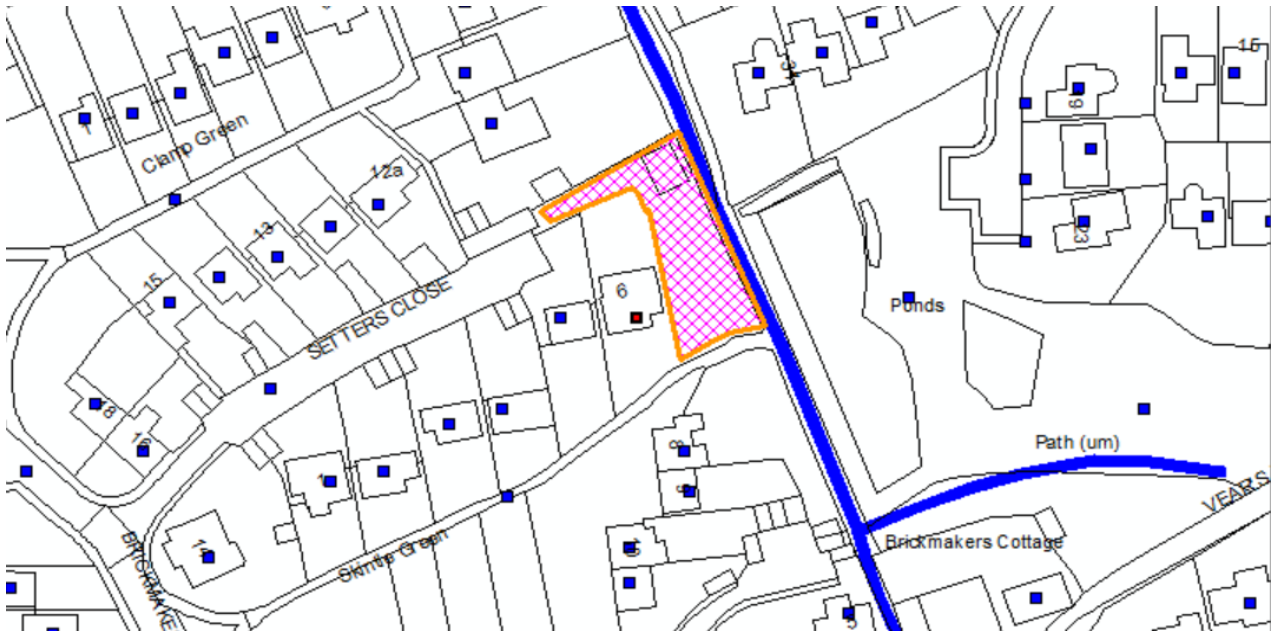


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/00683/FUL
Proposal Description: Erection of detached dwelling
Address: 6 Skintle Green, Colden Common, Hampshire, SO21 1UB
Parish, or Ward if within Winchester City: Colden Common PC
Applicants Name: Mr Adam Hill
Case Officer: Cameron Finch
Date Valid: 29 March 2022
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

Link to page – enter in reference number 22/00683/FUL
<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 it will not have a significant adverse impact on the character of the area in accordance with policies DM15 and DM 16 of the LLP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2. The development is not harmful to adjacent protected trees in accordance with policy DM24 of the LPP2.

The proposal complies with the policies of the Development Plan and material 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.

Amendments to Plans Negotiated

An amended set of drawings was submitted on the 24 March 2024 which removed a second-floor window on the principal elevation and introduce a rooflight on the east elevation. No other amendments were made to the application.

Site Description

The proposal site is within the existing garden of 6 Skintle Green. It sits immediately to the east (side) of the dwelling. The land is flat and currently comprises of landscaped garden with mature vegetation and some smaller trees. A row of protected trees sit along the eastern boundary of the proposal site. These are mature and are a significant visual feature within the wider street scene. A detached garage has been constructed in the northeastern corner of the site and provides the parking provision for the existing dwelling at no.6 The site is bounded by a close boarded timber fence. A number of protected mature oak trees sit on the Eastern boundary of the site. A public right of way runs alongside the eastern boundary of the proposal site. The existing dwelling has been extended at a two-storey level on its eastern elevation.

