

Case No: SDNP/19/01426/FUL
Proposal Description: (Land Adjacent to Brookfield) Two new two bedroom semi-detached dwellings
Address: Brookfield, Hazeley Road, Twyford, Winchester, Hampshire, SO21 1PX
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Mr and Mrs Sellars
Case Officer: Mrs Sarah Tose
Date Valid: 21 March 2019
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation.

1 Site Description

The application site is a large 'L' shaped rear garden belonging to Brookfield, which occupies the ground floor of a two-three storey semi-detached property with elevations largely of brick and a tile roof. The property has been subdivided into two, with Brookfield at ground floor level and a maisonette above known as Manton, which is accessed via an external staircase to the side of the building. The site is located within the settlement boundary of Twyford and the South Downs National Park.

The property is located on Hazeley Road and a paved and gravelled driveway at the side leads to a garage and parking area at the rear of the site. There is also a parking area at the front of Brookfield.

The application site is located behind Brookfield, Ashurst and Ravenhurst, which are semi-detached dwellings. To the east side of the site is Littlebourne School Games Field and to the south is Sandalwood, a bungalow set within a large plot of land accessed from Roman Road. Bordering the site to the west is another property accessed off Roman Road known as Hazeley.

The site is enclosed by a close boarded timber fence and contains a double flat roofed garage, sheds and other domestic paraphernalia. Large mature off site trees overhang the eastern part of the garden.

2 Proposal

The proposal seeks to erect two new 2 bedroom semi-detached dwellings with associated parking for cars and cycles, together with a new carport and store building.

3 Relevant Planning History

SDNP/18/04856/PRE - Two new two bedroom semi-detached houses and associated parking. STATUS: Advice issued 18th January 2019.

4 Consultations

Parish Council Consultee

The Council agreed to object to the plans, on the basis the height and mass of the plans are disproportionate to the surrounding area. The Council also have concerns of the safety and amenity of the access to the proposed dwellings. The Council feel that selling the land to the relevant adjacent property, or a single or 1.5 storey dwelling would be more suited to the site.

WC - Winchester Highways

We have previously commented on a pre-application proposal for this site when we requested that adequate car parking and a suitable turning area be provided. It would appear from the details submitted that these requirements have been met, therefore we raise no highway objections.

WC - Landscape Trees

There are no significant trees located on the site however located to the rear of the site behind the proposal are 3 large mature trees in the neighbouring Garden. The proposed construction of dwellings on plots 1 & 2 may put future pressures on these trees for reduction or felling because of shading, seed and leaf litter issues. The Sycamore tree and Horse Chestnut tree have large leaves that will block the morning sun out from the two dwellings and rear gardens. In addition the Sycamore and Ash produce high amounts of seeds that will germinate in the gardens of the two properties, and the Horse Chestnut will produce conkers with a green spikey shell. The trees are mature specimens that are of good health and vitality. They are in full public view and make a significant contribution to the setting of the Conservation area. Given their location and health the trees have high visual public amenity value and any future threat to the trees from future pressures to prune or fell will have a detrimental effect on their visual public amenity value, and the setting of the conservation area.

WC - Archaeology

No objection, subject to conditions.

WC - Drainage Engineer

No objection, subject to condition

5 Representations

5 representations have been received objecting to the application (original plans) for the following reasons:

- overdevelopment of the site
- cramped layout too close to boundaries
- overlooking to neighbouring properties
- overshadowing to neighbouring properties
- overbearing on neighbouring properties
- harmful enclosing effect on Sandalwood and Ashurst
- highway safety issues with using single width access track for 9 potential vehicles
- impact of additional traffic movements on neighbour's amenities- noise and pollution
- a single detached dwelling would be more appropriate
- height of the houses is significant and the roof pitch is very steep- houses look out of proportion
- roof design out of character with surrounding properties

- appearance of houses not in keeping with immediate area
- lack of subservience to surrounding area and urbanisation of area
- the border fence with Sandalwood is positioned incorrectly
- Beech hedge is in ownership of Sandalwood
- site is a low lying area known to be subject to flooding- waterlogged in 2000
- drainage issues associated with 2 new houses discharging sewerage and waste water into an already ageing and overloaded system

Following the submission of amended plans, 4 additional representations have been received raising the following objections to the development:

- height of dwellings remains the same
- hipping the roof will not lessen the impact of the development on neighbours
- only one window has frosted glass- remaining windows will still overlook Ravenhurst's garden and ground floor
- Sandalwood will still be overlooked
- nearly all the 1st floor windows of the proposed development will overlook neighbouring properties and affect their privacy
- no guarantees that the frosted glass will be installed
- light survey has not been carried out as requested
- planning officer has not visited the adjacent properties to view the impact- necessary for the committee to do this
- The highways officer who reviewed the access has since left his position and did not take into account the proposal for Ashurst to reinstate their fence at the entrance to both driveway- a new Highways Report should be undertaken
- insufficient turning space provided
- amendments do not address the safety risk of up to 9 cars using a single lane driveway that comes out onto a pavement regularly used by villagers
- highways report needs to be carried out to fully understand the risks
- applicant intends to live in one of the dwellings- will reduce the amount of small dwellings available to meet local demand
- already housing stock of this size available on the market in Twyford for sale and rent
- neighbourhood plan has identified 2 potential sites in the village which could fulfil the village's requirements under local and national building targets
- numerous errors in the plans
- the bottom of the driveway is inaccurately stated as shared access with Ashurst

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

Other plans considered:

- Emerging Twyford Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- HE1 - Archaeology
- H3 - Settlement Policy Boundaries
- T2 - Development Access
- T4 - Parking Standards

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP2 - Housing Provision and Mix
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD16 - Archaeology
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 - Supply of Homes
- Strategic Policy SD27 - Mix of Homes

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3

The Draft South Downs National Park Local Plan

The Pre-Submission version of the **South Downs Local Plan** (SDLP) was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

8 Planning Assessment

Principle of development

The site lies within the settlement boundary of Twyford where the principle of new housing is considered acceptable, subject to compliance with planning policy.

Scale, design and materials

The development would provide two small 2 bedroom dwellings each with a floor area of approximately 86m². The proposal would therefore accord with policy CP2 that requires the majority of new dwellings to have 2 or 3 bedrooms.

The pair of dwellings is simple in form, with red/brown brick proposed for the walls and hipped slate roofs to reflect the prevailing character of the area. The proposed carport and store building would be oak framed and boarded, with a slate roof. The proposed materials are considered appropriate for the area. The submission of material details and samples has been secured by recommended condition 3.

The dwellings would be approximately 8.4m in height with an overall footprint for both plots measuring 12.5m (width) by 8m (depth). The scale of the properties is not considered excessive and the plans show that the ridge height would be lower than houses fronting Hazeley Road. In summary, the scale, design and materials of the proposed development is considered acceptable.

Impact on the South Downs National Park

Policy CP19 requires development to be in keeping with the context and setting of the landscape of the National Park. Given the location of the proposed dwellings in a residential setting and behind a row of two-three storey semi-detached dwellings on Hazeley Road, there would be no significant harmful impact on the character of the landscape.

The South Downs National Park is a designated International Dark Sky Reserve. No rooflights are proposed and the site lies within a residential area,

however in order to minimise light spillage condition 4 is recommended to ensure that details of any external lighting at the site is submitted for prior approval.

The development is therefore not considered to have an adverse impact on the landscape character or scenic beauty of the National Park.

Impact on residential amenity

The nearest neighbouring dwelling to the development is Sandalwood to the south, which is a bungalow. To the north are Ashurst and Ravenhurst. Strong concern has been raised by the occupants of these properties about the impact of the development on their amenities in terms of overlooking, overshadowing and overbearing impacts, which are discussed below.

Overlooking

No windows are proposed in the side elevation of the plot 1 dwelling so the development would not overlook the neighbouring property Ashurst to the north. However, it was considered that the first floor bedroom window closest to the northern boundary on the east elevation of the plot 1 dwelling would create some overlooking to Ravenhurst to the northeast. This bedroom contains two windows so it was considered reasonable to request that the closest window to the boundary is amended to be fixed and obscurely glazed below a height of 1.7m from the finished floor level. This is shown on the amended plans and has been secured by recommended condition 7. The other bedroom window would be located further away from the boundary and views towards Ravenhurst would be oblique only so no material overlooking is considered to occur.

The neighbouring property to the south, Sandalwood, has also raised concerns regarding loss of privacy. No windows are proposed in the side elevation of the plot 2 dwelling that would face towards the neighbour's garden. The first floor bedroom window closest to the southern boundary on the east elevation of the plot 2 dwelling would create some overlooking to the end of Sandalwood's garden, however views would be oblique and the extent of this impact is not considered to be so harmful to justify refusing the application on this basis.

Views from the proposed first floor bedroom windows on the front elevations of the dwellings would predominantly overlook the parking and turning areas for the development. There would be views towards Sandalwood but mainly of the property itself, not its rear garden, and the neighbour to the west, Hazeley, would be set back adjacent to Roman Road and located behind the proposed carport and boundary planting. There would be a separation distance of approximately 30m between the new development and the rear elevation of Hazeley. There would be some additional overlooking to Brookfield however views would be oblique.

