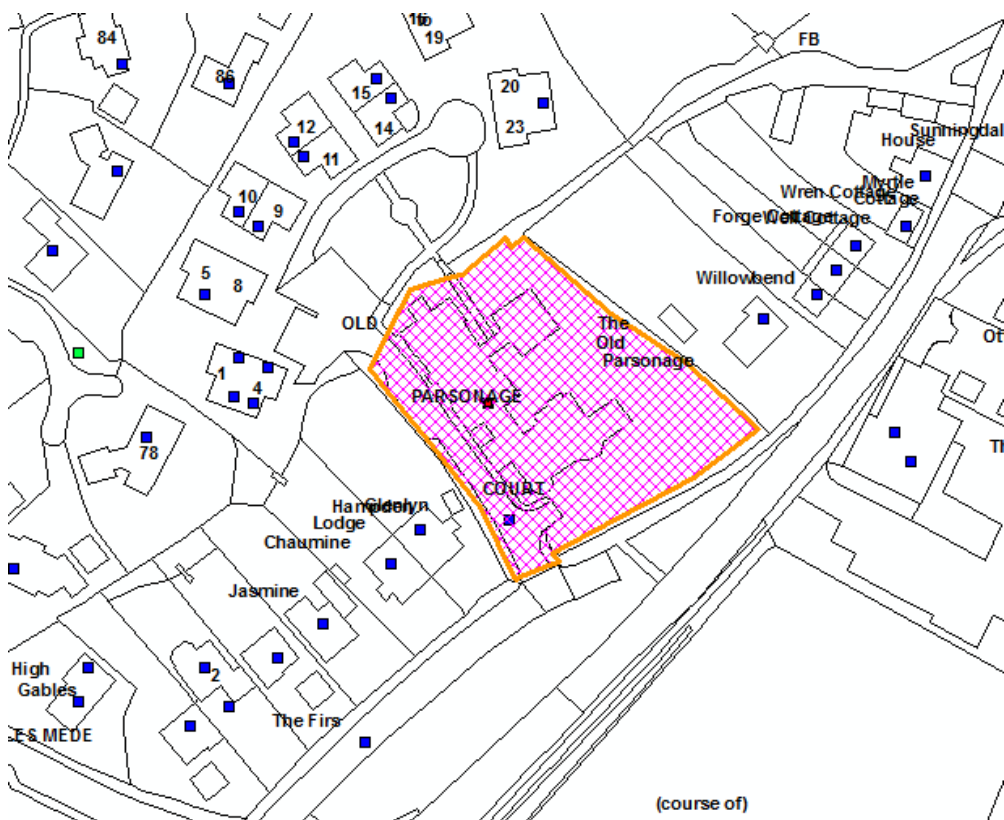


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 18/02063/FUL  
**Proposal Description:** Refurbishment and re-development of The Old Parsonage Care Home to provide 16No. close care apartments with associated welfare and staff facilities. The proposals include the demolition of the 1980's additions, the erection of a new 2.5 storey building with single storey wing to the rear of the site and the re-ordering of the listed building.  
**Address:** The Old Parsonage Care Home Main Road Otterbourne SO21 2EE  
**Parish, or Ward if within Winchester City:** Otterbourne  
**Applicants Name:** Carole Sawyers  
**Case Officer:** Verity Osmond  
**Date Valid:** 6 September 2018  
**Recommendation:** Permit



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 18/02063/FUL

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

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

Revised plans were received and accepted on 15<sup>th</sup> February 2019. The amendments include a new façade treatment for the south west gable elevation with the addition of larger openings to improve the design of the building. The alterations also include a flat roof over the central balconies with standing seam metal covering. The projecting balconies from the outermost north and south apartment have been replaced with Juliet balconies.

The amended plans also include a change to the elevational treatment of the south east and north west elevations of the multi-use activity space to differentiate itself from the apartment blocks. The bin storage area has been amended by replacing the timber enclosure with Yew hedging to improve its relationship with, and to soften the appearance of the listed building.

The tarmac area from the site entrance has been extended up to the main parking area to increase the turning area and reduce noise for Glenlyn.

A re-consultation has not been undertaken on the revised plans, as the amendments are considered to be minor changes given the overall scale of the development, that are not significant enough to warrant a further consultation period.

