

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 25/02183/FUL
Proposal Description: Part demolition and part conversion of an existing C2 Care Home to three C3 residential dwellings, with the erection of five C3 residential dwellings, with associated access, landscaping and parking (Amended Plans)
Address: Brendon House Park Road Winchester Hampshire SO23 7BE
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Chris Rees
Case Officer: Cameron Taylor
Date Valid: 24 October 2025
Recommendation: Permit
Pre Application Advice: Yes (25/01281/PRE)

Link to Planning Documents

[Link to page – enter in reference number 25/02183/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 that it will respond positively to the character and appearance of the local environment and would not create significant adverse harm to neighbouring residential amenity and is in accordance with the development plan.

General Comments

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

Nathan Eve Ward Councillor has requested for the application to be determined by Planning Committee, based upon material planning considerations as shown in Appendix 1

Amendments to Plans Negotiated

Amended plans have been received which change the layout of plots 4 and 5 to address comments made by the council's Tree Officer. Re-consultation has been undertaken for a further 3 week period. This has included an updated site notice and neighbour letters.

Site Description

The site is situated to the south of Park Road and the junction between Park Road and Courtenay Road. The site currently contains the late 19th Century 'gentleman's residence' of Brendon House. The building is a two and a half storey building that has undergone various extensions over the time. It is not a listed building but does have enough sufficient historic and architectural interest to be considered a non-designated heritage asset. The historic principal elevation of Brendon House was to the south with its access off Worthy Road, but with development within the area the site is now solely accessed off Park Road. The site has a current C2 (care home) use with a large extension to the south of the Brendon House to facilitate this use which is attached to the original building. There is a significant levels changes across the site. The eastern boundary of the site sits at a lower ground level than the western boundary. The ground level drops further to the east with an approximate drop of 5 metres to the neighbouring property of Holly House.

The site is bounded by residential dwellings that typically consist of two-storey dwellings within generous plots. The site has mature vegetation along the east, southern and part of the western boundary.

Proposal

The proposal seeks the part demolition and part conversion of an existing C2 Care Home to create three C3 residential dwellings and the erection of five C3 residential dwellings, with associated access, landscaping and parking.

Plot 1 falls within the converted main building of Brendon House and is a two-storey 3 bed dwelling located on the northern boundary. The dwellings principal elevation is the western elevation. The dwelling includes a front and rear garden off the west and east elevations respectively, with the garage and allocated space located within the eastern access and parking area.

Plot 2 is located within the southeast corner of the converted Brendon House and would form a two and a half storey dwelling 3 bed dwelling. The dwellings principal elevation is the eastern elevation which is also the location of the site's private amenity space. This leads to garage and allocated parking to plot 2 within the eastern access shared with plot 1.

Plot 3 is located within the southwestern corner of Brendon House and forms a two and a half storey 3 bed dwelling. Plot 3 utilises the existing main entrance to Brendon House on

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the southern elevation, with the site's amenity spaces being located off the western elevation. The garage and parking to plot 3 is situated along the western access road with the sites garden separating the garage and dwelling.

Plot 4 is a one and a half storey 3 bed dwelling that has a style of a coach housing fronting the Brendon House to the south. Plot 4 includes a side and rear amenity space, with landscaping creating the boundary with the access and plot 5. This dwelling includes an attached garage and driveway off the east elevation which creates 2 allocated spaces

Plot 5 forms a one and a half storey 2 bed dwelling that is a corner plot that has an L-shape to front the access both to the west and south. The dwellings entrance is located on the western elevation with the attached garage and parking located on the northern boundary. The dwelling has the amenity space to the north and east of the dwelling.

Plot 6 is located in the southwestern corner of the site and is a two and a half storey hipped roof dwelling. The dwelling includes a single-storey flat roof element off the west elevation and a single-storey hipped element off the eastern elevation which forms part of the garage and additional residential floor space. The dwelling includes dormers on the north and eastern elevation, with the private amenity space being located to the south of the dwelling. The dwelling has a driveway for 2 allocated spaces with the third located within the garage.

Plot 7 is a two and a half storey dwelling located centrally along the southern boundary between plots 6 and 8. The dwelling includes 2 dormer windows to the front with a half-hipped roof form and a single-storey hipped element off the east elevation which serves the dwelling's garage. The parking is located off the east, with 2 allocated spaces to the front and its third within the garage. The amenity space is located to the south of the dwelling.

Plot 8 is located within the southeast corner of the site and forms a two-storey dwelling to the front and a three-storey dwelling to the rear and eastern side elevation. Plot 8 includes an attached garage off the west elevation and an allocated space to the front of the garage and its additional space located next to a visitors space to the north. Plot 8 has a levels change from its western boundary to the eastern boundary of around 1.5 to 2 metres, which falls within the amenity space of the dwelling.

The site overall includes 3 visitors' spaces. 2 are located just beyond the access gate with the additional space located at the end of the access road within the southeast corner of the plot.