The proposed carport/store is single storey only with no windows so it would not result in any overlooking issues.

The site is enclosed by closed board fencing which would prevent any overlooking into neighbouring properties from the proposed ground floor windows.

In summary, it is acknowledged that the development would result in some overlooking as the site is bordered by other residential properties. However, the extent of the impact is not considered to result in such harm to the amenities of neighbouring properties to justify a refusal of the application.

Overshadowing

Sandalwood lies to the south of the site so the proposed dwellings would not result in any overshadowing of this neighbour's rear garden.

Ashurst lies directly to the north of the plot 1 dwelling. The side elevation of the new dwelling would lie approximately 1.2m from the boundary and would extend approximately 5.4m to the eaves, with the hipped roof sloping away to the south. Due to the close proximity to the boundary and the proposed height, the development would result in some shading to this neighbour's garden during the late morning/early afternoon. However, the shadowing would not affect the whole garden and it would still benefit from the afternoon/evening sun. It is not considered that a refusal based on overshadowing could be substantiated.

The development would result in some limited overshadowing to the rear garden of Ravenhurst but the extent and duration of this is not considered so harmful to warrant the refusal of planning permission.

Overbearing impacts

Concern has been raised about the development having an overbearing impact on Ashurst and Sandalwood, which are located to the north and south of the site respectively. The proposed dwellings would be sited approximately 1.2m from the north and south boundaries and would be approximately 8m in length at a height of approximately 5.4m to the eaves. The hipped roofs would slope up to an overall ridge height of approximately 8.4m.

The most affected neighbour would be Ashurst, as the plot 1 dwelling is proposed directly at the end of their rear garden. The development would change the neighbour's outlook, however as a distance of approximately 16m would remain between the properties, it is not considered that a refusal on the basis of overbearing impacts could be substantiated.

The plot 2 dwelling would run parallel with Sandalwood's northern boundary and it is acknowledged that this would alter their outlook; however it is not considered to result in an overbearing impact that would warrant the refusal of planning permission.

Carport/store building

A new carport and store building is proposed to the west of the new dwellings. Its footprint would measure 12.5m by 5m extending to 3.3m in height. It would be sited approximately 1.5m from Sandalwood's boundary and approximately

2.7m from their north elevation, which contains several windows. Concern has been raised about the impact of the building on the neighbour's windows in terms of loss of light and outlook.

The windows sit below the height of the existing boundary hedge so are currently screened by this planting. The eaves height of the new building is approximately 2.3m so not significantly higher than the hedge. The hipped roof of the building slopes up to a ridge height of approximately 3.3m. There would be a distance of 5.3m between the neighbour's windows and the highest part of the building's roof. As there would be a separation distance of 2.7m between the windows and the building, with boundary planting in between, and 5.3m between the windows and the highest part of the roof, it is not considered that the carport and store would have an impact on the neighbour's amenities in terms of loss of daylight.

Sandalwood lies to the south of the site so no overshadowing would occur. No windows are proposed in the side elevation of the store so there would be no loss of privacy issues. The proposed height of 3.3m would ensure that the building is not overbearing and the existing boundary vegetation would largely screen it from neighbouring properties. This element of the development is therefore considered acceptable as it would not cause any planning harm to the amenities of surrounding neighbouring properties.

Noise disturbance

Concern has also been raised about the increase in vehicles using the driveway to access the new dwellings and the resultant noise and disturbance from additional traffic. Currently Brookfield parks at the front and the rear of the property and Manton mainly parks at the front. The proposed development will not alter this situation.

Two parking spaces are required for each of the two new 2 bed dwellings which are shown on the proposed site plan. A space for Brookfield has also been provided to the rear, together with an additional space for any of the properties to use. It is not considered that the additional traffic movements associated with two new small dwellings would result in significant noise and disturbance to neighbouring properties.

Impact on highways

Vehicle access would be via an existing private access junction onto Hazeley Road to the proposed dwellings and their associated car parking located at the end of the existing private driveway. Car parking complies with Winchester City Council Residential Parking Standards and sufficient space exists to allow on site turning thereby allowing all vehicles to enter and depart the public highway in a forward gear. Cycle parking will occur in storage sheds located in the rear gardens.

The proposed site plan shows an area for the temporary storage of refuse bins on collection day under the external stairs of Brookfield, which is within 15 metres of the public highway, as requested by the Highways Officer at the

pre-application stage. This would ensure that no bins are stored on the public highway which could cause an obstruction.