**Site Description**

The application site is located within on the western side of Main Road, Otterbourne, with access to site from a short road serving six other properties via Coles Mede. The Old Parsonage is a Grade II listed building which has been in use as a nursing home by Brendon Care since 1984, but is now currently vacant following the relocation of the existing residents to a new care home situated within Otterbourne Hill.

The listed building is constructed in square knapped flint with quoins and bandings, and is built in a characteristic Hursley style with distinctive octagonal chimney shafts, intricately carved bargeboards, canted bays with carved brackets and a projecting panelled gable end to the east elevation.

The listed building has been significantly extended to the north west, with a 1980's extension currently attached to rear of the listed building. The care home provides 28 bedrooms of accommodation, with 22 close care apartments located to the north of the site within Old Parsonage Court.

There is a shallow chalk stream running from the south west to the north east of the site, marking the boundary between the nursing home and close care apartments. The site benefits from substantial tree screening from Main Road, with more mature trees within the north east and north west corners of the site.

**Proposal**

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The application has been submitted for the refurbishment and redevelopment of The Old Parsonage Care Home to provide 16 close care apartments with associated welfare and staff facilities. The proposals include the demolition of the 1980's additions, the erection of a new 2.5 storey building with a single storey wing to the rear of the site and the re-ordering of the listed building.

The 16 close care apartments will be provided between the listed building and new close care apartment block; the buildings will be in C2 use class which is the same as the existing.

Access to the site will remain unchanged by the proposal.

### **Relevant Planning History**

07/00149/FUL (PER 22.01.2007) Erection of 4 no. two storey extensions to house lifts for flats 1-4, flats 5-8, flats 16-19 and flats 20-23 buildings

90/00503/OLD (PER 26.03.1990) Internal alterations

87/00518/OLD (PER 12.01.1987) Demolition of garage, partial demolition in service wing and internal alterations; erection of two storey and single rear extensions, 16 flats, 8 bungalows and guest flat, construction of roads and car parks

86/00540/OLD (PER 16.10.1986) Elderly persons accommodation comprising- Two storey rear extension to provide 20 bedsitting rooms common room and ancillary accommodation erection of 16 flats 8 bungalows and guest flat

83/00498/OLD (REF 19.08.1983) Erection of nine dwellings

81/00550/OLD (PER 30.07.1981) Erection of two storey extension to provide 12 bedrooms, 1 flat and 1 flatlet

78/01408/OLD (PER 04.09.1978) Change of use from residential to rest home for elderly persons

### **Consultations**

Engineers: Drainage: No objection to application subject to conditions.

The site is within Flood Zone 1, with areas of surface water flood risk at the perimeter of the site. The geology is clay, silt and sand.

The site is within Source Protection Zone 1; however it is served by a foul sewer which is the most sustainable foul drainage system.

Surface water is to drain to existing soakaways, subject to inspection. It should be anticipated that the soakaways will not be constructed to current standards, and all new roof areas should drain to soakaways designed for the 1 in 100 year storm event plus an allowance for climate change.

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Infiltration tests and ground water levels should inform the design. Hard standings should be permeable where possible. Works close to a main river may require an environmental permit from the EA.

Southern Water: Request further information to be secured via condition

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect pending network reinforcements. Southern Water will review and advise on this following consideration of the development program and the extent of network reinforcement required. Conditions 7 and 15 secure this.

Engineers: Highways: No objection subject to condition

This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

Historic England: A consultation was undertaken with Historic England, a response was provided stating that they had no comments to provide on the application.

Head of Strategic Planning:

The applicant is an experienced care provider who will accept tenants who are over 65 and who need care. The layout is designed to incorporate a significant amount of communal living space and treatment rooms which would not be expected if the use were C3.

However looking at the accommodation it is fully self contained and capable of being used independently by anybody so it might be sensible to tie up the use by way of a S106 agreement. Part of the reason for this is that whilst our policy CP3 (LPP1) asks for 40% of all housing that increases the supply of housing to be provided as affordable housing unless it renders the scheme unviable the revised NPPF (para 64) exempts specialist accommodation such as purpose built accommodation for the elderly from providing affordable housing so it would be important to ensure that it does remain a C2 use.

The applicant has submitted case law to support this view. The use of the building is further discussed in the assessment of principle below.

Environmental Health:

Environmental Protection has no adverse comments to make concerning this application. It is recommended that consideration be given to the inclusion of a condition requiring the submittal of a Construction Management Plan. This is secured via condition 8.