The wider area is characterised by residential dwellings which share a similar character. The design form and material palette of neighbouring properties are traditional and consistent in their character and appearance. This is mostly defined by light brick with tile hanging to principal elevations although there are some examples of render and timber cladding within the surrounding area. The immediate street scene is characterised by landscaped residential open space to the front of dwellings with roadways and parking area to the rear of dwellings. Trees and vegetation form a dominant feature within the local vernacular.

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Proposal

The development seeks to construct a detached dwelling within the area of garden to the east of 6 Skintle Green. The dwelling has three floors with 4 bedrooms. It utilises a gabled roof finished with dark grey plain tiles. There are two smaller offshoots either side of the dwelling to provide additional space at the ground floor level. The external surfaces of the dwelling are finished with white render at the ground floor level with vertical larch cladding at first and second floor. Window frames are finished with powder coated aluminium across the whole dwelling. The dwelling presents a more contemporary character. The existing garage is included within the curtilage of the new dwelling. The access to the rear is reorganised to provide a parking and turning area in front of the garage which is absorbed into the curtilage of the new dwelling.

Relevant Planning History

18/01605/HOU - Two storey side and rear extensions. Demolition of existing detached garage and erection of new detached garage (amended proposal) - PERMITTED
18.09.2018

Consultations

Service Lead – Engineering (Drainage) – No objections subject to conditions securing details of foul and surface water drainage.

Service Lead – Sustainability and Natural Environment (Trees) – No objection.

Hampshire County Council (Highway Authority) – No objection.

Representations:

Colden Common Parish Council

It was resolved to object to this application on the following grounds:

Trees - After development, only a narrow strip between the proposed new building and mature oaks will remain. The close proximity of this new dwelling to the trees under tree preservation order lead to likely future pressure to prune or fell retained, protected trees.

This site is adjacent to footpath 11 which is an ancient right of way which is of high amenity value, a sunken footway, tree lined, linking north and south of the village. Any potential risk to these trees due to proximity of the proposed new dwelling, would be detrimental to the character of this ancient right of way.

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Overdevelopment and character - This new development does not conform with policy DM16 as it will change the rhythm and design of Skintle Green by adding in a new 3-storey development which is not in keeping with the 2-storey buildings, and this will change the character of the area and its open spacious layout. Policies DM15 and DM16 have additional planning guidance in Colden Common Village Design Statement (area D).

Parking Standards - This new development will not provide the minimum parking standards for a 4-bedroom house with either the existing property or the new dwelling and therefore should be refused on this basis.

20 objecting Representations received from 17 different addresses citing the following material planning reasons:

- The proposal is overdevelopment of a spacious street scene. The bulk and scale of the dwelling is not in line with neighbours.
- The proposed materials are out of character with the surrounding area.
- The dwelling overlooks neighbouring gardens.
- There is insufficient parking for the new dwelling.
- Removal of trees within the garden will reduce local biodiversity and harm the character of the surrounding area.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

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

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

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CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

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

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Colden Common Village Design Statement 2021

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

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 Colden Common. 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.

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Impact on character and appearance of area

The introduction of a new dwelling represents an increase in the built form at the eastern end of Skintle Green and extends the building line. It is considered that the positioning of the dwelling respects the pattern and rhythm of development along the street. The proposed dwelling does not appear within the street scene until viewed on the approach to the dwelling from the pathway which runs to its front boundary. Due to screening provided by protected trees along the public right of way to the east, views of the dwelling are not prominent from this location and the dwelling acts as a marker as the start of residential development.

The scale and bulk of the built form is comparable to neighbouring dwellings, with the ridge of the proposed dwelling sitting just above its closest neighbour at No. 6. The dwelling is also primarily viewed against the backdrop of mature trees which give an idea of scale within its surroundings. This reduces the visual impact of the new built form and helps to settle the dwelling within its surroundings.

