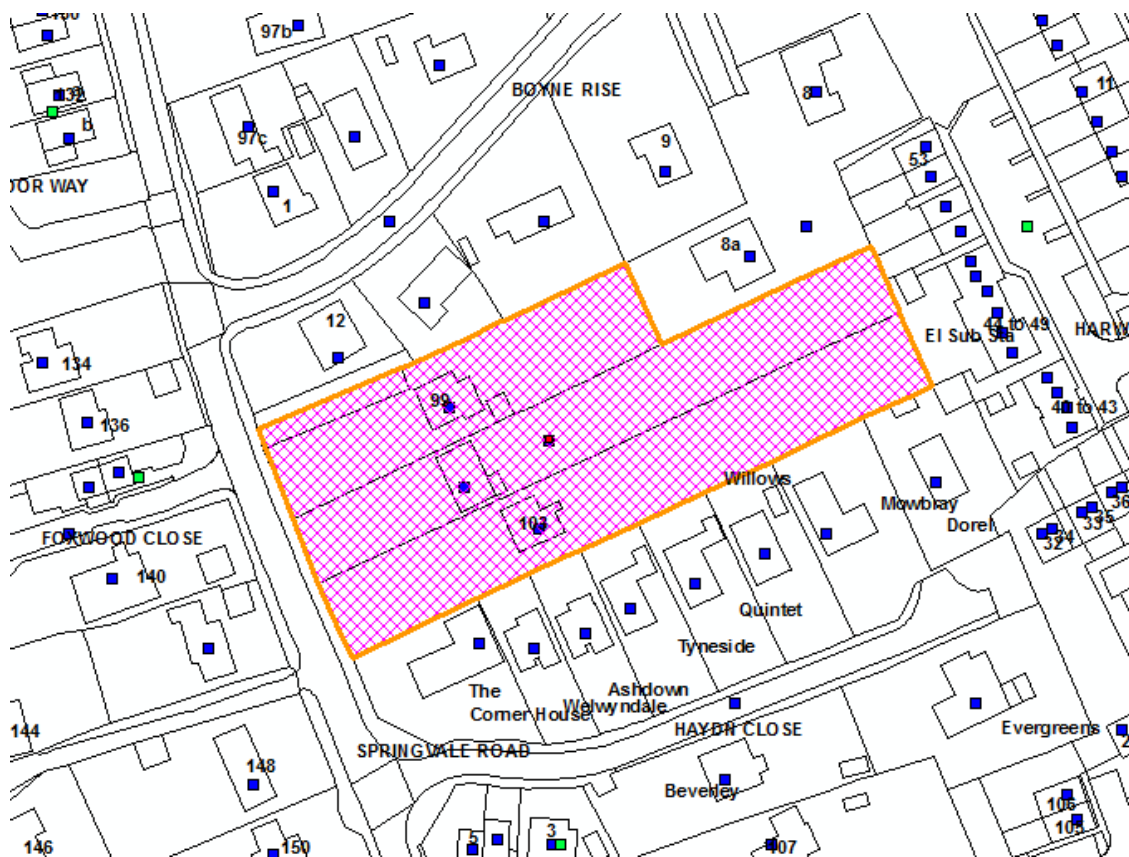


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01083/FUL
Proposal Description: Amended Plans - Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 13 no. dwellings (6 x 2-bedroom, 4 x 3-bedroom and 3 x 4-bedrom), with associated access, landscaping and parking
Address: 99 - 103 Springvale Road Kings Worthy Hampshire
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr Richard Wickins
Case Officer: Verity Osmond
Date Valid: 3 May 2018
Recommendation: Application Permitted



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Case No: 18/01083/FUL

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PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of objections received. Following the submission of amended plans, Kings Worthy Parish Council have withdrawn their original request for the application to be heard at Committee.

Amended plans were received and accepted on 10th December 2018. The changes to the scheme include the reduction in units from 15 to 13, increase in depth of all residential gardens, additional landscaping within the centre of the site and to the front boundary with Springvale Road.