Head of Trees:

There is no objection to the application on tree grounds. The only partly sensitive area will be the potential for level changes around T3 and T4, this however, with appropriate

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

engagement and supervision from the Tree Consultant can be resolved and conditions are recommended as below.

Head of Ecology:

No objection subject to conditioning a Biodiversity Mitigation and Enhancement Strategy (BMES) to include the recommendations in the report, with the exception of the locations of where EPS licences are needed *i.e.* demolition of the 1980's roof structures under ecological supervision is not acceptable. A bat EPS licence must be obtained for both the listed and the 1980s buildings. The BMES should also include recommendations for management of the mitigation and enhancement measures. It should be submitted prior to any demolition or construction taking place.

A draft EPS licence should be submitted prior to any demolition or construction taking place.

Design Review Panel (Meeting 16/10/18): Supportive of scale, mass and design of the proposal.

The application is commended on its well thought out approach and the design rationale is well explored. The decision to physically separate the new building is a valid way of dealing with a listed building. There are subtle connections between the new and existing elements which are celebrated in the intricate detailing of the new building. The brick detailing, in particular, is a good response in dealing with a building situated next to a listed building.

The two storey element of the new building is comprised of two longitudinal bars, the outer bar could have a little more detail to give it more character to relate back to listed building better.

The panel is aware of the Conservation Officer's comments regarding the preference of a pitch roof on the single storey element of the scheme, but feel a flat roofed form would aid the composition.

It was also thought that the linking elements between the two rear blocks should be minimal to accentuate the division and facilitate the through view (omitting the pitched roof and masonry).

Historic Environment

No objection

**Representations:**

Otterbourne Parish Council:

- No comment

13 letters received objecting to the application for the following reasons:

- Overlooking impact of new close care apartment block on neighbour amenity

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Insufficient parking provision
- Flooding
- Increased traffic generation and impact on highway safety
- Design out of character with the surrounding area
- Over supply of care homes in the area
- Overbearing impact of new close care apartment block on neighbour amenity
- Access to the site too narrow
- Impact of development on listed building
- Scale and height of development out of keeping with surrounding area

Reasons aside not material to planning and therefore not addressed in this report

- Dust from development harmful to elderly residents
- Concerns over length of time development will take to build

0 letters of support received.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy:

DS1 – Development Strategy and Principles  
MTRA 3 – Other Settlements in the Market Towns and Rural Area  
CP2 – Housing Provision and Mix  
CP6 – Local Services and Facilities  
CP10 – Transport  
CP11 – Sustainable Low and Zero Carbon Built Environment  
CP13 – High Quality Design  
CP14 – The Effective Use of Land  
CP16 – Biodiversity  
CP17 – Flooding, Flood Risk and the Water Environment  
CP20 – Heritage and Landscape Character

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

DM1 – Location of New Development  
DM6 – Open Space Provision for New Developments  
DM15 – Local Distinctiveness  
DM16 – Site Design Criteria  
DM17 – Site Development Principles  
DM18 – Access and Parking  
DM29 – Heritage Assets  
DM30- Changes of Use of Listed Buildings

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

High Quality Places SPD 2015  
Otterbourne Village Design Statement 2008

## **Planning Considerations**

### Principle of development

The application site is located within the settlement boundary of Otterbourne, where the principle of development is accepted, provided the proposal is in accordance with the relevant policies of The Development Plan and unless material planning reasons indicate otherwise.

Policy CP2 of WDLPP1 supports the provision of specialist forms of accommodation such as extra care housing for older persons across the District. The Specialist Housing for Older People in Winchester Report (2015) which helped form Winchester District Local Plan Part 2, highlights the need for a move away from providing traditional forms of housing for older persons to newer models of the specialist housing (e.g. extra care) to support higher levels of dependency and an active old age. It is considered that the proposal meets the stipulations of CP2.

In accordance with recent Case Law, it is considered the proposed close care apartments represent a C2 use class (residential institutions) rather than C3 (dwelling houses). The proposed apartments will offer accommodation with care provision to older persons over the age of 65 with the level of care response significantly exceeding that found in C3 market housing. The use of the site for C2 purposes will be secured by way of s106 agreement in order to ensure that the apartments can only be used by people in need of care. Therefore, no affordable housing contribution is proposed which is not considered to conflict with Policy CP3 of WDLPP2.