Relevant Planning History

- No Previous Relevant Planning History

Consultations

Service Lead – Built Environment (Historic Environment) –

- No objection subject to conditions

Service Lead – Built Environment (Urban Designer) –

- No objection to proposal

Service Lead – Engineering (Drainage) -

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- No comments received

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Trees) –

- Initial comments- The proposal is not acceptable because several of the new buildings are positioned too close to protected trees (including T3, T9, T10, T12, T14, T16 and those within TPO 2262). Their root protection areas would be encroached upon, and the relationship between the buildings and the trees are considered poor. Although some mitigation for root impacts has been suggested, the canopy spread and height of these trees mean that significant shading, seasonal nuisance, and pressure for future tree works are highly likely. The submitted assessment does not adequately account for future canopy growth or provide sufficient clearance between trees and buildings, raising long-term concerns for both tree health and residential amenity.
- No Objection to amended plans subject to conditions

Representations:

Councillor Nathan Ward- St Bartholomew

- Overlooking / Loss of privacy (See appendix 1)

City of Winchester Trust

Support

“The Trust feels persuaded by the applicant's case for a change of use on this site from C2 to C3 and welcomes the decision to retain the existing principal building which is indeed a heritage asset which is no longer in use and at risk of becoming dilapidated. The removal of the long extension wings and the use of the site for 5 additional detached dwellings does indeed create a footprint more suited to the residential context of the area. The Trust have been informed that many neighbours have welcomed the scheme but the neighbour at Lane End is concerned about overlooking and shading from Plot 6 in particular. Perhaps the applicants could provide some modelling on these issues to satisfy those concerns.

In general the Trust welcomes these proposals as an acceptable way forward for this redundant but important site. We also welcome the commitment to CP11 sustainability policies and the proposals for photovoltaic panels and heat pumps”

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

- Impact upon character and appearance
 - The design and scale for plots 6, 7 and 8 are excessive in height and massing
 - Fails to respond to the character and appearance of the area
 - Fails to respect the established scale and roofscape.
 - None compliance with WIN3, through the height and massing of Plot 8.
 - Interrupt views toward Brendon House
- Impact upon neighboring amenity
 - Overbearing impact upon the surrounding neighboring properties from plots 6, 7 and 8
 - Overshadowing impact upon No. 5 and 6 Salcot Road and Holly House.

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- Overlooking impact upon the surrounding neighboring properties from plots 6, 7 and 8
- Loss of outlook
- Drainage
 - Surface water drainage concerns as a result of topography of the site and area.
- Ecology
 - Environmental impacts as a result of development
 - Protection of the trees on site
- Lack of information
 - For plots 6, 7 and 8
 - Lack of cross-sectional and street scene drawings and topographical data
- Lack of consultation

4 Supporting Representations received from different addresses citing the following material planning reasons:

- Retention and protection of the non-designated heritage asset
- The development responds positively to the existing building and its setting
- Allows the construction of 5 sustainable houses
- Reduces traffic entering and leaving the site
- Protects the protected trees located on site
- Boundary between the site and Wistaria needs to be clarified
- Plot 6 looks squashed in behind rising ground level.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Biodiversity net gain
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Effective use of land
- Flood risk and coastal change
- Historic environment

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- Natural environment
- Plan-making
- Planning obligations
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- CP2 – Housing Provision and Mix
- CP6 – Local Services and Facilities
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP16 – Biodiversity
- CP20 - Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

- DM1 – Location of New Development
- DM2 – Dwelling Sizes
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 - Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodland
- DM31 – Locally Listed Heritage Assets

Local Plan (Regulation 19) 2020 – 2040

- SP1 – Vision and Objectives
- SP2 – Spatial Strategy and Development Principles
- CN1 – Mitigating and adapting to climate change
- CN2 – Energy Hierarchy
- CN3 – Energy efficiency standards to reduce carbon emissions
- CN4 – Water efficiency standards in new developments
- CN5 – Renewable and low carbon energy schemes
- D1 – High Quality, well designed and inclusive places
- D2 – Design Principles for Winchester Town
- D5 – Masterplans
- D7 – Development Standards
- T1 – Sustainable and Active Transport and Travel
- T2 – Parking for New Development
- T3 – Promoting sustainable travel modes of transport and the design and layout of parking for new developments
- NE1 – Protecting and enhancing Biodiversity and the Natural Environment in the district
- NE5 – Biodiversity
- NE6 – Flooding and Flood Risk

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- NE15 – Special Trees, Important Hedgerows and Ancient Woodlands
- NE16 – Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen
- HE1 – Historic Environment
- HE2 – All heritage assets
- HE4 – Non-Designated Heritage Assets
- H4 – Development within Settlements
- H5 – Meeting housing needs
- E8 – Local Shops, Services and Facilities

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Car Parking Standards Supplementary Planning Document (2009)

Other relevant documents

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

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Winchester Waste Management Guidelines

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

The application site is situated within the designated settlement boundary of Winchester, where the principle of new residential development is acceptable in accordance with policy DM1 of the LPP2 and emerging policy SP2, provided that the development is in accordance with policies of the Development Plan and unless material planning reasons indicate otherwise.

The proposal seeks the creation of 8 residential units. Under policy CP2 of the LPP1 it notes the majority of dwellings should be of a 2 and 3 bed mix. Within the emerging local plan, policy H5 is relevant which has substantial weight as it is not subject to modifications and notes the proposal should include a reasonable mix of dwelling sizes. As indicated within the planning statement and plans it is demonstrated that a housing mix of one 2 bed, four 3 bed and three 4 bed dwellings will be provided. This equates to the majority of the proposed dwellings being 2 and 3 bed dwellings and is considered to be a reasonable

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housing mix. The proposal therefore complies with policies CP2 of the LPP1 and H5 of the Emerging Local Plan

The proposal engages Policy CP6 of LPP1 and its equivalent policy in the Emerging Local Plan E8 which seek to prevent the loss of local services. A care home is listed in the preamble to the policy as a facility. E8 is not subject to modification and so has substantial weight.

Policy E8 says that development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- i. The site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality;
- ii. The service/facility is no longer practical or viable and cannot be made so; and
- iii. The site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

As part of the assessment of proposals, applicants are expected to provide viability assessments of the sites and evidence of the appropriate marketing for alternative services or facilities. Marketing should be undertaken for a minimum of at least 12 months.

