

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 23/02432/OUT
Proposal Description: The proposal is for a 3 bedroom house within the garden of 15 Princes Close (Amended Plans)
Address: 15 Princes Close, Bishops Waltham, Southampton, Hampshire, SO32 1RL
Parish, or Ward if within Winchester City: Bishops Waltham Parish Council
Applicants Name: Mr Craig Tickner
Case Officer: Cameron Taylor
Date Valid: 17 October 2023
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 23/02432/OUT](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 have a significant adverse impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2.

The proposal complies with the policies of the Development Plan and material planning considerations do not indicate an alternative approach should be taken.

General Comments

The application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

The proposal seeks outline permission for:

- Principle of development
- Access
- Appearance and scale
- Layout of development.

The remaining details will be dealt with under a reserved matters application in the future, secured under condition 3. This will include the below:

(a) The colour and texture of external materials to be used together with samples of all external facing and roofing materials.

(b) The layout of foul sewers and surface water drains

(c) The provision to be made for the parking, turning, loading and unloading of vehicles - The alignment, height and materials of all walls and fences and other means of enclosure

(d) The provision to be made for the storage and disposal of refuse

(e) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings

Amendments to Plans Negotiated

The application was originally submitted showing a detached dwelling within the garden space of 15 Princes Close. Following discussions between the Local Planning Authority and agent of the application, amended plans have been received.

The revised plans connect the proposed dwelling to the existing unit, to provide a semi-detached pair.

A full consultation period was undertaken to advertise the revised drawings.

Site Description

The site is located to the northwest of the junction between Princes Close and Elizabeth Way. The site currently contains a two-storey link-detached dwelling with a buff brick external finish. The site currently contains 2 parking locations, one is located to the northwest of the existing dwelling with a driveway that contains 2 allocated spaces and a

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garage, whilst there is a second location to the southeast of the site with 2 allocated spaces. Along the southern boundary there is hedging and an approved 2 metre fence. The wider area consists of two-storey detached and semi-detached dwellings with examples of various facing brickwork and is residential in character.

Proposal

The proposal is for the erection of a 3 bedroom dwelling within the garden of 15 Princes Close.

The proposed dwelling is attached to No.15 Princes Close with the parking utilising the existing parking along the southeast of the site.

Relevant Planning History

- 23/01414/HOU- To remove Leyland cypress hedge at 2.5 meters high and replace with 2 meter fence- Permitted 13th October 2023
- 23/01473/HOU- 2 Storey and single storey rear extension.- Permitted 9th August 2023
- 15/00844/FUL-(HOUSEHOLDER) Erect a Conservatory- Permitted 15th June 2015
- 89/02068/OLD- Two storey rear extension- Permitted 13th June 1989
- 81/00003/OLD- Erection of ten dwellings and garages details in compliance with 00037/02- Permitted 6th November 1981

Consultations

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection subject to standard conditions to secure mitigation.

Natural England -

- No objection subject to securing appropriate mitigation

Representations:

Bishops Waltham Parish Council- Appendix 1

“Following so many responses from residents, the Parish Council has revisited the application and has now established grounds for objecting to this application.

1. An additional to this close of houses, the planning application does not conform to its current surroundings of other four bed detached houses.
2. Parking has been highlighted as a concern. The development has only two visitor parking spaces - not enough when some houses only have one allocated parking space. The access road to this estate are small and winding. The estate leads to a recreation ground and the roads are used for overflow parking for sporting and social events. An addition house will add to demand on parking in this narrow road entrance to the parkland.
3. The additional house is proposed within an already over dense area of housing - a small close.
4. The application does not conform to CP13, LPP1 and DM15, 16,17,18 of the LLP2 as well as Winchester Parking SPD.
5. Numerous objections from residents with clear reasoning for such”

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15 objecting representations received from different addresses within the Winchester City Council administrative area citing the following material planning reasons:

- Character and appearance of the area
 - Significant impact upon the character and appearance of the area
 - Development of the site
 - Not in-keeping to the character of the neighbouring properties
- Highways
 - Increased pressure on street parking
 - Highways safety
 - Increased traffic
 - Increased pedestrian safety risk
- Neighbouring Amenity
 - Overlooking existing houses
 - Loss of outdoor amenity space
- Contractor parking during building

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

Section 16 of the National Planning Policy Framework 2021

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

MTRA2 - Market Towns & Rural Area

CP2 - Housing Provision and Mix

CP7 - Open Space, Sport and Recreation

CP10 - Transport

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

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

DM1 - Location of New Development

DM2 – Dwelling Sizes

DM15 - Local Distinctiveness

DM16- Site Design Criteria

DM17- Site Development Principles

DM18- Access and Parking

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019

Car Parking Standards (2008)

High Quality Places SPD (2015)

Bishops Waltham Design Statement

Other relevant documents

Climate and Nature Emergency Declaration

Carbon Neutrality Action Plan 2020 - 2030

Statement of Community Involvement 2018 and 2020

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, 2023) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is situated within the defined settlement boundary of Bishops Waltham. In this area, the principle of additional residential dwellings is considered acceptable in principle subject to compliance with the development plan as a whole and material planning considerations.