Policy CP6 seeks to retain and improve facilities and services available across the district. The proposal put forward is within the same use class as the existing facility on site, and although a different model of care is proposed, the proposal is essentially still a care facility, therefore there is considered to be no loss in local facility in accordance with Policy CP6. The care provider Brendoncare has recently completed and opened Otterbourne Hill, a 64 bedroom care centre, in which the existing residents from Old Parsonage Court have been relocated to. The proposal is not considered to result in a loss of a facility and accords with the requirements of Policy CP6.

The proposal will result in the demolition of the 1980's extension which is connected to the rear of the listed building. The principle of the demolition of this building and alterations to the listed building is supported in Historic Environment terms, provided the alterations are sensitive to the historic fabric of the listed building and that the new replacement block is sensitive to the character and setting of the listed building. The principle of these changes is accepted under Policy CP20 of WDLPP1 and DM29 of WDLPP2, further regard to this is discussed further below.

Policy CP11 requires developments to achieve the lowest level of carbon emissions and water consumption that is practical and viable. Non- residential development that requires an Energy Performance Certificate should meet BREEAM Outstanding. Following discussions with WCC building control, requiring new development to meet 'Outstanding' or 'Excellent' is extremely difficult to achieve. In line with the approach taken to recent

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

developments across the District, the new apartment block will be required to meet BREEAM 'Very Good' including at least 5 credits from the 'Outstanding' and 'Excellent' brackets. There is no requirement for this to be met with the listed building given this is an existing building which is constrained by its age and heritage significance. Conditions 6 and 14 secure these levels.

Design/layout

Policy CP13 of LPP1 expects new development to meet the highest standards of design and this is supported by the Council's supplementary planning document High Quality Places. New development should make a positive contribution to the local environment and create an individual place with a distinctive character while respecting its context and surrounding development. These requirements are re-enforced in the development management policies in LPP2.

The Old Parsonage is currently physically connected to the 1980's extension with a connecting corridor internally. This is considered to have a detrimental impact to the listed building, with the original built form and elevational treatment being obscured by these later additions.

The proposal will demolish the later extension, allowing the listed building to be viewed in its original historic built form. The new apartment block will be detached from the listed building allowing a greater degree of separation between these two elements resulting in a clear hierarchical relationship between the original and new buildings on site.

The space in-between the listed building and new block will form a new walkway, reinforcing the historical central axis through the site, visually and physical connecting all parts of the site and improving the usability of the open space for residents.

The layout and the symmetry of the listed building is reflected and interpreted in the design and layout of the new close care apartment block. The new building is designed in two separate longitudinal blocks which are linked by open walkways which encourage greater interconnectivity throughout the site. In response to comments raised by Design Review Panel, the openings on the southern elevation of the outer bar have been enlarged to give a higher quality and unapologetic finish to the overall design of the scheme and the link between the two bars has been made into a lighter element to emphasis the division between each block.

The communal activity space is located to the north east of the close care apartment blocks. The communal block is single storey in height and is constructed with a double pitched gable roof to address the concerns of the Historic Environment Officer and to keep its height to a minimum. This allows views of the roof and chimneys of the listed building when viewed from Old Parsonage Court.

The design of the scheme is contemporary in its architecture, the materials contrast with those used in the listed building, but draws on elements of the listed building to create subtle connections between the new and existing buildings by way of the intricate detailing. The overall finish results in a high quality, contemporary building which enhances the setting of the listed building. Condition 3 requires material samples to be submitted prior to the commencement of works on site.

**Case No: 18/02063/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Impact on setting of listed building and character of area

The proposed separation of the listed building and close care apartment block is considered to be improvement to the current 1980's extension which is connected to the rear of the listed building. The rear of the listed building will be viewed in its original form better revealing its significance.

Concerns have been expressed regarding the impact on the view of the listed building when standing in Old Parsonage Court looking southwards as currently the highly decorative chimneys octagonal chimneys contribute positively to the listed buildings special interest. This view will be reduced by the new close care apartment block as it will extend further eastwards into the plot. The solid element linking the two sections of the 2.5 storey block has been reduced in the amended plans to a lighter flat roof over the central balconies with standing seam metal covering; giving greater potential for the chimneys to be seen from the Old Parsonage Court. This amendment is supported by the Historic Environment Officer.

However, as the listed building and new building are physically separated with new walkways and open space between the two, there are more views of the rear of the listed building and hence the chimneys from this location than afforded currently. This opening up of the rear of the listed building and physical separation between the two buildings is considered to be significant enough to mitigate the loss of the view of the chimneys from the rear of the site. The improvements to the listed building that are generated from this development are considered to far outweigh the loss of one view of the listed building.