The proposed design form does not exactly match that of its neighbours, however due to its positioning within the street scene it is not considered that this causes harm. The proposal utilises design form similar to that already common within the local vernacular and it is considered some relationship to the established context is demonstrated. The position at the end of the building line ensures that the dwelling does not appear prevalent within the wider context of the surrounding area. A majority of the trees on site are retained and protected by the proposal which provides further screening and ensures that the established character of the street can be maintained. Trees are identified as a key characteristic of this area in the Village Design Statement. The extension in the line of built form is not considered harmful; whilst the proposed dwelling is positioned close to No.6, it is not considered this creates a terracing effect as the second floor is set back in the furthest side elevation. The gap as existing is not highly prominent within the street scene and closing that with a new building does not cause unacceptable harm. The scale and bulk of the proposed dwelling is not considered overdevelopment and is acceptable. The resulting development has an overall site area and outdoor amenity space in-keeping with a residential dwelling in the area. The proposal does reduce the amenity space of no.6; however this is still considered to be sufficient.

The use of larch cladding and white render creates a more contemporary character for this dwelling in contrast to the surrounding area. Use of a contemporary approach to design, form and materials is not unusual and as a design approach can respond well to the prevailing characteristics of traditional areas and the High Quality Places SPD outlines that contrasting contemporary architecture can be acceptable where a relationship to the context can be demonstrated. In this case it is the siting of residential dwellings within landscaped grounds with mature trees and planting. The Village Design Statement outlines new development should reflect the materials style and landscaping of the surrounding area. Whilst not highly prevalent, there are examples within the surrounding area of wooden cladding and render. The proposal follows other dwellings within the surrounding area in having contrasting materials at the ground and upper floors but interprets it within the contemporary context. The use of larch cladding and render is considered to be neutral; the cladding in particular will weather over time which will reduce its visual prominence. The proposed material palette is acceptable and does not cause harm to the surrounding area.

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Right of Way, Colden Common 11 runs along the Eastern boundary of the site. Views into the site are screened by mature trees that are retained by the development and it is not considered that the proposal appears prominent when viewed from the pathway. Views from this right of way are defined by the existing residential area, and the introduction of a dwelling in this location does not harm the setting of the public right of way for this reason. The dwelling would be closer to the PROW compared to other properties; however the retention of the trees and existing residential setting means this does to cause harm to the PROW, in accordance with policy DM23 of the LPP2.

Based upon the above assessment, it is not considered the development has an unacceptable visual impact that would cause harm to the character and appearance of the surrounding area. The proposed development is compliant with policies CP12 of the Local Plan Part 1, DM15, DM16 and DM17 of the Local Plan Part 2, and the High Quality Places SPD.

Development affecting the South Downs National Park

The application site is located 0.64km 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. The proposed dwelling sits within an existing residential neighbourhood and would not result in a material increase in light spill to impact the Park's status as a Dark Skies Reserve.

In conclusion therefore 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

The proposed works do not affect a statutory listed building or structure including their setting; it is not sited within a Conservation Area and does not impact upon Archaeology or non-designated Heritage Assets including their setting.

Neighbouring amenity

6 Skintle Green is the closest neighbouring dwelling, immediately to the West of the proposal site with the side elevation of the single storey sitting just over a meter apart from it. The built form of the proposed dwelling sits alongside the existing form of No. 6. The built form does not interact with any key windows on this side of the dwelling. The proposal
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is visible from the rear garden, however it is considered that the positioning of the dwelling in relation to key amenity space ensures that harm is not caused by overbearing or overshadowing harm. The rear garden of this neighbour is not within the direct outlook of the proposed rear window and an overlooking impact would not be sustained. It is considered this is acceptable. The amenity space of this dwelling is reduced by the proposal, however it is considered it would remain an acceptable size in line with others within the area. Boundary treatment is formed of close boarded timber fence as existing.

8 Skintle Green is the neighbouring dwelling to the South of the proposal site on the other side of the access path. The principal elevation of the proposed dwelling addresses the side of this neighbour. The front of the dwelling sits approximately 19 metres from key amenity space to then rear of this dwelling. There are a number of mature trees within the intervening space between the two sites. There are two first floor windows orientated to address this dwelling. One serves a bathroom and utilises obscure glazing which prevents an overlooking impact. The other window serves a bedroom. Due to the nature of the window, it is not considered that there would be a sustained overlooking impact. This combined with the distance and intermittent screening ensures unacceptable overlooking harm is not caused. The distance is considered sufficient to prevent harm by overbearing or overshadowing.