Strong concern has been raised by local residents about the safety of additional traffic using the single width driveway to access the site. The Council's Highway Officer has raised no objection to the intensification of use of the access.

Impact on trees

A few small trees and hedges located within the site will need to be removed to accommodate the development. The Council's Tree Officer has confirmed that there are no significant trees located on the site however to the east there are 3 large mature trees in the neighbouring land which overhang the site. The trees are mature specimens that are of good health and vitality. The building work will remain outside the root protection areas of these trees; however the Council's Tree Officer is concerned that the development may put future pressures on the trees for reduction or felling because of shading, seed and leaf litter issues.

It is acknowledged that the mature trees will result in some shading to the proposed garden areas. However, due to the orientation it is considered that the new dwellings will receive appropriate sunlight, particularly to the rear terraced areas. It is therefore not considered that a reason for refusal based on the potential pressure to fell the trees in the future could be sustained.

Impact on archaeology

The site lies some distance from the Scheduled Roman villa site at the junction of Park Lane /Roman Road to the south, however large quantities of Roman material have been recovered during previous archaeological investigations at properties along Roman Road, which suggests a large complex of buildings once existed in this area.

Based on existing information, the site is therefore considered to have the potential to contain archaeological remains however the precise location, depth, extent and significance of any such remains are unknown. Groundworks associated with the proposal may adversely affect any buried remains present. Whilst this does not present an overriding concern, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development is considered necessary. Conditions 9 and 10 are therefore recommended to secure this.

Drainage

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The access is at risk of surface water flooding. The geology is chalk overlain by head deposits. Foul drainage is proposed to connect to the foul sewer and soakaways are proposed for surface water drainage. The Council's Drainage Engineer has requested that further details regarding the surface water drainage proposals are secured via condition (recommended condition 6).

Sustainability standards

In March 2015 the Government announced updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of LPP1 Policy CP11. While policy CP11 remains part of the Development Plan and 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 11 and 12 are recommended to ensure that the new dwellings meet these standards.

9 Conclusion

The application is considered acceptable for the reasons outlined above and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place above foundations until samples and details of all materials to be used in the external appearance of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason: To protect the landscape character of the South Downs National Park in accordance with Policies CP20 and CP19 of the Joint Core Strategy 2013.

4. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a

schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

5. 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

6. 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.

7. The first floor bedroom window located closest to the northern boundary in the east elevation of the dwelling at plot 1 hereby permitted shall (below a height of 1.7m from the finished floor level) be fixed and fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the privacy and amenity of the neighbouring property Ravenhurst.

8. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Report and Method Statement dated February 2019 written by Sarah Johnston of Johnston Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Report and Method Statement. Telephone 01962 848403.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Report and Method Statement.

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Report and Method Statement shall be agreed in writing by the Local Planning Authority.

No development or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

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

9. 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. No demolition/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
- 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 HE.1 Winchester District Local Plan Review, Policy CP19, CP20 of the Winchester District Joint Core Strategy, DM Policy SD16 of the South Downs Local Plan.

10. Following completion of archaeological fieldwork 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 HE.1 Winchester District Local Plan Review; Policy CP19, CP20 of the Winchester District Joint Core Strategy

11. 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 meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

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

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

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 Review (2006): H3, DP3, DP4, T2, T4, HE1
Winchester District Local Plan Part 1 - Joint Core Strategy (2013): MTRA3, CP2, CP11, CP13, CP19, CP20
South Downs Local Plan Submission (2018): Policies SD1, SD4, SD5, SD8, SD11, SD16, SD19, SD22, SD25, SD26, SD27
3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) on behalf of the SDNPA 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.
 - In this instance Officer concerns were discussed with the applicant's agent and amended plans were received.
4. 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.
5. 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.
6. 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.

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. 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.
8. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: <https://www.southdowns.gov.uk/planning/community-infrastructure-levy/>

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

Amended plans have been submitted to address Officer concerns regarding the roof design of the dwellings and the potential for overlooking to the neighbouring property Ravenhurst.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION & BLOCK PLAN	01		22.03.2019	Approved
Plans - EXISTING SITE PLAN	02		22.03.2019	Approved
Plans - SITE ANALYSIS PLAN	03		22.03.2019	Approved
Plans - PROPOSED SITE PLAN	01_18/04A		24.05.2019	Approved
Plans - PROPOSED ELEVATIONS AND SITE SECTIONS	01_18/05A		24.05.2019	Approved
Plans - PROPOSED FLOOR PLANS AND CAR PORT ELEVATIONS	01_18/06A		24.05.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.