The scale, mass and design of the new building and its relationship with the listed building have been assessed in detail at Design Review Panel. The physical separation of the listed building from the new development is commended and the detailing of the new building links effectively to the listed building.

In response to concerns raised in regards to the bin store and its impact on the setting of the listed building, the amended plans show the bin store broken up and screened by a yew hedge to soften its appearance.

Views of the 1980's extension are limited from the wider surrounding area, with the southern boundary of the site with Main Road offering substantial tree screening. The perceived mass and scale of the new buildings is not considered to be above and beyond that of the existing later extension to the rear of the listed building. The high quality and sensitive design of the scheme is considered to improve views into the site from the public realm. The proposal is not considered to result in significant harm to the setting of the listed building or the character of the surrounding area.

Impact neighbouring property

Concern has been expressed regarding the potential for overlooking from the new close care apartment block. The new building will incorporate the footprint of the existing 1980's extension which contains 14 windows on its western elevation, with 8 of these being at first floor level. The proposed new building will not be located forward of the existing western building line of the 1980's extension.

An extra floor is proposed within the apartment block, resulting in accommodation being  
**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

provided over three floors, however the overall height of the new building on the western elevation remains similar to the existing. The nearest neighbouring property to the west of the application site is Glenlyn. This property benefits from substantially screened boundaries, with a cluster of mature trees limiting views into the rear amenity space. There is over 15 metres from the proposed balconies to the useable rear amenity space to the very rear of Glenlyn, and the balconies contain fixed panels which obscure casual views to the south east and hence away from the main amenity immediately to the rear of Glenlyn. The first floor window corner opening between southern and western elevation of the outer bar of new building has been removed in response to concerns regarding overlooking to this neighbour. Condition 15 requires the timber louvres on the first and second floor balconies to be installed prior to the occupation of the new building. Condition 19 restricts the erection of any further windows on the western and southern elevations of the close care block without prior consent from the council.

The properties to the rear of the new close care building within Old Parsonage Court are located over 20 metres and there is a much greater degree of separation with nearest neighbouring property to the north east of the site. The proposal is not considered to result in significant overlooking to neighbouring amenity.

The roof of the new building is constructed with a shallow pitch to reduce the overall height of the scheme. The proposed second floor of the new building has been partially located within the roof space and the buildings have been lowered into the ground by 600mm in order to keep the ridge heights at a similar level to the existing. The communal block is single storey in height and has a double pitched gable roof to keep height to a minimum and to further break up the mass of the built form of the development.

Given the position of the new buildings within the plot, the modest increase in overall size of the new buildings compared to the existing and the sensitive design and massing of the new buildings, the proposal is not considered to result in significant overbearing or overshadowing to neighbouring amenity above and beyond the current situation.

#### Landscape/Trees

In line with Policy DM6, the proposal will create open space which is useable for elderly occupants. The scheme will improve and enhance the existing open space network within the site; the central connection between the existing close care apartments to the north west has been retained and will now extend to the listed building. A new path between the listed building and the new close care apartment block running west to east through the site will be created, providing a greater outdoor network of paths and opening up the rear of listed building to the enjoyment of occupants.

The large outside space to the north east of The Old Parsonage will be retained to serve the proposed multi-use community space with sliding folding doors opening out on both sides creating a flexible indoor/outdoor space.

There are no proposed works to trees within the site and these will be protected during the construction phase with the protective measures identified within the Arboricultural Method Statement. Conditions 10, 11 and 12 secure these protective measures.

#### Highways/Parking

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

There are no proposed highway issues with the proposed development. Access to site will remain unaltered and the private drive leading to the existing close care apartments will remain. The amended plans show an extended tarmac area from the site entrance up to the main parking area to increase the turning area and reduce noise for Glenlyn.

Concerns have been raised in relation to lack of adequate parking and traffic generation. A total of 19 unallocated parking spaces including 4 disabled parking spaces will be provided, allowing for 1 space per apartment plus 3 visitor/staff spaces and a drop off point close to the central pathways and entrances.

The level of apartments and traffic generation is not considered to result in any additional significant increase over and beyond that associated with the existing 28 bedroom care home facility on site. Condition 8 requires a construction management plan to be submitted prior to commencement of works and condition 10 requires the approved parking spaces to be laid out prior to the occupation of the close care apartments.