The principle of development is therefore 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 site is situated within an existing residential curtilage.

The proposal seeks outline permission for the access, appearance, landscaping, layout and scale of the proposed dwelling.

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The proposed dwelling is attached to No.15 Princes Close and is for a two-storey dwelling with dormer windows to the rear and a front roof window to provide accommodation in the roof.

The external appearance and scale of the new dwelling is in-keeping to the character and appearance of the dwellings within the area. Whilst the proposed dormers to the rear are visible from the public realm, they have a scale subservient to the proposed dwelling and are not considered to harm the overall character.

The character of the area is residential in nature with two-storey detached and semi-detached dwellings within the area. Whilst Princes Close itself does not currently contain any semi-detached dwellings, the wider use of semi-detached units in the area results in the proposal complying with the wider characteristics of the area, and the introduction of a semi-detached unit to Princes Close does not adversely harm the character of this close.

The resulting dwelling has an overall site area and outdoor amenity space in-keeping to a residential dwelling in the area.

Therefore given the scale and external finish of the dwelling and the proposed landscaping, it is in-keeping to the immediate area and given the nature of the area, an adverse impact upon the character and appearance of the site and area is not identified that would warrant refusal.

Based upon the above assessment it is considered that no adverse impact can be demonstrated upon the character and appearance of the existing site and surrounding area. The proposed development therefore accords with policies CP13 of the Local Plan Part 1 and DM1, DM15 and DM16 of the Local Plan Part 2

Development affecting the South Downs National Park

The application site is located over 300 metres 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 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 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 distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

Historic Environment

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 within a conservation area and there is no archaeological sensitivity or non-designated Heritage Assets within the site's vicinity.

Neighbouring amenity

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No. 15 Princes Close is attached to the property to the northwest. Following the division its main outdoor amenity area will be located to the northeast of the dwelling. The proposed dwelling is considered to not lead to significant adverse overbearing, overshadowing or overlooking impacts as a result of the scale and orientation of the proposed dwelling with the views from the first floor and dormer windows not being directed towards sensitive areas.

Bishops Waltham ACF Hut is located to the rear of the site to the northeast. Whilst the proposed dwelling will have views, the site itself is not residential in nature with existing dwellings already looking over the site. Therefore an adverse impact is not identified.

No.6 Princes Close is located to the southwest of the site on the other side of Princes Close on land slightly higher than that of the site and No. 15. Therefore given location of No.6 along with the intervening distance and with the proposed dwelling looking over the public realm at a lower ground level. An adverse overbearing, overshadowing and overlooking impact is not identified.

No.1-4 Steep Court is located to the southeast of the site on the opposite side of Elizabeth Way. The proposed dwelling is considered to not have a harmful impact given the intervening distance along with the orientation of the proposed dwelling.

Priory Lodge, No 2 Elizabeth is located to the south of the site and proposed dwelling. The proposed dwelling is considered to not lead to significant adverse impact upon the residential amenity given the location of the site and neighbouring property, along with the intervening distance and orientation of the proposed dwelling.

Therefore the proposed dwelling is considered to not lead to a significant adverse impact upon the surrounding residential amenity. The proposal therefore complies with policy DM17 of the Local Plan Part 2.

Sustainable Transport

Currently, the existing property on the site has 2 parking areas, one to the front of the property and one to the east, accessed from Elizabeth Way. The proposed dwelling would use the latter driveway area.

The parking for the proposed dwelling can accommodate 2 allocated spaces which is suitable for a 3 bed dwelling and in compliance with the Residential Parking Standards SPD.

The existing dwelling retains three allocated spaces with 1 including the garage, compliant with the Residential Parking Standards SPD

Therefore whilst there is the addition of a new 3 bed dwelling, the existing and proposed dwelling have ample parking spaces in compliance with standards.

Concerns have been raised regarding the additional traffic generated by the development and use of the Elizabeth Way access. As discussed, the access already exists and can be used by the occupants of the existing dwelling. The access for the proposed dwelling leads to an unclassified road and is to serve a single dwelling, therefore the Highway Authority standing advice applies and the proposal complies with this standing advice. The

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generation of traffic and type of movements caused by the proposed dwelling does not result in excessive additional traffic which results in harm the highway network. Therefore given the nature of the area and scale of the proposal it is considered to not lead to an adverse harmful impact upon highways parking and safety.

The proposal therefore complies with policy DM18 of the Local Plan Part 2.

Ecology and Biodiversity

The application site is not located within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites).

The site itself is a residential garden within a residential area and has a maintained hedge along the boundary between the site, Princes Close and Elizabeth Way.

Given the nature of the area and site, the proposal is unlikely to have an adverse impact upon the surrounding ecology. However in the interests of improving biodiversity, condition 7 is attached seeking biodiversity enhancement plan.