Site Description

The site lies to the eastern side of Springvale Road in Kings Worthy and is bounded by existing residential development to the north (Boyne Rise), the east (Harwood Place) and the south (Hayden Close). The site is currently occupied by three detached bungalows in large plots. The land rises from a middle point behind the existing bungalows to the rear boundary where a belt of tall trees (covered by tree preservation order) marks the end of the three plots. There are areas of hedgerow along the site boundaries to the front roadside (west) and to the rear (east). The side boundaries are a mix of panel fencing, block and brick walls, to the rear of abutting gardens from properties to the north off Boyne Rise, and south off Hayden Close.

Proposal

The initial application sought the erection of 15 dwellings in a mix of detached and semi-detached units. This proposal was considered to be an over-development of the site and negotiations were entered into to reduce the dwelling numbers. The current proposal is therefore of 13 dwellings on the site. All dwellings are two-storey and of a traditional design with brick walls, tiled roofs and tile hanging to some units.

There will be two access points serving the development from Springvale Road. Plots 1 and 2 will be accessed by one access point to the north west of the site, with the other access located within the south western corner of the site; providing means of access for all other units.

Relevant Planning History

103 Springvale Road - 95/00172/OLD– Four bedroom detached dwelling PERMITTED
07.09.95

Consultations

Engineers: Drainage:

The surface water element will have to go to Hampshire County Council Flood and Water Management Team as it is a major application. Southern Water would need to confirm that there is capacity within their system at this location (there is a mains foul immediately outside on the road) to take the foul flows from the proposed development. A condition should be added for drainage capacity check.

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Hampshire Flood Authority

A revised flood and drainage strategy has been submitted in response to previous objections from the Flood Authority. The information provided has demonstrated that attenuation could be included within the development to make provision for drainage during high groundwater conditions. This would be subject to a connection into the river which is subject to other approvals. The storage would provide benefit in holding water back if infiltration levels were reduced due to high groundwater levels even if the connection was not achievable.

Initial groundwater monitoring has shown that the water table is deep and for the most part, the site should be able to function through infiltration drainage. Further ground water modelling is due at the end of April 2019 and following this, discussions will be had to confirm the most appropriate drainage option.

It is considered that any further amendments to the drainage strategy can be covered by conditions to ensure that no development takes place until a suitable drainage design is approved by the LLFA. Condition 9 secures this.

Southern Water

Southern Water have no objections to the application; a formal application for connections to the public foul sewerage system is required to be made by the applicant or developer. Informative 06 will be attached to consent to reflect this.

Head of Landscape: No objection subject to detailed landscaping plan

A detailed landscaping plan is secured via condition 4.

Head of Ecology: No objection

An ecological assessment has been provided to support this application. This identified the site as consisting of mainly lawns and species-poor hedges (along with the existing buildings). It makes various recommendations for mitigation and enhancements which should be conditioned.

It also identifies the need for two further 'Phase 2' bat surveys on two of the three buildings. However, no information has been supplied to suggest that these surveys have been undertaken. In order to fully assess the impact of the development this information is required. A bat report (or updated ecological assessment report) should be submitted to support the application. This should contain the results of emergence/ re-entry ('Phase 2') bat surveys on the two buildings with moderate bat roost potential. Condition 11.

Head of Trees: No objection

No objections raised to this application based on the fact that the details within the tree report are adhered to by condition. Condition 12,13,14.

Head of Archaeology: No objection

Groundworks associated with the proposal may adversely affect buried remains of the
Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Roman aqueduct (and potentially any other buried heritage assets which may be present within the proposal site).

Consideration has been given to the potential for the existing dwellings, associated services and other groundworks which may have been undertaken within the gardens may have impacted any buried heritage assets to some degree. As such, archaeology is not considered likely to form an overriding constraint and accordingly there is no objection in principle to the proposal on archaeological grounds.

However, it is recommended that an appropriate programme of archaeological investigation and recording is undertaken should you be minded to grant consent. Condition 16 and 24 will secure this.

Representations:

Kings Worthy Parish Council

- The Parish Council wish to support the application subject to a condition being placed on the height of the hedges , to be secured by condition, near the entrances to the site to improve safety.