In this case, the care home no longer operates from this site but has been relocated to another site within Winchester City at St Giles View on Quarry Road. The re-located care home is operated by the same company and in fact has increased the number of care home beds from 49 to 60.

Criteria i of E8 above has therefore clearly been satisfied as there is not a net loss of a facility as the care home has been satisfactorily relocated and in fact there is a gain in terms of increased bed numbers serving the community.

Criteria ii of E8 is not engaged because the facility has been relocated.

Criteria iii requires an assessment of whether the site / building on Park Road (which is now vacant) could be used for an alternative service or facility which would benefit the local community. To undertake this assessment the applicant is expected to provide a viability assessment of the site and evidence of appropriate marketing for alternative services or facilities for a minimum of at least 12 months.

The applicant has undertaken some marketing which commenced October 2024 with the particulars being distributed to 1,066 parties. The applicant has advised that there were 8 expressions of interests / offers made, however the principal limitation noted was the main building being classed as a non-designated heritage asset and as such the need for its retention.

It is not considered that this marketing exercise has been sufficiently robust enough or adequately recorded to meet the requirements of E8 iii, in that it does not represent a 12 month exercise fully evidenced in a submitted marketing report. As such the proposal is in conflict with E8 iii.

Notwithstanding this conflict, it is recognised that the proposal does meet criteria i, meaning that there is no net loss of a facility, which is the primary intention of policy E8.

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The relocated facility is within the city and operated by the same company and as noted, a larger care home than the one that operated at Park Road. These factors have positive weight when considering the conflict with criteria iii and it is considered therefore that criteria iii has reduced weight in the planning balance in light of the relocation of the satisfactory relocation of the care home.

It is also recognised that Brendon House is a non-designated heritage asset which the council would want to retain, and that this is likely to place certain limitations on the potential re-uses of the site. The marketing that the applicant undertook corroborates this view although as noted, the marketing exercise itself can be afforded little weight. However, notwithstanding the inadequate marketing, the circumstances of the site and presence of a non-designated heritage asset would indicate that conversion to residential, while not the only possible re-use, is preferable when considering the least impactful options. The proposed development to Brendon House is considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance.

It is therefore considered that the principle of residential development through the retention and conversion of the existing building and development of new houses within the grounds and is acceptable.

In summary, despite the identified conflict with E8 iii, when considering the proposal in the round against key policies CP2 and CP6 of the LPP1, DM1 of the LPP2 and emerging policies SP2, H5 and EP8, it is considered to be acceptable in principle.

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 located to the south of Park Road and has a current use as a care home, occupying the original Brendon House building together with a series of rear extensions that provide additional accommodation and amenity space for the care home. Brendon House originally fronted south, with the rear elevation facing towards Park Road. It is a two and a half storey Queen Anne-style dwelling constructed of red brick beneath a clay tiled crown roof, featuring prominent and elaborate brick chimney stacks.

The site benefits from two vehicular access points and associated parking areas, both of which are to be retained. One access is positioned to the east and the other to the west of Brendon House, each taken from Park Road. The western access extends further into the site along the boundary with Wisteria.

The site is typically surrounded by two-story detached dwellings set within generous plots, many of which back onto the application site. The area features a noticeable fall in topography from west to east, with an approximate 5 metre drop towards Holly House.

The proposal retains the principal Brendon House building and involves the demolition of the extensions located to the south of the main structure. The primary elevation fronting the public realm is the north elevation, which historically served as the rear of the building.

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The proposed works to Brendon House include its subdivision to form three residential dwellings, along with a modest north facing extension to provide additional residential floorspace to plot 1. Although the extension will be visible from the public realm, it represents a small infill between existing elements of the building and is therefore not considered to result in any adverse impact on the character or appearance of the site or the wider area.

The proposal also includes the continuation of the existing brick boundary wall on the northern boundary to enclose the proposed amenity spaces of plot 1, together with a new gate serving the western access. While the introduction of the gate is not ideal, it is not considered harmful to a degree that would justify refusal. Overall, the boundary treatment along the public realm is acceptable and would not harm the character or appearance of the site or its surroundings.

Three brick-built garage structures are proposed. These include 2 within the eastern parking area that serve plots 1 and 2, with the third garage being located just past the entrance gate opposite the garage of Wistaria. These are modest, ancillary, and subservient in scale and appearance, they are considered to remain in keeping with the character and appearance of the main building.

The works to Brendon House would remove several 20th century additions, thereby enhancing and better revealing its architectural quality. Conditions will be imposed to ensure that the works preserve the significance of Brendon House as a non-designated heritage asset. A more detailed assessment of its heritage value is provided in the section below.

The demolition of the southern extensions is considered to represent an improvement to the site overall.

Following the demolition of the southern wing of the care home, the proposal seeks the construction of five new dwellings. These comprise two one-and-a-half-storey units located centrally within the site (Plots 4 and 5), and three larger two-storey detached dwellings positioned to the south (Plots 6, 7 and 8).

Plot 4 fronts north towards the principal elevation of Brendon House. Its overall scale and design are reminiscent of a traditional coach house or stable building, allowing it to read as an ancillary structure to the larger Brendon House. This relationship is reinforced by the direct views of the dwelling available from the site access. The proposed dwelling adopts a classically inspired design, characterised by symmetry and balanced proportions, with the massing softened by lower side wings. Given its scale, form, and architectural approach, the building is considered to represent an enhancement compared with the existing structures located to the south of Brendon House. As such, it would improve the character and appearance of the site and the wider area.