The proposal therefore complies with policy CP16 of the Local Plan Part 1.

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 1.208 kg TN/yr. 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 application site is not within the River Itchen Catchment and Phosphorus mitigation is therefore not required.

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 (2023).

Under Reg 63(4) of the Habitat Regulations the Council considers that is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment with the general public.

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 5 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with. Condition 6 then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

The site is located within a floodzone area 1 with a very low risk of fluvial and pluvial flooding. The proposal is located within an area with existing public sewers. The Reserved Matters application will be used to obtain surface and foul drainage details.

Therefore the proposal complies with policy DM17.

Other Topics

Trees

The site itself does not contain any protected trees however on the adjacent site to the northeast, in close proximity to the site, there is a tree protected by a Tree Preservation Order (TPO).

Submitted reports have demonstrated that through mitigation secured by condition 8 – 13, any potential impacts can be mitigated.

The conditions ensure the recommendations contained within the report and associated drawings are followed.

The tree is to the north-east of the proposed dwelling and future pressures for the pruning or felling of the protected tree are not likely as a consequence of the development due to this orientation.

The proposal is therefore considered to not lead to a significant adverse impact upon the surrounding trees and the proposal is in compliance with policy DM24 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 would not have a significant adverse impact upon the character and appearance of the existing dwelling and area, or upon the amenities of the neighbouring properties.

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The proposal complies with policies DM1, DM15, DM16, DM17 and DM18 of the Local Plan Part 2 (2017) and DS1, CP11, CP13 and CP16 of the Local Plan Part 1 (2013) and the High Quality Places SPD.

Recommendation

Permit subject to the following condition(s):

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. The outline proposal subject of this planning permission shall be in accordance with the details as submitted showing the developable area within the application red-line boundary and as otherwise agreed in the plans, drawings, specified materials and written documentary supporting submissions with the application, including the following plans:
-Proposed Plans & Elevations- Dwg No. 15PC-200-B- Received 14.01.2024
-Proposed Plans- Dwg No. 15PC-201-B- Received 14.01.2024

Reason: To clearly define the outline proposal for development which will be subject to further reserved matters detail considerations based upon the area for development within the red-line application site.

3. Plans and particulars showing the detailed proposals for all the following aspects the development (hereinafter called "the reserved and other matters" shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other matters: -

- (a) The colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- (b) The layout of foul sewers and surface water drains
- (c) The provision to be made for the parking, turning, loading and unloading of vehicles - The alignment, height and materials of all walls and fences and other means of enclosure
- (d) The provision to be made for the storage and disposal of refuse
- (e) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings

Development must then continue in accordance with the approved details.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

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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

5. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

6. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

7. No development shall take place until a Biodiversity Mitigation and Enhancement Plan is submitted to and approved by the Local Planning Authority. The details must include the use of boundary treatment gaps, swift boxes and other enhancement measures.

Development must then continue in accordance with the approved details.

Reason: To accord with the Policy CP16 of the Winchester District Local Plan Part 1.

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8. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- AIA/AMS-KC/15PRINCES/001 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

9. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method statement Ref:- AIA/AMS-KC/15PRINCES/001 and Tree Protection Plan, Ref:- TPP-KC/15PRINCES/001 Telephone – Tree Officer. 01962 848360

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

10. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

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

11. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement, Ref:- AIA/AMS-KC/15PRINCES/001

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

12. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement, Ref:- AIA/AMS-KC/15PRINCES/001 shall be agreed in writing to the Local Planning Authority.

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

13. 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.

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

Informative:

1.

In accordance the NPPF (2023), 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.

2.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP11, CP13, MTRA2

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

3.

This permission is granted for the following reasons:

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

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

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

7.

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

8.

The applicant is advised before works commence to check the location of works in proximity to the pipeline corridor. You can do this via Line search before u dig. – WWW.LSBUD.CO.UK

This website will allow to locate the position of the pipeline on the site and will be able to give guidance and advice ensuring that all work is carried out in a safe and efficient manner. This is a free service for users.

Appendices

Appendix 1- Bishops Waltham Parish Council Letter of Objection

Customer Details

Name: Organisation Executive Officer

Address: The Jubilee Hall Little Shore Lane Bishop's Waltham

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following so many responses from residents, the Parish Council has revisited the application and has now established grounds for objecting to this application.

1. An additional to this close of houses, the planning application does not conform to its current surroundings of other four bed detached houses.
2. Parking has been highlighted as a concern. The development has only two visitor parking spaces - not enough when some houses only have one allocated parking space. The access road to this estate are small and winding. The estate leads to a recreation ground and the roads are used for overflow parking for sporting and social events. An addition house will add to demand on parking in this narrow road entrance to the parkland.
3. The additional house is proposed within an already over dense area of housing - a small close.
4. The application does not conform to CP13, LPP1 and DM15, 16,17,18 of the LLP2 as well as Winchester Parking SPD.
5. Numerous objections from residents with clear reasoning for such.

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