13 letters received objecting (13 objections to original plans and 5 objections to amended plans) to the application for the following reasons:

- Height and proximity of new dwellings to neighbouring properties
- Daylight and overshadowing
- Design, density and layout out of keeping
- Poor highways access and highways safety hazards
- Contrary to planning policy
- Lack of amenities and services nearby to serve new development
- Increased flood risk
- Landscaping required for wildlife
- Overlooking impact on neighbouring development
- Increased traffic generation and parking
- Increased light pollution to the night sky
- Out of keeping with the countryside edge character of this part of the village

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

- Impact on children, safety of school children
- Comments stating development should be located at Abbots Barton
- Bus timetables and frequency of bus trips

1 letters of support received (1 letter of support received in support of original plans and 1 support comment to amended plans)

- Supportive of design
- Supportive of reduction from 15 to 13 dwellings.

Relevant Planning Policy:

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Winchester Local Plan Part 1 – Joint Core Strategy:

DS1 - Development Strategy and Principles
MTRA 2- Market Towns and Larger Villages
CP2- Housing Provision and Mix
CP3- Affordable Housing
CP11- Sustainable Low and Zero Carbon Built Development
CP13- High Quality Design
CP14- Effective Uses of Land
CP16- Biodiversity
CP17- Flooding, Flood Risk and the Water Environment

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

DM1- Location of New Development
DM2- Dwelling Sizes
DM15- Local Distinctiveness
DM16 – Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM24- Special Trees, Important Hedgerows and Ancient Woodlands
DM26- Archaeology

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Kings Worthy Village Design Statement
The High Quality Places SPD

Planning Considerations

Principle of development

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

Policy CP2 of WDLPP1 seeks to ensure that new residential development should meet a range of community housing needs and deliver a wide choice of homes. The majority of homes should be in the form of 2 and 3 bedroom homes. This development is for 13 new dwellings in the form of 6 x 2 bedroom, 4 x 3 bedroom and 3 x 4 bedroom. The majority of the proposed development on site is therefore in the form of 2 and 3 bedroom dwellings which accords with the stipulations of Policy CP2.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and
Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions and 15 and 22 are proposed in order to secure these sustainability levels.

CP13 of the LPP1 states that new development is expected to meet the highest standards of design, taking into consideration the context of the site and the surrounding area, makes a positive contribution to the local environment, creating an individual place with a distinct character, well connected to its surroundings and maximise the potential to improve local biodiversity. In this instance the application is considered to accord with the stipulations within this policy, further details in regards to this are set out below.

Affordable Housing

Policy CP3 states that all development which increases the supply of housing will be expected to provide 40% of the gross number of dwellings as affordable housing, unless this would render the proposal economically unviable. An amended viability report has been submitted, to take into account the reduction of units from 15 to 13, and this has been assessed by an external valuer.

It was concluded that the residual land value (RLV) was significantly below the benchmark site value, meaning that, if the Council were to insist on an on site provision of affordable housing, the land value would be such that it would not come forward for development. Therefore an off-site Affordable Housing Contribution of £30,000 to be secured by S106 Agreement, is considered to be acceptable in this instance.

Design/layout

Plots 1-6 are located at the front of the site along the south western boundary of the site. These units are considered to improve the relationship of the development site and Springvale Road by providing an active frontage and it considered that these units will positively address the street scene.

Plots 7-11 are located towards the northern boundary of the site, occupying the central section of the application site. The layout of these units runs parallel to the residential properties situated with Haydn Close with the pattern of the development, including the gaps between the buildings, closely echoing the spatial characteristics of the surrounding properties.

Plots 12-13 are located at the rear of the site towards to the north eastern boundary of the site. Plots 12 and 13 are orientated with the principal elevations facing southwards looking out towards Springvale Road. The position of these units accords with the building line of neighbouring properties 8a Boyne Rise and Mowbray (Haydn Close).

The topography of the site results in the land rising to the north east of the site, the larger 4 bedroom properties are located towards the rear of the site; resulting in the larger properties punctuating the rear of the site. Plots 7-11 gradually increase in height to the north, reflecting the underlying topography of the site. By working with the changing levels

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

on the site, the proposal makes an efficient use of the land, and the height and massing are both considered to be appropriate to the setting.