Plot 5 adopts a similar design approach to Plot 4, with an overall scale and appearance that allow it to function as a notional service or ancillary building to Brendon House. The dwelling is sited on a corner plot as a result of the access road serving Plots 6-8. As a result of the siting of the dwelling, it features an L-shaped footprint presenting active frontages to both the western and southern elevations, providing enclosure and natural surveillance across the internal access roads serving the proposed dwellings. Its scale

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remains clearly subservient to Brendon House, reinforcing its role as a supporting building in a manner consistent with Plot 4.

The architectural treatment reflects the traditional character of Brendon House, ensuring that Plot 5 integrates effectively with its setting. As such, the proposed dwelling would not result in any adverse impact on the character or appearance of the site or the wider area.

Both Plots 4 and 5 are proposed to be finished in facing brick with slate roof tiles, reflecting the materials and architectural character of Brendon House. To ensure an appropriate match and a high-quality finish, Condition 3 is attached, requiring the submission and approval of full details of the proposed external materials.

Plot 6 is located in the southwest corner of the site and borders Wistaria, The Willows, Lawn End, and No. 5 Salcot Road. The proposed dwelling is a two and a half storey, four bedroom property with a hipped roof. Two dormer windows are proposed on the principal and side elevations; both are proportionate in scale and do not dominate the roof form. The dwelling has a balanced, traditional appearance, with its massing effectively broken up through its design and use of materials, including facing brickwork and clay roof tiles. An integrated garage and a flat roofed projection on the side elevation increase the footprint but remain appropriate in scale and appearance for a dwelling of this size. Overall, the design and form of Plot 6 are considered to be in keeping with the character of the site and the wider area.

Plot 7 is the largest of the proposed new dwellings and is positioned centrally along the southern boundary of the site. It is a two and a half-storey, half-hipped dwelling designed with a traditional architectural approach. The principal elevation features symmetrical fenestration, complemented by two proportionate dormer windows that sit comfortably within the roof form, with rooflights positioned on the rear elevation.

The integrated garage for Plot 7 is set back from the principal elevation, adopting a subservient form that ensures it sits cohesively within the overall design without detracting from the dwelling's character or appearance. Traditional detailing is incorporated throughout, with the external finish comprising rendered walls and clay roof tiles. To ensure an appropriate quality of finish to the render, full details are required to be submitted and approved under Condition 3.

Plot 8 presents as a two-story dwelling when viewed from the front with a height of 9.1 metres, and as a three-story dwelling to the rear due to the change in ground levels across the site which has a height of approximately 12.1 metres. The design adopts a traditional approach, with symmetrical fenestration on the principal elevation. While the level change results in some areas of taller walling, the inclusion of windows on the east elevation helps to break up the massing and reduce visual bulk.

The garage is set back from the front elevation, ensuring it remains subservient to the main dwelling and does not detract from its overall character. The external materials match those proposed for Plot 6 that are facing brick and clay roof tiles, ensuring consistency and helping the dwelling integrate with the character and appearance of the wider development and surrounding area.

Plots 6, 7 and 8 are positioned along the southern boundary and comprise a range of dwelling sizes, with Plots 6 and 7 being two and a half storey properties and Plot 8

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presenting as two storeys from the front and three storeys to the rear due to the lower ground level. While the dwellings are substantial in scale, they remain in keeping with the size and form of surrounding properties and maintain generous separation to the site boundaries. This ensures that the proposed dwellings do not appear cramped or overly dominant within the site and that they successfully integrate with the character and appearance of the surrounding area.

The proposed development is considered to result in an overall enhancement to the character and appearance of Brendon House, particularly through the removal of the functional southern extensions. Comments have been received from the Urban Designer in which he notes plots 6, 7 and 8 are marginally proportionally too large for the plots. It is appreciated that the dwellings are large, however they are considered to remain in-keeping to the character of the area with regards to the scale of the dwelling. The new dwellings, which will be visible from the site access, are traditional in scale and appearance and have been designed to sit comfortably within the setting of Brendon House. Subject to the conditions attached, the proposal would not give rise to any significant adverse impact on the character or appearance of the site or the wider area.

Landscape

A landscape plan has been submitted setting out the proposed landscaping across the site. From a character and appearance perspective, the landscaping is considered acceptable. However, concerns have been raised regarding potential impacts on overlooking and overbearing, and these matters are addressed in detail later in this report.

The proposal therefore complies with policies CP13 of the LPP1; DM15 and DM16 of the LPP2 2; D1 and D2 of the Emerging Local Plan, and the High Quality Places SPD.

Development affecting the South Downs National Park

The application site is located over 320m to the west of 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 2024. 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.

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 development involves works within the curtilage of Brendon House, which is identified as a non-designated heritage asset. Brendon House is a substantial late 19th century dwelling in the Queen Anne style, constructed of red brick under a clay tiled crown roof and featuring elaborate brick chimney stacks. The building incorporates a range of

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decorative architectural elements, including ornate porches, detailed brick string courses, and timber sash windows set beneath rubbed brick arches.

Brendon House has been significantly extended during the 20th century, both before and during its use as a care home. The two storey additions to the north of the original building are generally of good quality and sit well in relation to the host structure. In contrast, the southern extensions are of limited architectural interest and are more functional in appearance, reflecting their role in supporting the former care home use. These later additions do not successfully relate to the form, materials, or character of Brendon House. Despite these alterations, the original building retains sufficient architectural and historic interest to warrant its identification as a nondesignated heritage asset.

The Grade II listed building of Stapenhill is located in close proximity to the site, approximately 65 metres to the northeast.