### Ecology

Phase 1 and 2 Bat Surveys have been undertaken on site, with the existing buildings on site assessed to have high potential to support roosting bats. Eight bat species were using the site for foraging or commuting including common and soprano pipistrelles, brown long-eared bat, noctule, Leisler's bat, barbastelle, Nathusius' pipistrelle and Myotis species (likely Natterer's).

An ecological report accompanies the application, which makes various recommendations for ecological protection and mitigation which are secured via condition 12. A Biodiversity Mitigation and Enhancement Strategy to include the recommendations in the report is also required prior to commencement of works including a European Species Licence to ensure the development does not have a detrimental impact on bat species within the site.

As protected species are present on the site, the proposed development must be considered in respect of three tests including a purpose of 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'. In addition the competent authority must be satisfied that, (a) 'that there is no satisfactory alternative' and (b) 'that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'. Natural England applies the tests on a proportionate basis; thus the justification required increases with the severity of the impact on the species or population concerned. It is considered that the tests are met.

### Conclusion

The application accords with the Development Plan and the following policies: DS1, MTRA3, CP2, CP6, CP10, CP11, CP13, CP14, CP16, CP17, CP20 of Winchester District Local Plan Part 1, DM1, DM6, DM15, DM16, DM17, DM18, DM28, DM20 of Winchester District Local Plan Part 2 and The High Quality Places SPD.

The applicant has agreed to enter into a S106 Agreement to ensure that the close care apartments are in C2 use and that they can only be used by people in need of care and to ensure that the accommodation is not used simply as C3 dwelling houses. The intention for  
**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

this proposal is that the applicant enters into a s106 legal agreement, whereby planning obligations will ensure that occupiers are above requisite age, in need or likely to become in need of care, and that the care services are offered to meet the needs of the occupants.

Planning Obligations

In seeking the planning obligations to secure the continued use of the building for C2 purposes, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

Application Permitted subject to the following provisions in a S106 Legal Agreement and condition(s):

Heads of Terms

- Retention of buildings for C2 use
- Employment and Skills Plan

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

**Conditions:**

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

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

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

Proposed Site Plan Drawing no. 7417 D01 REV D  
Close Care Housing East and West Elevations Drawing 7417\_D19 REV B  
Close Care Housing North and South Elevations Drawing 7417\_D21 REV C  
Close Care Housing East and West Elevations Drawing 7417\_D20 REV C  
Close Care Housing Roof Plan Drawing 7417\_D17 REV C  
Close Care Proposed First Floor Plan Drawing 7417\_D14 REV C  
Close Care Proposed Second Floor Plan Drawing 7417\_D15 REV C  
Close Care Proposed Ground Floor Plan Drawing 7417\_D13 REV C  
Communal Activity Space Proposed Roof Plan Drawing 7417\_D18 REV C  
Communal Activity Space Proposed Floor Plan Drawing 7417\_D16 REV C  
Proposed Sections AA and BB Drawing 7417\_D02 REV B  
Proposed Sections CC and DD Drawing 7417\_D03 REV C  
Proposed Sections EE and FF Drawing 7417\_D04 REV C

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

**PRE-COMMENCEMENT CONDITIONS**

3. No development above slab level shall take place until details and samples of the materials to be used in the construction of the external surfaces of the close care apartment block, communal activity space and hard surfacing 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 a satisfactory visual relationship between the new development and the existing and to ensure the materials are of a high quality and appropriate to the setting of the listed building in accordance with Policy CP13 of Winchester District Local Plan Part 1 (2013) , DM29 of Winchester District Local Plan (2017) and The High Quality Places SPD (2015).

4. No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following;

- planting plans, including the proposed planting around the bin store and along pathways across the site
- schedules of plants, including tree planting, noting species, planting sizes and proposed numbers/densities where appropriate.
- details of any means of enclosure (fencing/walling) and all boundary treatments.
- details of all hard surfacing, including details of patio and terrace areas and the Cellweb cellular confinement system.

All hard and soft landscape works shall be carried out in accordance with the approved details.

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

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

5. 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 including any earthworks to be undertaken have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Reason: To ensure a satisfactory relationship between the landscape, the new development and the listed building.

6. Prior to the commencement of works a detailed report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the new close care apartment block, hereby permitted, will achieve at minimum Very Good against the BREEAM standard, including at least 5 credits in Ene.1 (Energy Efficiency).