11 Clamp Green is the neighbouring dwelling to the North of the proposal site. The rear of this dwelling sits in excess of 30 metres from the rear of the proposed dwelling. The rear elevation of the proposed dwelling is visible from this neighbouring dwelling. There are rear windows orientated to address this dwelling serving rear bedrooms. It is considered that the distance is great enough that there would not be a harmful, sustained overlooking impact that would justify a refusal. No harm is caused to this neighbour by overbearing or overshadowing impacts.

The proposed development does not impact upon any further dwellings within the surrounding area.

The proposal complies with policy DM17 of the LPP2 as it does not cause sustained harm to neighbouring amenities.

Sustainable Transport

The dwelling utilises the existing rear access to no.6 which the proposed dwelling will share. The existing garage is adopted into the curtilage of the proposed dwelling. This provides the dwelling with two parking spaces with space to the front of the garage to park two further vehicles. Adopted car parking standards stipulate that three vehicle parking spaces are required for dwelling with four or more bedrooms. The proposed development is considered to comply with adopted policy. Space is also allocated to provide parking spaces for 6 Skintle Green to supply sufficient parking to that dwelling. It is considered there is sufficient space to accommodate three vehicles to the rear of the dwelling. Turning space has also been provided so vehicles can enter and leave the parking area in a forward gear. On street parking is also available within the wider surrounding area.

It is not considered the development would create significant additional trips to the site and the highway authority have provided no objection. The access to the site remains

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as existing and this is considered sufficient to service two dwellings. There will be an increase in vehicle movements utilising the tight access during construction. It is considered that a Construction Environment Management Plan should be submitted to confirm how traffic to and from the site will be managed during construction and to ensure that adverse harm is not caused to other users of the highway. This is secured through recommended condition 8.

Therefore, the proposal 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).

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

The site itself is a residential garden with a line of mature trees and shrubbery along the Eastern boundary. An ecology appraisal has been submitted to support the application which confirms there are no protected species present on the site and also recommends several biodiversity enhancements. This includes the provision of a bat box and a martin nest box within the eaves of the new dwelling. The report also recommends the planting of native shrubs to encourage wildlife within the new residential garden as well as provision for insects and hedgehogs. These enhancements are secured through proposed condition 9 and an additional requirement for a detailed biodiversity enhancement plan through condition 13 to ensure there is a net gain for biodiversity on this site, and that this is managed over a long period.

The proposal complies with policy CP16 of LPP1.

Trees

There is a row of protected trees to along the eastern boundary of the site, adjacent to the public right of way. These are protected by individual Tree Preservation Orders (TPO). The mature trees in this area contribute positively to the character and amenity of the surrounding area and form a key character feature.

Three minor trees within the residential garden are felled to accommodate the new dwelling and an oak tree and ash tree are removed. These trees are not protected by the tree preservation order. The three minor trees are not widely visible from the surrounding area and their removal is not considered to cause harm. The oak and the ash tree would sit within the footprint of the proposed dwelling towards the centre of the site and their removal is required to accommodate the dwelling. The two trees are not considered to play an important role in the visual amenity of the area due to their size and position within the site. Following their removal, the protected trees which are to be retained would remain to be the key landscape feature in this area as identified in the VDS. As mitigation, two oak trees are proposed to be planted in the Northeastern corner of the site to mitigate the loss

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of these trees. Whilst in a different position, they are still visible from the surrounding area and add to visual amenity. This approach is accepted and is secured by condition 10.

All other mature oak trees are retained by the development and a tree protection is proposed to ensure no harm is caused these trees during the construction period. This is secured through conditions 10 – 12.