The following legislation and policies are taken into account in the assessment and determination of this planning application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building (Stapenhill) and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the LPP2; Policy CP20 of the LPP; NPPF (2024) Section 16).

The preservation of a non-designated heritage asset (Policies DM29 & DM32 of the LPP2; Policy CP20 of the LPP1; HE1, HE2 and HE4 of the Emerging Local Plan; NPPF (2024) Section 16).

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of LPP1 and Policy
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DM29 of LPP2 ensure that development preserves and enhances heritage assets and their settings.

Brendon House is appreciated both from Park Road and from within the site itself. The proposed works include the demolition of the southern extension, which does not contribute to the significance of the non-designated heritage asset.

The development also involves the subdivision of Brendon House into three dwellings.

This element of the scheme would reverse a number of 20th century alterations and would help to sustain the building's architectural quality. The proposed works are considered acceptable, subject to Conditions 5 and 7, and the subdivision will enable the longterm retention and viable reuse of the building. The removal of the southern extension is regarded as an enhancement, and the five additional dwellings proposed within the wider site are not considered to harm the significance of the non-designated heritage asset.

Stapenhill, a Grade II listed building, is located approximately 65 metres to the northeast of the site. It is physically separated from Brendon House by Park Road and substantial garden planting and vegetation. As the listed building is already experienced within a residential context, it is considered that the proposed development at Brendon House would not harm its significance or its setting, nor would it diminish the ability to appreciate that significance.

The proposed development to Brendon House is considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance. The proposal therefore complies with policies DM29 of the Local Plan Part 2 and HE1, HE2 and HE4 of the Emerging Local Plan and NPPF (2024) Section 16.

It is considered that it will not result in an adverse impact to the significance, the setting and historic interest of the nearby listed building of Stapenhill, Section 16 para 212 of the NPPF (2024), S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of LPP1 and DM29 of LPP2 and the historic environment section of the Planning Practice Guidance.

Neighbouring Amenity

Plots 1, 2 and 3 are situated within the existing Brendon House building. The only external alterations to the building's footprint comprise a proposed extension to the north elevation and the removal of an external access staircase on the east elevation. The scheme also includes the introduction of new windows on the east and west elevations, along with alterations to existing openings on the north and south elevations. At first-floor level, the windows on the eastern elevation serve a mix of bedrooms for Plots 1 and 2, as well as an en-suite for Plot 1. However, Brendon House is located over 20 metres from the nearest residential property at No. 7 Park Close, with No. 8 Park Close situated more than 21 metres away. Both properties benefit from established mature vegetation along the shared boundary. Similarly, the windows proposed on the western elevation serve bedrooms and en-suites for Plots 1 and 3. These windows face towards the front garden of Wisteria, across a separation distance of over 21 metres on the opposite side of the access road. Given the intervening distances involved and the presence of boundary vegetation, it is not considered that the proposal would result in material harm to the residential amenities of neighbouring properties. Plot 2 includes a first floor window that looks directly into Plots 1 garden, this is to be obscured glazed and secured by condition.

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Plot 4 is a one-and-a-half-storey dwelling positioned centrally within the site, featuring two dormer windows facing east and west. Both dormers serve bedrooms located within the roof space. The western dormer overlooks the access road, with a separation distance of over 23 metres to the nearest neighbouring dwelling, Wisteria, and more than 20 metres to the boundary of that property. Additional planting is proposed within the western corner of Plot 4's garden, which will provide further screening. The eastern dormer faces towards the boundary with No. 7 Park Close, with a separation distance of over 20 metres to the dwelling itself, and mature trees and vegetation are present along the boundary. Given the position of Plot 4 within the site and the intervening distances involved, it is not considered that the proposal would result in an adverse impact on the residential amenities of neighbouring properties.

Plot 5 is the second one-and-a-half-storey dwelling on the site and features a single dormer window facing east. The dormer serves a bedroom and, although it is orientated towards No. 6 Park Close, the outlook is obscured by mature vegetation retained as part of the proposal and benefits from a separation distance of over 34 metres. No additional first-floor glazing is proposed on the eastern elevation. The only other upper-floor opening is a southern gable-end window serving the landing, which looks towards the internal access road. Given the location of Plot 5, the existing boundary treatment, and the considerable distance to the neighbouring property, it is not considered that the proposal would result in an adverse impact on neighbouring residential amenities.

Plot 6 is located in the south-western corner of the site and shares boundaries with four neighbouring dwellings outside of the development. To the north lies Wisteria, with The Willows and Lawn End positioned along the eastern boundary, and No. 5 Salcot Road located to the south. The proposed dwelling includes a single central dormer window on the front elevation. Wisteria is situated over 36 metres to the north, and the dormer does not directly overlook this property. A first-floor bedroom window is also proposed on the west elevation. The separation distance to the boundary with The Willows is approximately 7.5 metres, with land levels rising to the west and a mature hedge extending along the boundary which has a height of around 4 metres. The dwelling at The Willows is positioned more than 22 metres to the northwest of this window. Given the level change, the boundary vegetation and distance to The Willows, it is not considered that the window would result in a significant adverse overlooking impact on The Willows. To the rear, Plot 6 contains three first-floor windows serving the master bedroom and dressing room. Lawn End is located over 24 metres to the west, with mature trees retained along the boundary providing effective screening. No. 5 Salcot Road lies to the south and is over 24 metres from the rear elevation of Plot 6, providing a suitable separation distance. Although a boundary hedge is present along the southern boundary, it is irregular in places. Therefore, Condition 7 is recommended, requiring the submission of an updated landscaping plan prior to commencement of development to ensure suitable planting is provided to mitigate any potential overlooking impacts.

