation
  - Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).

Ecological:

- Timing restrictions for staged removal of any vegetation so as not to conflict with breeding seasons

Transportation:

- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.
- Details of 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. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

The Construction Management Plan shall be adhered to throughout the duration of the construction period. For the avoidance of doubt, this condition covers all construction and demolition work (including the breaking up and removal of pavement) on the application site.

Reason: To ensure that all demolition and construction work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on nearby properties and businesses.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

7. No development, or works of site preparation or clearance, 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.

8. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within Section 5 'Biodiversity Mitigation and Mitigation Strategy' of the Ecological Assessment Report by ABR Ecology (July 2023). 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.

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 2019 and to accord with the requirement 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 all homes meet the Equivalent of Code for Sustainable Homes Level 4 for Energy and Equivalent of Code for Sustainable Homes Level 3 / 4 for water, 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 2019 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 occupation of the development hereby permitted.

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

**Case No: 23/01806/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Informatives:**

1. In accordance with paragraph 38 of the NPPF (2021), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP16, MTRA3

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

High Quality Places SPD

Parking Standards SPD

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Biodiversity Action Plan 2021, updated July 2023

Waste Management Guidelines and Bin Arrangements

Nutrients Update Statement March 2022

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. 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

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>