The design of the properties is traditional, with plot 1-6 constructed in flint and brick on the western elevation fronting onto Springvale Road. The principle elevations of these units are considered to result in a high quality and attractive finish, using materials distinctive to Winchester and reflecting the design of the surrounding new development along Springvale Road. Plots 7-11 will feature red brick and hanging tiles, with plots 12-13 at the rear of the site featuring a combination of these elements. The proposed design of the development is coherent and is reflected in each dwelling; with the use of different materials and detailing to the units adding visual interest to the scheme.

Impact on character of area and neighbouring property

The rear gardens to plots 1-6 have increased from 8 metres to 10 metres allowing a greater private amenity space for the occupiers of the new dwellings, whilst also reducing overlooking impact between plots 1-4 and plot 7. The bathroom windows within the rear elevations of plot 1-6 contain obscure glazing to their lower sections, further limiting overlooking to the new units to the east of these plots. There are no proposed windows on a first floor level on the side elevations of plots 1-6.

The first floor windows of plots 7-12 are located over 20 metres from the rear elevations of the buildings located within Boyne Rise, which is considered to be a sufficient distance to mitigate any significantly harmful overlooking this neighbouring amenity. The northern boundary already benefits from substantial vegetation which offers screening between the application site and the properties within Boyne Rise; this hedge will be retained and will be reinforced with new planting through a detailed landscaping condition.

Concerns have been expressed in relation to the impact of Plot 12 on number 8a Boyne Rise. Plots 12 and 13 will be constructed in a chalet style with hipped roofs, which will be lower in height than the other proposed units. Plot 12 features a hipped roof on its northern elevation which reduces the mass of the built form at a first floor and results in the building hipping away from 8a Boyne Rise.

A sunlight/daylight analysis has been submitted to further assess the impact on number 8a Boyne Rise. This report demonstrates and concludes that there is no adverse impact on this neighbour as there will be a less than 1% reduction in annual sunlight on this neighbouring property. The impact of the proposed development on 8a Boyne Rise will be minimal, and in full accordance with BRE guidance.

Plot 12 has since been relocated more centrally within the plot through revised plans, increasing the distance between the new dwelling and number 8a by a further metre. There are no proposed windows at a first floor level on the side elevations of Plots 12 and 13 limiting overlooking impact to neighbouring properties in Boyne Rise and Haydn Close.

The trees to the rear of the site are to be retained. These form significant screening across the rear boundary, and, given the levels rise up to the properties at Harwood Place, the development is not considered to have significantly harmful impact on neighbouring amenity to the rear (east) of the site.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Plot 15 of the original plans has been removed, which reduces the impact of the development to the properties within Haydn Close. An area of landscaping is proposed with 5 car parking spaces towards the southern boundary of the site, softening the appearance of the access road from these properties.

The removal of plots 7 and 15 of the original plans has allowed for greater landscaping to the front of plots 7-11 and within the site. The space between these units allows for glimpsed views of gardens and planting between the properties and to their rear, reducing the perceived mass from the surrounding area. The impact of the proposed built form on existing properties has been assessed and the proposed relationships are considered to be acceptable.

The proposed design of the dwellings is considered to be of a high quality and reflective of the recent developments within the Kingsworthy area. The proposed dwellings have been designed to respond carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity. The proposal is therefore considered to be acceptable in accordance with policy DM15, DM16, DM17 of Winchester District Local Plan Part 2 and The High Quality Places SPD.

Landscape/Trees

Development within the area is largely characterised by verdant boundary treatments of mature trees and hedgerows. The most notable landscaping feature on the site is the mature tree belt forming the eastern (rear) boundary to the site which is to be retained within the development. The boundaries of the site will be reinforced with new native species planting and new hedge and tree planting will create an improved front boundary with Springvale Road. A detailed landscaping will be secured via condition.

Two trees are proposed to be lost as a result of the development. The trees, which are protected through a group TPO, are of poor quality and their removal was discussed with the Winchester City Council (WCC) Arboricultural Officer prior to finalisation of the proposals. Replacement planting is proposed along Springvale Road to mitigate against the loss of these trees. The other group TPO at the rear of the site is proposed to be retained, and there will be no adverse impact on neighbouring trees located outside of the development site. Works to these trees and the replacement planting is secured via conditions 04 and 12,13,14.

Highways/Parking

The parking and access arrangements are considered to be satisfactory for the scheme as proposed. The development is arranged so that all dwellings are served off an internal road network with many areas of shared surface highway.