Plot 7 is located centrally along the southern boundary of the site, where mature hedging already provides a strong degree of screening. The dwelling includes first-floor bedrooms to both the front and rear, with additional accommodation within the roof space served by dormer windows on the principal elevation and roof lights to the rear. The front-facing dormers look towards the principal elevation of Plot 5 and the internal access road. To the south, Plot 7 is positioned over 22 metres from the rear of No. 5 Salcot Road, with No. 6 Salcot Road located approximately 29 metres away. While the first-floor windows

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face towards these neighbouring properties, the existing mature boundary vegetation provides meaningful screening. Furthermore, Condition 7 requires the submission of additional planting to reinforce the southern boundary and strengthen this screening effect. Given the intervening distances and existing boundary treatment along with the enhancements secured through condition, the proposal is not considered to result in a material adverse impact on the residential amenities of neighbouring properties that would warrant refusal.

Plot 8 is located in the south-eastern corner of the site and shares boundaries with No. 6 Salcot Road and Limewood to the south, and Holly House to the east. The ground and first-floor elements of the dwelling are set away from the southern boundary, with separation distances of over 33 metres to No. 6 Salcot Road and approximately 20 metres to Limewood and 22 metres to the front of Oakwood. Existing boundary treatment provides screening which supplements the substantial separation distances. Additional landscaping is secured by condition, ensuring further planting can be introduced to reinforce privacy. The application site sits at a higher ground level than Holly House to the east; however, there is a separation distance of more than 33 metres between Plot 8 and Holly House. While the proposal introduces an increased amount of first-floor glazing, the combination of intervening distances and boundary vegetation ensures that no unacceptable level of overlooking would occur. Accordingly, Plot 8 is not considered to result in a degree of overlooking or loss of privacy that would amount to material harm or justify refusal of the application.

Concerns have been raised regarding the height of the proposed dwellings, particularly in relation to the potential increase in massing for Plots 6, 7, and 8 when compared with the existing building on the site. While it is acknowledged that these dwellings are taller than the current structure along the southern boundary, their positioning is not considered to give rise to any adverse overshadowing impacts. Furthermore, given the separation distances to all surrounding neighbouring properties, together with the presence of mature boundary vegetation, the proposal is not considered to result in a significant overbearing effect.

Plots 7 and 8 both include windows on their side elevations serving bathrooms or dressing rooms. These openings are secured by condition 4, which requires them to be obscure-glazed and fitted with restricted openings to prevent overlooking. To prevent any future development that could result in overbearing or overshadowing impacts, conditions 8 and 9 removes permitted development rights and restricts new glazing from all the proposed dwellings. This ensures that any extensions or alterations that may affect neighbouring amenity will require planning permission and be subject to formal assessment. To mitigate potential harm that the construction of the proposal would have upon neighbouring properties condition 10 is attached that requires a construction management plan be submitted prior to the commencement of works.

The proposal therefore would not result in a significant adverse overbearing, overshadowing and overlooking impact upon the surrounding neighbouring properties. Therefore the proposals comply with policies DM17 of the LPP2 and D7 of the Emerging Local Plan.

Sustainable Transport

The proposed development utilises the existing access points serving the site. The eastern access will serve the parking areas for Plots 1 and 2, while the western access will provide

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access to Plots 3 to 8. The level of traffic generated by the proposed dwellings is expected to be comparable to that associated with the former care home use.

Parking provision is acceptable, with Plots 1, 2, 4 and 5 each providing two allocated spaces, and Plots 3, 6, 7 and 8 each providing three spaces. In addition, three visitor spaces are distributed across the site. This ensures that adequate parking is provided to meet the needs of future occupiers and visitors. Condition 11 secures the retention of the garages.

The existing access arrangements are considered acceptable, offering suitable visibility splays along Park Road. The internal layout also accommodates refuse vehicle access, enabling vehicles to enter, turn within the site, and exit in a forward gear.

The proposal is therefore not considered to result in any additional highways safety impact greater than the existing use on the site, with suitable parking provisions across the site. The proposal is therefore complies with policies DM18 of the LPP2 and T1 and T2 of the Emerging Local Plan, subject to compliance with conditions 12-14.

Ecology and Biodiversity

An Ecological Assessment (Pro Vision 2025) is submitted with this application and its findings are set out below. Appropriate recommendations have been provided in section 5 of this report, which are subject to condition 15.

Badgers

The findings within the assessment found there were no badger setts recorded on site or within 30m of the sites boundary, with no records of badgers within 1km of the site.

Bats

The main house was found to have a high potential to support roosting bats, the extension block off the south has a moderate potential for roosting bats and the small outbuilding within the eastern parking area had no potential for roosting bats. Precautionary works mitigation measures should be included to ensure the works to the main house will not disturb the bats through noise, vibration and dust. This will be secured through a construction environmental management plan. Restrictions on external lighting are secured through condition 16.

Birds

A number of red list bird species were noted to potentially be present of site, with trees and hedging providing areas for common species of nesting birds. The site was noted as not providing suitable habitat for Schedule 1 species. Suitable mitigation and enhancement measures have been put forward which includes that any vegetation must be scheduled to avoid the peak bird nesting season and a 5 metre buffer provided should the presence of nesting birds be identified, with the addition of 4 integrated bird boxes in the development.

Great crested newts

No evidence of amphibian presence was recorded during the survey and the habitats on the site are low quality for great crested newts. The grassland across the site is well maintained and the site is located in an urban location with no waterbodies present or within 500 metres of the site.