With regards to future pressures, it is considered there is an existing relationship between the mature trees and residential dwellings in this area. Whilst the proposed dwelling sits closer to the trees, it is not considered that there is any further harm which warrants refusal on the basis of creating future pressure to fell surrounding trees. The garden is shaded as existing due to the orientation of the dwelling and the additional dwelling is not materially different to the existing situation.

It is not considered that the proposed development causes long term harm to protected trees which help to maintain the character of the surrounding area.

The proposal complies with policy DM24 of LPP2.

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 (3.21kg TN/year) and phosphorus (0.12kg TP/year) is made pre-2025, and 3.21 kg TN/year and 0.07kg TP/year is made post 2025. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The applicant is able to use Eastleigh Borough Council's mitigation scheme for both nitrogen and phosphorus, as this area drains to the Chickenhall wastewater treatment works.

The applicant has demonstrated that they have secured sufficient credits from this provider and the City Council has appropriate agreements in place to allow development sites within the Winchester City Council area to use the scheme.

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 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 (2023).

Under Reg 63(4) of the Habs Regs 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.

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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 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 flood zone 1 area with a very low risk of fluvial and pluvial flooding. The proposal is located within an area with existing sewers. Drainage details have not been provided as part of the application, therefore condition 4 is recommended to secure these details prior to construction.

With these details secured, the proposal therefore complies with policy CP17 of LPP1.

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 does not have a significant adverse impact upon the character of the existing dwelling, the surrounding area or the amenities of neighbouring dwellings.

The proposal complies with policies DM1, DM15, DM16, DM17, DM18 and DM24 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.

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Recommendation

Permit 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 permitted shall be constructed in accordance with the following plans:

Location Plan received 29 March 2022 drawing no. 250/05

Site Plan received 22 March 2024 drawing no. 250/01F

Floor Plans received 22 March 2024 drawing no. 250/02E

Street Scene received 22 March 2024 drawing no. 250/03D

Elevations Received 22 March 2024 drawing no. 250/04D

Roof Plans received 22 March 2024 drawing no. 250/07A

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

- 3) No development shall take place above the damp proof course 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.

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- 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 all homes meet the equivalent of 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 2023 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 all homes meet the equivalent of 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 2023 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

- 7) Prior to the commencement of development hereby approved, details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:
- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.
- Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory provision of surface water drainage in a sustainable way.

- 8) No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted and approved by the Local Planning Authority, to include details of:
- Development roles, contracts and responsibilities
 - Public communications strategy including complaints procedure
 - Parking and turning of operative, construction and visitor vehicles
 - Loading and unloading of plant and materials
 - Storage of plant and materials

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- Programme of works (including measures for traffic management)
- All deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
- Details of proposed means of dust suppression and noise mitigation
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction
- Details of surface water runoff.
- Construction lighting.
- Pest control
- A programme of phasing and demolition (if any) and construction work

Demolition and construction work will only take place in accordance with the approved method statement.

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

- 9) The recommendations and procedures within the following documents must be adhered to:

Biodiversity Appraisal dated March 2022 by D . V. L each. M.C.I.E.E.M

Reason: To ensure the mitigation and recommendations are adhered to in respect of policy CP16 of the LPP1.

- 10) Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/6SKINTLE/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 prevent inappropriate work being undertaken to protected trees.

- 11) 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 AIA/AMS-KC/6SKINTLE/001.

Reason: To prevent inappropriate work being undertaken to protected trees.

- 12) No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/6SKINTLE/001

Reason: To prevent inappropriate work being undertaken to protected trees.

- 13) The development shall not commence until a Biodiversity Enhancement Plan, has been submitted and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed measures. This shall

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include the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with Policy CP16 of LPP1.

- 14) The landscaping and two replacement oak trees hereby approved must be completed within the first planting season following the completion of the development.

If within a period of 5 years landscaping or trees die, become diseased or defected, a replacement of the same species must be planted in the same location within the next planting season.

Reason: To set an appropriate timeframe for landscaping.

Informative:

1. In accordance with paragraph 38 of the NPPF (December 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.

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, MTRA1,

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17, DM18, DM24

High Quality Places SPD

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

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PLANNING COMMITTEE

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

<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 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.

Case No: 22/00683/FUL