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

7. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

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

8. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

1. Construction traffic routes in the local area
2. Parking and turning of operative, construction, and visitor vehicles
3. Loading and unloading of plant and materials
5. Storage of plant and materials
6. Programme of works (including measures for traffic management)
8. Provision of boundary hoarding and lighting including construction lighting
9. Measures to protect the listed building as necessary
10. Details of measure to be taken to prevent mud from vehicles leaving the site during construction
11. The handling and management of construction waste

The development of the site and the operation of construction shall be carried out fully in accordance with the approved details 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. Large scale 1:20 fully annotated plans, elevations and sections of the following typical details shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development above slab level.

- Main facade windows, balconies and external staircases showing deep reveals and junctions with façades and head and sill details;
- Eaves, verges, ridges and their junctions with elevations and roof slopes;
- Details of standing seam roofs; and,
- All rainwater goods.

Development shall be carried out in accordance with the approved details.

**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Reason: To ensure a satisfactory relationship between the new development and the listed building and to ensure a high quality design and finish.

10. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement, prepared by Barrie Draper of Ecourban Ltd dated August 2018 submitted to the Local Planning Authority, must be installed prior to any demolition, construction or groundwork commencing on the site and shall be retained for the duration of the works.

Reason: To protect the amenity afforded by trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017.

11. The Arboricultural Officer must 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 submitted Arboricultural Implications Assessment and Method Statement, prepared by Barrie Draper of Ecourban Ltd dated August 2018.

Reason: To protect the amenity afforded by trees in accordance with Policy DM15 and Policy DM24 of the Winchester District Local Plan Part 2 2017.

12. Prior to any demolition or construction taking place, a Biodiversity Mitigation and Enhancement Strategy (BMES) shall be submitted to and approved in writing by the Local Planning Authority, to include the recommendations in the Ecological Assessment report prepared by Peachecology dated 2/8/18, with the exception of the locations of where EPS licences are needed. A bat EPS licence must be obtained for both the listed and the 1980s buildings. The BMES should also include recommendations for management of the mitigation and enhancement measures. The development and measures shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection of the local environment and ecology

### **PRE-OCCUPATION CONDITIONS**

13. The buildings hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

Reason: To make proper provision for off street parking.

14. Before the development hereby approved is occupied, a detailed report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the new close care apartment, hereby permitted, will achieve at minimum Very Good against the BREEAM standard, including at least 5 credits in Ene.1 (Energy Efficiency).

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

15. The timber louvres on the first and second floor balconies on the western elevation of the new close care apartment block, hereby permitted, must be installed in accordance  
**Case No: 18/02063/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

with the approved details, prior to occupation of the building and must be retained for the lifetime of the C2 use of the building.

Reason: To protect the amenities of neighbouring residential amenity in accordance with Policy DM17 of Winchester District Local Plan Part 2.

16. The occupation of the development is to be phased and co-ordinated to align with the delivery of sewerage infrastructure and no dwelling shall be occupied until the local planning authority has confirmed in writing, following consultation with Southern Water, that the relevant drainage works have been implemented in accordance with these approved details and that adequate wastewater network capacity is available to serve the development.

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

**OTHER CONDITIONS**

17. No Arboricultural works will be carried out to trees other than those specified and in accordance within the submitted Arboricultural Implications Assessment and Method Statement, prepared by Barrie Draper of Ecourban Ltd dated August 2018.

Reason: To ensure the protection of the local environment and ecology

18. Any deviation from works prescribed or methods agreed in accordance with the submitted Arboricultural Implications Assessment and Method Statement, prepared by Barrie Draper of Ecourban Ltd dated August 2018, shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of the local environment and ecology

19. No windows shall be erected within the southern and western elevations of the close care apartment block, hereby permitted, without the prior consent of the Local Planning Authority

Reason: To protect the amenities of neighbouring residential amenity in accordance with Policy DM17 of Winchester District Local Plan Part 2.

**Informatives:**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, 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.

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

Winchester District Local Plan Part 1 (2013): DS1, CP2, CP6, CP10, CP11, CP13, CP14, CP16, CP17, CP20

**Case No: 18/02063/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Winchester District Local Plan Part 2 (2017): DM1, DM6,DM15, DM16,  
DM17,DM18,DM29, DM30

Winchester District High Quality Places Supplementary Planning Document

3. In accordance with paragraph 38 of the NPPF (July 2018) , 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.

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 on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

8. A draft EPS licence should be submitted prior to any demolition or construction taking place.