Hazel dormouse

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There are no records of hazel dormouse within 1km of the site, with the site being of a poor quality for hazel dormouse. Therefore the proposal is not considered to affect this species.

Other mammals

The HBIC returned 40 records of European hedgehogs within 1km of the site, with the site itself noted as having potential to support hedgehogs. Suitable mitigation has been noted within section 5 of the ecological assessment.

Invertebrates

A HBIC search returned records of stag beetles and white letter hairstreak's. The site does not have any suitable habitats for either of the species, with enhancements put forward within section 5 being considered acceptable.

Reptiles

The HBIC search returned 5 records of reptiles within 1km of the site for slow-worms, adder and common lizards. Suitable habitat is limited to the hedgerows and areas or ornamental shrubs which are surrounded by other residential areas. Therefore due to the poor quality of habitats on the site and the urban location reptiles are no considered likely to be present on site.

The presence of protected species on site has therefore been addressed, and the submitted report is acceptable and the mitigation and enhancements are secured through condition 15. The proposal is therefore considered to comply with policies CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Biodiversity Net Gain

A Biodiversity Net Gain Assessment by Pro Vision (2025) and BNG metric calculations have been submitted as part of this application. The proposed site would result in entirely private residential land, this means there will be no room for all the BNG to be provided on site although some tree planting and the introduction of shrubs will provide some onsite BNG. However, the remainder of the BNG will need to be achieved offsite which is considered acceptable. Evidence of the purchase of the required units, along with a Biodiversity Gain Plan and fully completed metric will be secured under conditions 17 and 18.

The proposal therefore complies with policies CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Appropriate Assessment.

The proposal is to replace an existing 49 bed care home with an 8 dwelling development which includes the redevelopment of Brendon House and the erection of 5 new dwellings.

The supporting nutrient neutrality statement sets out that the proposals to demolish the existing 49 bed care home and replace with 8 dwelling houses will result in a reduction of total nitrogen (TN) and total phosphorus (TP) being generated by the site. A Habitats Regulation Assessment (HRA) has been carried out by the LPA setting this out.

The authority's assessment is that the application has demonstrated nitrate neutrality, complying with the Council's strategy and resulting in nitrate neutral development. It can

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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 (2024).

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 4 for the Energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect. The emerging policies will work to a different regime from the CfSH.

Conditions 19 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with, and condition 20 secures the submission of data at an as-built stage.

The proposal therefore complies with policy CP11 of the LPP1.

Sustainable Drainage

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. The proposal involves the demolition of a substantial section of the existing care home and its replacement with five new dwellings and associated hard and soft landscaping. The site is located within an established builtup area, with levels falling towards the east. Overall, the development will reduce the built footprint on the site due to the removal of the southern wing of the care home.

To ensure the scheme does not give rise to harmful foul or surface water drainage impacts either on the site or in the surrounding area, Condition 21 is attached requiring the submission and approval of a detailed foul and surface water drainage strategy prior to the commencement of development.

The proposal therefore complies with policies DM17 of the LPP2 and NE6 of the Emerging Local Plan.

Trees

The site contains a number of mature trees and includes a number of trees that are protected under a Tree Preservation Order(TPO) by both a TPO point and area. These include 2 TPO areas and 2 TPO points along the eastern boundary, another TPO area on the southwestern corner and a TPO point within the curtilage of Wisteria, along the eastern boundary. The proposal has been amended to address concerns with regards to plots 4 and 5. The updated plans and arboricultural reports submitted demonstrate that the

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proposed development on site will not result in harm that would have a negative impact upon the protected trees on site subject to compliance with conditions 22-29.

The proposal therefore complies with policies DM24 of the LPP2 and NE15 of the Emerging Local Plan.

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 is for the subdivision and works to Brendon House to create 3 dwellings and the demolition of the southern wing of the care home and the erection of 5 detached dwellings. Amended plans have been submitted as part of this application which have been reconsulted on and assessed by officers.

The proposal is located within the development boundary of Winchester where new residential development is in principle acceptable. The proposal meets the required housing mix. The existing care home has been relocated to another site in Winchester. It is acknowledged that the proposal is in conflict with criteria iii of policy E8 in that it has not been adequately marketed for an alternative use but as noted in the report above this is afforded reduced weight given that the previous care home has been satisfactorily relocated in the city. The proposed development to Brendon House is also considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance and this adds weight to the benefits of allowing the scheme.

The layout and the design are considered acceptable in relation to the character of the surrounding area, and it would not result in any unacceptable impact towards neighbouring amenities.

The parking provision and access is acceptable and meets the highways standards.

Other planning considerations, such as landscape, ecology drainage, water, construction and waste management have been addressed appropriately.

Therefore. Notwithstanding the conflict with policy E8 criteria iii the positive benefits of the proposal are considered to outweigh any identified harm and the application is therefore considered acceptable.

Recommendation

Permission Granted 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.