An improved shared vehicle access is proposed in the south west corner of the site, which will serve plot no's 3 to 13; with another smaller shared vehicle access to serve Plots 1 and 2. Each of these junctions are to be vehicle crossover style which means pedestrians walking along the footway will have priority and also there will be less visual impact than having a junction with radii, which will otherwise need to be designed and constructed to full Highway Standards requiring approval of Hampshire County Council.

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed internal shared access is to remain private and will not be offered for adoption to Hampshire County Council as publicly maintainable highway. A turning head is to be provided at the end of this private driveway which is considered sufficient to allow the on site turning by a Refuse Freighter operated by Winchester City Council.

Springvale Road is subject to a 30 mph speed limit in the vicinity of the proposed development site and visibility splays of 2.4m by 43m in each direction will be provided at each access, which accords with the recommendations of Manual for Streets and is considered acceptable. Car and Cycle parking is to be provided in accordance with the requirements of Winchester City Council's Residential Parking Standards. The proposal will accord with Policy DM18 of WDLPP2.

Ecology

A Phase 1 Ecological Survey has been undertaken at the site which has recommended construction and mitigation strategies, although it was found that generally the site was unsuitable for species such as reptiles and dormice. Two of the existing bungalows have found to have 'moderate' potential for bats, therefore a Phase 2 survey will be undertaken prior to the development of the site. This is secured via condition 11.

Conclusion

The submitted application comprises development considered to accord with the design character of the immediate residential locality to the north, providing a traditional built form that settles in with the wider mixed character of dwellings in this area of the village. The proposal is also considered to accord with the relevant policies of the Winchester Local Plan Part 1 in relation to design, amenity, landscape, topography, ecology, parking & highways, sustainability and affordable housing. Overall it is considered that the proposed development provides an acceptable and complementary development to that on the surrounding allocated land.

Planning Obligations/Agreements

In seeking the planning obligation(s) for financial contributions for an off site affordable housing contribution of £30,000, 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

subject to the following condition(s):

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

That planning permission be granted subject to -

- A) the following conditions and;
- B) a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- payment of a financial contribution of £30,000 towards the provision of affordable housing

Conditions

01 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).

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

7468-D01 Rev A Proposed Site Plan
7468-D02 Rev A Plots 1 and 2 Floor Plans
7468-D03 Rev A Plots 1 and 2 Elevations
7468-D04 Rev A Plots 3 and 4 Floor Plans
7468-D05 Rev A Plots 3 and 4 Elevations
7468-D06 Rev A Plots 5 and 6 Floor Plans
7468-D07 Rev A Plots 5 and 6 Elevations
7468-D24 Rev A Site Sections
7468-D25 Cycle and Bin Stores
7468-D25 Proposed GF Site Plan
7468-D30 Rev A Plots 7 and 8 Floor Plans
7468-D31 Rev A Plots 7 and 8 Elevations
7468-D32 Rev A Plot 9 Floor Plans
7468-D33 Rev A Plot 9 Elevations
7468-D34 Rev A Plot 10 Floor Plans
7468-D35 Rev A Plot 10 Elevations
7468-D36 Rev A Plot 11 Floor Plans
7468-D37 Rev A Plot 11 Elevations
7468-D38 Rev A Plot 12 Floor Plans
7468-D39 Rev A Plot 12 Elevations
7468-D40 Rev A Plot 12 Garage
7468-D41 Rev A Plot 13 Floor Plans
7468-D42 Rev A Plot 13 Elevations

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

03. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the new dwellings 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

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

04. No development 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 and schedules of plants and replacement trees, noting species, planting sizes and proposed numbers/densities where appropriate.
- detailed plans showing the height of the proposed front hedge boundary treatment, the height of the hedge must be reduced around vehicle and egress points.
- details of areas of hard surfacing.
- details of any means of enclosure (fencing/walling) and all boundary treatments.

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

The works shall be carried out within the first planting season following the commencement of development.. 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. All boundary treatments and hard surfacing shall be installed prior the occupation of the dwellings, hereby permitted.

Reason: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

05. 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

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

06. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

07. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety

08 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety

09. No development is to take place until a suitable drainage design, based on the principles within the Flood Risk Assessment and Drainage Strategy, has been submitted to and approved by the Local Planning Authority in consultation with the LLFA. Detailed plans and calculations shall be submitted for approval.