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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:
 - Site Plan Proposed - Dwg No. P02 Rev Q- Received 22/01/2026
 - Site Sections Proposed Sheet 1 - Dwg No. P03 Rev G- Received 18/11/2025
 - Site Sections Proposed Sheet 1 - Dwg No. P04 Rev G- Received 18/11/2025
 - Brendon House Plans Proposed - Dwg No. P05 Rev D- Received 24/10/2025
 - Brendon House Elevations Proposed - Dwg No. P06 Rev E- Received 24/10/2025
 - Plot 4 Plans Elevations Proposed - Dwg No. P07 Rev H- Received 22/01/2026
 - Plot 5 Plans Elevations Proposed - Dwg No. P08 Rev j- Received 22/01/2026
 - Plot 6 Plans Elevations Proposed - Dwg No. P09 Rev G- Received 24/10/2025
 - Plot 7 Plans Elevations Proposed - Dwg No. P10 Rev G- Received 24/10/2025
 - Plot 8 Plans Elevations Proposed - Dwg No. P11 Rev G- Received 24/10/2025
 - Block Plan Proposed - Dwg No. P13 Rev C- Received 24/10/2025
 - Garage Plots 1, 2, 3 Plans and Elevations - Dwg No. P14 Rev B- Received 24/10/2025
 - Site Sections A-A Enhanced - Dwg No. P19 Rev C- Received 10/02/2026
 - Site Sections B-B Enhanced - Dwg No. P20 Rev C- Received 10/02/2026
 - Site Sections C-C Enhanced - Dwg No. P21 Rev C- Received 10/02/2026
 - Site Sections E-E Enhanced - Dwg No. P22 Rev C- Received 10/02/2026

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

3. No development shall take place above DPC level until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4. The first-floor windows to the plot 2 north elevation, plot 7's east and west elevations and plot 8's east and west elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4. The glazing shall be non-opening below 1.7m from the floor level and the glazing shall thereafter be retained in this condition at all times.

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

5. No related works to Brendon House itself shall commence on site until full details of all new materials and finishes to be used in the alterations to it have been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by labelled samples. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

The details to be submitted shall include

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- Brickwork, including, specials, brick type, colour, texture, size, finish, brick bond, joint profile and mortar mix/colour]
- Roofing, including the type, size and colour of slates, tiles and, ridges, eaves, fascias and soffits
- Rainwater goods, including their material, colour, profile, size and finish

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the historic building, in accordance with Section 16 of the NPPF 2024; Policy DM31 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy 2013. Policies D1, HE1, HE2, HE4 (Non-designated Heritage Assets), and HE5 (Protecting Significance) of the Emerging Winchester District Local Plan 2020-2040.

6. No related works shall commence on Brendon House until large-scale details of all new and altered windows, rooflights, dormers and external doors for Brendon House have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery drawings at a scale of 1:10, 1:5 and 1:1 as necessary, showing elevations and sections, the relationship with surrounding fabric, and details of finishes. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the historic building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CP20 of the Winchester District Joint Core Strategy 2013, and Policy DM29 of the Winchester District Local Plan Part 2 2017.

7. A detailed scheme for hard and soft landscaping, indicating the positions, design, materials and type of boundary treatment to be erected; tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. Hard landscaping for each dwelling shall be completed in accordance with the approved details prior to the occupation of that dwelling. The soft landscaping scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class A, B, C or E of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of plots 6, 7 and 8 hereby permitted.

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

10. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Construction parking
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details and remain in force for the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land and properties.

11. The garages associated with the dwellings hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

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12. Plots 1 and 2 shall not be occupied until the existing vehicle crossover has been reduced in length in accordance with the approved plans, with the redundant dropped kerbs reinstated with full-height kerbs.

Reason: To provide satisfactory access and in the interests of highway safety

13. No dwelling hereby approved shall be occupied until the access road and footway have been constructed in accordance with the approved plans. These shall thereafter be maintained.

Reason: In the interests of highway safety.

14. No dwelling hereby approved shall be occupied until the visitor parking, and the parking and turning areas (where appropriate) for that property have been constructed in accordance with the approved plans and made available for use. These areas shall be retained for this purpose.

Reason: In the interests of highway safety.

15. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Ecological Assessment, October 2025 written by Pro Vision. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

16. Prior to the installation of any external lighting on the site, full details of any lighting, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting

17. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024).

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18. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 17 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:
- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) a proposed definition of 'completion of development' in respect of the development hereby approved.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. Notice in writing shall be given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024)

19. 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.

20. 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

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requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

21. 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 the development is first occupied.

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

22. 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.

23. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- AIA/AMSKC/AH/BRENDON/001 Revision A 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.

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

24. 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/AH/BRENDON/001 Revision A and Tree Protection Plan, Ref:- TCP-KC/BRENDON/001 Telephone – Tree Officer. 01962 848360

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

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

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

26. 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/AH/BRENDON/001 Revision A

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

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

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

28. 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.

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

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

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

Informatives:

1. In accordance with paragraph 39 of the NPPF 2024, 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, CP2, CP6, CP11, CP13, CP16, CP20

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM2, DM15, DM16, DM17, DM18, DM19, DM20, DM24, DM29, DM31

Emerging Local Plan - SP1, SP2, CN1, CN2, CN3, CN4, CN5, D1, D2, D5, D7, T1, T2, T3, NE1, NE5, NE6, NE15, NE16, HE1, HE2, HE4, H4, H5, E8

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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

<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. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

9. The applicant is advised that the modification of the vehicle crossover on Park Road will require separate approval from Hampshire County Council as the Highway Authority,

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and a suitable licence will be needed to carry out these works. Further guidance is available at: www.hants.gov.uk/transport/parking/droppedkerbs.

Appendix 1- Cllr Eves request for application to be viewed at Committee

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

Request from Councillor: Cllr Nathan Eve
Case Number: 25/02183/FUL
Site Address: Brendon House, Park Road
Proposal Description: Part demolition and part conversion of an existing C2 Care Home to three C3 residential dwellings, with the erection of five C3 residential dwellings, with associated access, landscaping and parking.
Requests that the item be considered by the Planning Committee for the following material planning reasons: <ul style="list-style-type: none">- Overlooking/loss of privacy

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

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.