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

10. 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 development commences.

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

11. Prior to the commencement of works, details of biodiversity enhancements to be incorporated into the development, in accordance with the recommendations contained within the submitted Ecological Assessment prepared by Peachecology Report 0192, shall be submitted for approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To maintain, protect and enhance biodiversity in accordance with Policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy and the Natural Environment and Rural Communities Act 2006

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

12. 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.

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.

13. No development or site preparation 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.

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.

14. No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement and Tree Protection Plan prepared by Kevin Cloud of Technical Arboriculture. Report reference number: AIA/AMS-KC/SH/99-103SPRINGVALE/001 Revision A. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement shall be agreed in writing to the Local Planning Authority.

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.

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

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

16. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing.. The Written Scheme of Investigation shall include:

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

17. Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure that the roads are constructed to a standard, which may allow them to be taken over as a publicly maintainable highway.

18. 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;

General:

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

Environmental:

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

Ecological:

- Timing restrictions for staged removal of any vegetation so as not to conflict with breeding seasons
- Measures to be taken to prevent contaminants from entering watercourses or the water environment

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Transportation:

- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic
- .

Subsurface Mineral:

- a suitable mechanism such as a Material Management Plan for the site to deliver the requirement for ensuring that minerals that can be viably recovered during development operations are recovered, with time scales, on-site and off-site storage facilities, minerals movement plans, etc.

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

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

PRE –OCCUPATION CONDITIONS

19. The roads and footways shall be laid out and made up in accordance with the specification, programme and details, required by Condition 15, to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

20. The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings associated with their use are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the properties

21. Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43 metres (to a point measured 1 metre within the road from the edge of carriageway) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety

22. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of Code 4 standard for energy and water (as defined by the
Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these findings.

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

OTHER CONDITIONS

23. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason : In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

24. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.

Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

Informatives:

- 01 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) and Section 39 of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted. In reaching its decision the Local Planning Authority has taken account of the following National Guidance and development plan policies:-

National Planning Policy Framework.

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

In this instance the applicant was provided detailed advice on addressing concerns of the inter-relationship with the character of the area, overlooking from the adjacent dwelling house, compressing and shunting the position of the dwellings to enable a landscaped layout to be presented.

Local Plan and Core Strategy considerations:

Winchester District Local Plan Part 1 (LPP1):

DS1 – Development Strategy and Principles
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the countryside
CP2 – Housing Provision and Mix
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP16 – Biodiversity
CP18 – Settlement Gaps
CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 (LPP2):

SW1 – The Lakes Housing Allocation

Hampshire Minerals and Waste Plan (2013):

Policy 15: Safeguarding mineral resources

In considering the relevance of these policies and how the proposed development satisfies them the Council has identified the main issues to be whether the scheme is acceptable in terms of principle, amount, design, layout, scale, form, height, traffic generation, sustainability, impact on neighbouring land and affordable housing as part of a comprehensive design concept. These issues are in the Council's consideration satisfactorily addressed by the proposed development (subject to conditions) because it would:-

- (a) Make more efficient use of land.
- (b) comprise a design, layout, scale, form and height of development that will contribute to the local character that is appropriate and complementary to the character and context of the village and rural location
- (c) enable a sustainable form of building design and delivery to be provided

The decision to grant planning permission has been taken because the development is generally in accordance with the provisions of the recently adopted development plan LPP1 and saved policies of the Adopted Winchester District Local Plan Review 2006. The objectives of the development plan seek to improve the provision of housing for all sectors and the proposed development is considered to meet these objectives without materially harming matters of consideration set out within the listed policies.

- 02 All building works including demolition, construction and renovation operations; the operation of any machinery or plant, including hand power tools and deliveries taken or dispatched 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

Case No: 18/01083/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

- 03 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.
- 04 This planning permission does not purport or seek to purport the granting of consent for the removal of any trees or hedgerows, including trees within hedgerows other than as agreed as part of the landscape strategy forming part of this decision.
- 06 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd., Anglo Street, James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or www.southernwater.co.uk.
- 06 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>

- 07 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE