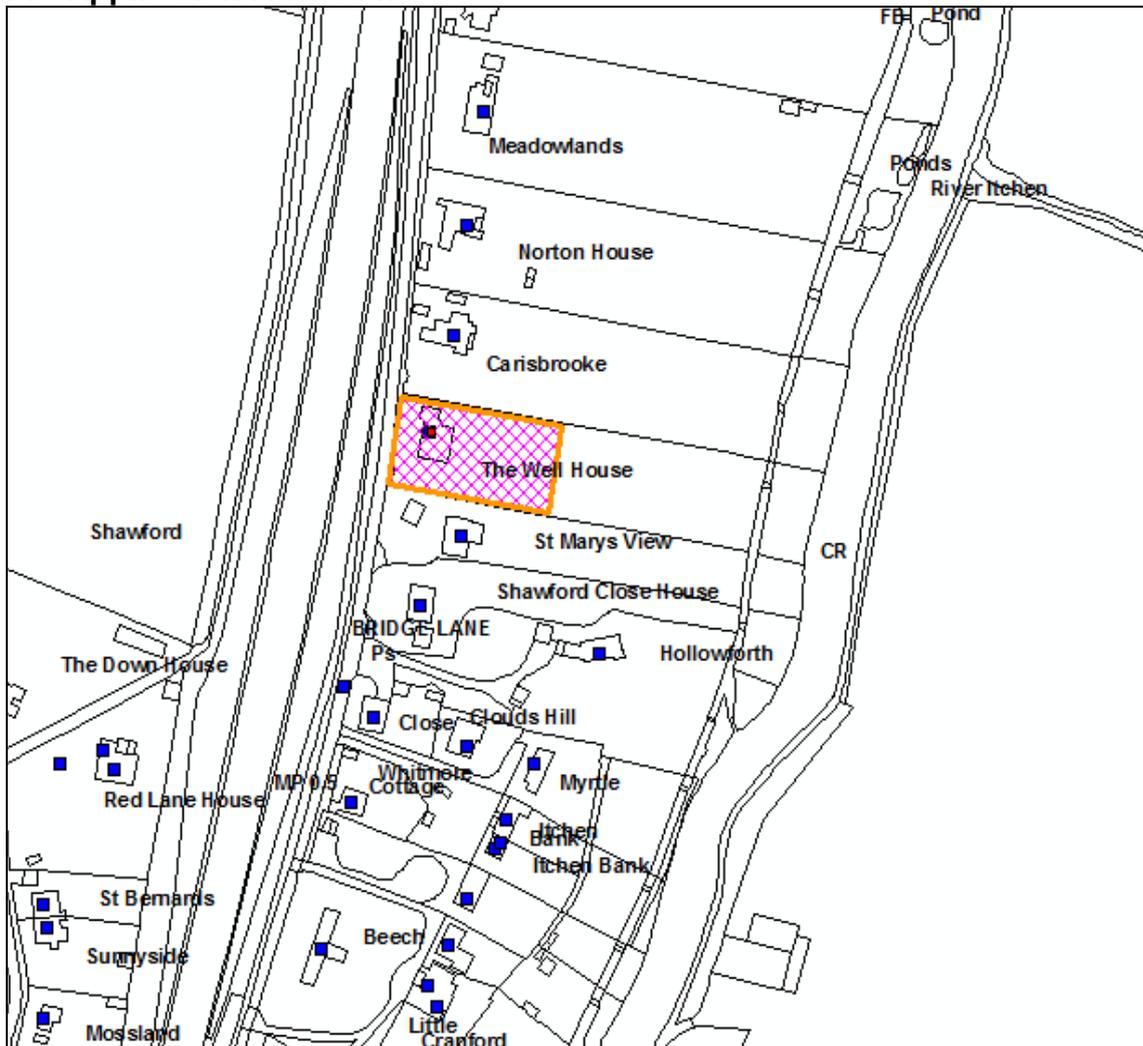


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/01687/FUL
Proposal Description: Demolition of existing building with replacement dwelling
Address: The Well House, Bridge Lane, Shawford, SO21 2BL.
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr & Mrs Walsh
Case Officer: Catherine Watson
Date Valid: 6 August 2019
Recommendation: Application Permitted

Pre Application Advice: no



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General Comments

The application is reported to Committee due to the number of letters of support, contrary to the officer's recommendation to approve.

Additional drawings and visualisations have been submitted giving further information necessary to fully understand the proposal and site.

Site Description

The existing dwelling is a two storey detached property situated within a spacious plot on Bridge Lane, Shawford with views towards the Itchen Navigation and across Twyford Down. The village of Shawford is located approx. 3km south of Winchester, but does not have a settlement boundary as defined in policy MTRA3 of Local Plan Part 1.

The plot is linear in form, sloping down from the Bridge Lane frontage to the Itchen Navigation, a watercourse forming part of the River Itchen SSSI.

Proposal

The proposal is for the demolition of the existing dwelling and for its replacement with a large, contemporary style dwelling which extends down the sloping garden and includes areas of hard landscaping, including paved terraces and pool to the rear and a forecourt and courtyard garden to the front.

Relevant Planning History

18/02792/FUL - Demolition of existing building with replacement dwelling. REFUSED 18.07.2019.

09/01383/FUL - Single storey side extension to replace existing conservatory. PERMITTED.

08/00553/FUL - Single storey side extension to replace existing conservatory. PERMITTED.

00/02618/FUL - 1.8m high boundary wall & railings. PERMITTED.

Consultations

Engineers: Drainage:

The site is in Flood Zone 1 and is at very low risk of flooding, with chalk geology. A foul sewer is available; Southern Water have requested accurate plans and that soakaways are not situated within the easement. Surface water drainage details are required and infiltration tests are required for the design.

Head of Landscape:

It is appreciated that significant efforts have been made to address concerns regarding the incongruity of the scheme, however the fundamental problems with the scheme as identified previously have not been overcome. The observations and recommendations made by WCC Landscape relating to the previous application remain unchanged.

Natural England:

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The application is within close proximity to the River Itchen Special Area of Conservation (SAC) and River Itchen Site of Special Scientific Interest (SSSI). There are concerns that the proposals, without suitable mitigation, may have adverse impacts upon the River Itchen during the construction phase.

To mitigate the impacts during the construction phase, a Construction Environment Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist and this should be controlled by condition.

Natural England advises that details of sustainable urban drainage features should be submitted to and approved in writing by the council's ecologist and should be secured by condition.

The site is close to a nationally designated landscape (South Downs National Park). National and Local policies should be used and the decision should be guided by Para. 172 of the NPPF. The application should be assessed as to whether the development would have a significant impact on or harm the statutory purposes of the National Park.

The CEMP has subsequently been reviewed by the Council's ecologist, who has agreed it is acceptable and Natural England have not raised any further concerns.

South Downs National Park Authority:

The proposed development would be visible from the National Park from both close range and long distance views. The SDNPA considers that the current proposal represents an improvement on the previous scheme and the change in materials from concrete and metal cladding to red brick would be a more visually recessive palette. If the Council are minded to approve the application, samples of all external materials should be secured by condition and full details of the green roof should be submitted to ensure that the seed mix is appropriate.

The National Park is a designated International Dark Sky reserve and dark skies and tranquillity are a special quality of the National Park which need to be protected. Overall, the SDNPA still has concerns regarding the degree of glazing proposed, although it is noted that the amended scheme proposes several mitigation measures, including louvres and timed, automated blinds. It is noted that external lighting will be kept to a minimum and will be directional or hooded as required, which is welcomed.

If the Council is minded to approve the application, conditions are recommended to include submission of full design/details of the louvres, black out blinds and it is also recommended that permitted development rights are removed for any further openings.

The Council must ensure that there is no harm caused to the internationally important habitat of the River Itchen SAC and SSSI and the specialist views of Natural England should be sought.

Upon discussion with the SDNPA planning officer, provided that the louvres, external lighting and automated blinds were secured by condition, no further concerns were raised.

Representations:

Twyford Parish Council
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- Having reviewed the plans, the Planning Committee agreed to object to the proposal. Although it falls outside the parish boundary, it represents a very visible change to the current domestic setting and would have a negative impact due to the proximity of the SAC, National Park and Public Right of Way within the parish's boundary. The main concern is the size of the 3 large windows. The cumulative effects of similar developments is suburbanising the margins of the National Park.

No comments were received from Compton and Shawford Parish Council.

6 representations received objecting to the application for the following reasons:

- Loss of an attractive Edwardian home;
- The design and materials are not appropriate for the location;
- The road is narrow and there are likely to be problems from builders traffic;
- If permitted, this would set a design precedent for the rest of the village;
- Highly visible from the tow path;
- The modernist building won't enhance the view;
- No material change to the refused scheme

9 representations received in support of the application for the following reasons:

- A bold, contemporary design;
- Less obtrusive than the existing dwelling
- It is a 21st century statement for people to admire in the future;
- The new build would enhance the Twyford/Shawford area

1 letter advising they have no judgement either way regarding the development.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20.

Winchester Local Plan Part 2 – Development Management and Site Allocations.
DM15, DM16, DM17, DM18, DM23, DM24

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement
High Quality Places SPD

Other Planning guidance
Winchester District Landscape Assessment
National Design Guide 2019

Planning Considerations

Principle of development

The proposal is for the demolition of an existing dwelling and construction of a replacement dwelling and associated hard and soft landscaping. The principle of a

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replacement dwelling within the countryside is acceptable in principle in accordance with DS1 of LPP1 and DM1 of LPP2, subject to compliance with relevant planning policy.

Design/layout

The existing dwelling, constructed in the late 19th/early 20th century is a two storey, detached house with mock Tudor gable details, red brick walls and slate roof covering. It has been extended at various times in the past however, retains a relatively compact footprint in relation to the rest of the plot. To the front is an area of hardstanding used for vehicular parking and which can be accessed through one of the two entrances to the site. Along the front boundary, between the two accesses, runs a traditionally detailed brick and flint wall. To the rear of the house, the garden has been terraced down towards the river, with an area of patio immediately adjacent to the rear elevation and lawn, interspersed with shrubbery and mature trees along the boundaries.

The proposed dwelling is a low profile, two storey detached property of a highly contemporary design. To the front of the plot, it is set back from the existing building line of the existing dwelling and presents a single storey to the street. The elevation takes the form of a centrally recessed element with a wing on either side. To the front of this is a large area of hardstanding with soft landscaped areas adjacent to the front brick boundary wall, which is to be retained, and to either side boundary inside the two accesses.

To the rear, the building becomes two storey as it extends down the slope. Three large feature windows are proposed for the rear elevation which take a "box" form and have recessed glazing. The immediate space to the rear of the dwelling is given over to areas of terrace and an outdoor swimming pool.

Proposed materials include a light coloured timber cladding for the three rear first floor boxes, with a red brick base and green roofs. The previously refused scheme proposed metal cladding to the boxes, with a striated concrete base.

As well as the change in materials, the front wings have been rotated to fall in line with the north-south spread of the existing house and reduce the width across the site so that it is more in line with that of the existing dwelling. The projecting box reveals to the rear have been chamfered in order to soften the geometry of the building and the roof and sill profiles of the entrance and hall areas have been slimmed down.

Impact on character of area and neighbouring property

Bridge Lane is a linear street running from Shawford Road, the main road through the village, and terminating in an unmade track which links to a public right of way. Development is restricted to the eastern side of the road and to the west, runs the main London to Poole railway line.

Whilst there is some backland development towards the southern end of the street, mostly consisting of bungalows and small cottages, the majority of the dwellings are set to the front of large, linear plots which slope eastwards towards the Itchen Navigation and Twyford Down. Towards the northern end of the street, where it becomes unmade, houses have been set further back from the road however, the plots are substantially smaller than those in the central area, where the building line is of a regular nature and therefore have a different character.

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The predominant form of the existing dwellings is of two storey detached properties of traditional proportions and spanning a date range between the late 19th and early 21st centuries. One of the main reasons for refusal of the previous scheme was the proposed change in materiality of the new dwelling; the concrete and bronze cladding was not considered to be representative of the types of materials used throughout the rest of Bridge Lane.

Following refusal of the previous scheme, the applicant sought the advice of an independent design review panel and commissioned a Landscape and Visual Impact Assessment (LVIA). A detailed contextual analysis of the lane was also undertaken. The design review panel comments that the site presents the opportunity for a contemporary design and made the recommendations for the change in spread and the softening of the boxes by chamfering, as well as the change of materials to a palette more reflective of the surroundings.

The applicant's LVIA (Turley Associates) identifies that the current dwelling is relatively prominent in views across Twyford Meadow and from the Itchen Navigation public footpath. The current proposal, by means of the broken up built form of the upper storey and together with earth grading and planting, would integrate the building into the site and reduce the visual impact of the form (Para. 7.14, p.23). The western building edge now follows the existing building line along Bridge Lane and the eastern edge of the built form aligns with the eastern extent of the adjacent property of St Mary's View (Para. 7.17). The LVIA assesses the impact on the character of Bridge Lane as minor indirect effects arising from the contemporary design which would contrast with existing properties, but that proposed building draws on the materiality of the buildings within the village and SDNP (Para. 7.27).

The visual impact and harm to the character of Bridge Lane within Shawford was a main contention of the previously refused application with the refusal reason as follows:

01 The proposed replacement dwelling and associated development is considered to be unacceptable in terms of its impact upon the character of Bridge Lane and the wider surrounding landscape and designated features, including the South Downs National Park and River Itchen SSSI and SAC, as well as nearby public rights of way.

The proposal represents an incongruous form of development with regards to its design, form, massing and materials which does not respect the features of the Landscape Character Area, as identified in the Winchester District Landscape Character Assessment and is contrary to Policies DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20 of Local Plan Part 1 adopted 2013; DM15, DM16, DM17, DM18, DM23, DM24 of Local Plan Part 2 adopted 2017, and the High Quality Places SPD.

The proposed new dwelling will continue to contrast in its appearance in the Lane however because of the amendments proposed as discussed above, it is considered that they will sufficiently reduce the level of harm to an acceptable level and result in a high quality building which responds much more effectively to its context. The Compton and Shawford Village Design Statement (VDS) notes that the houses built between the railway and Itchen Navigation (which would include Bridge Lane), represent an eclectic mix of styles, but are also characterised by "individual houses on large plots maintaining the linear planning layout which is typical throughout the parish" (p.9). It is considered that the proposed development maintains the character in terms of its layout and

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contributes positively to the mixture of styles as identified in the VDS.

This proposed is therefore considered to accord with Policy CP13 and CP20 of LPP1, DM15, DM17 and DM23 of LPP2 and Para. 2.18, Para. 6.7 and Paras. 7.2 – 7.3 of the High Quality Places SPD.

Landscape/Trees

The Landscape Officer acknowledged the quality of the building, but considered it to sit uncomfortably within the street scene, the village and the surrounding landscape.

The key factor is the impact upon the setting of the South Downs National Park, the boundary of which starts to the west across the Itchen Navigation.

Whilst the SDNPA acknowledged that the current proposals represent a significant improvement on that which was refused, it still has concerns with regards to the level of light spill and its impact on the National Park.. The SDNP is a designated Dark Sky reserve and any external lighting should be kept to a low level of luminance. The applicant proposes to comply with this and ensure that any lighting is hooded. The large, glazed boxes are also considered to cause harm to the National Park unless suitable mitigation is included. To this end, the glazing has been further recessed into the boxes and louvres have been installed. Automated, light-sensitive black out blinds will also be fitted. The National Park considers that provided the mitigation is installed and retained and controlled by condition, this would sufficiently overcome their concerns.

The site is within the Lower Itchen Valley Landscape Character Area and the views across Twyford Down towards Shawford are mentioned as a key characteristic. The Built Form Strategies (Winchester District Landscape Character Assessment, p. 122) in this area include the following:

- Conserve local traditional building form and materials, such as red brick, white colour washed brick, flint, clay plain tiles and promote their use in any new development.

Policy CP20 of LPP1 states that particular emphasis should be given to conserving recognised built form and natural landscapes that include features and elements of natural beauty, as well as local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

The amendments made to the refused proposal are considered to accord with the terms of policy CP20 and the Landscape Character Assessment (LCA) in terms of the use of appropriate materials, the realignment of the building and the resultant reduction in visual impact from wider public views as identified in the LCA and the applicant's LVIA.

A number of trees will be removed to facilitate the development, including a large western red cedar along the boundary with St Mary's View to the south, which is subject to a TPO. This tree has been labelled as a Category B tree in the applicant's Arboricultural Survey and has an expected life of 30+ years. The loss of the tree was not a refusal reason in the last application and so this application remains consistent. The new development proposes further tree planting which will replace the visual amenity and ecological value lost by its removal. The proposed is therefore considered

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to accord with policy CP20 of LPP1 and DM15 and DM23 of LPP2.

Ecology and Biodiversity

The site is within close proximity of the River Itchen SAC and SSSI, which is nationally and internationally designated for its ecological value. Any development would have the potential to impact harmfully upon the watercourse and therefore, mitigation and protection measures should be put into place during and after the construction process. Natural England as the statutory consultee advised that should the officer be minded to permit the application, a Construction Environment Management Plan (CEMP) should be submitted prior to determination to ensure that no harm is caused to the designated watercourse by means of runoff, dust and noise during the construction process and after occupation. This has been duly submitted by the applicant and approved by the Council's ecologist. A condition will be included to require that this is adhered to at all times.

As part of the submission, a Bat Survey was undertaken by the applicant which recorded several species of bat traversing the site. It was considered that the existing dwelling held some possibility of bat access and evidence within the loft space was discovered. The surrounding trees were considered to be of value for foraging bats and it was recommended that bat boxes be installed on the new dwelling to provide suitable roosting habitat.

The proposal therefore accords with policy CP16 of LPP1.

Highways/Parking

Adequate parking in the form of hardstanding and garaging has been provided on site and the Highways Officer did not consider that there would be any significant highway safety issues.

It is noted that should any development take place on the site, the narrow width of Bridge Lane, which is also a cul-de-sac, would require that a Construction Management Plan be submitted ensuring that contractors' vehicles be able to park and turn safely on site and any impact upon the road surface is minimised. This accords with policy DM18 of LPP2.

Conclusion

There are key differences between the refused and proposed schemes. The change of materials from concrete and bronze coloured cladding, which did not relate to the local context of Bridge Lane, to red brick and timber cladding which have previously been identified and accepted as part of the vernacular palette, has done a great deal to ensure that the building is better integrated to the site and its surroundings. The alignment of the front wings away from the boundaries and the change to the front and rear building lines ensures that it sits more comfortably within the plot and the streetscene. The significant work in respect of design review and LVIA undertaken by the applicant with regards to the visual impact on the landscape and street shows that the comments made about the previous design have been considered and responded to appropriately.

A Construction Environment Management Plan has been submitted to and accepted by, the Council's ecologist and this submission therefore overcomes one of the reasons for refusal of the previous scheme.

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It is therefore considered that the proposed, amended scheme is appropriate for the site and its context and the application is therefore recommended for approval.

Recommendation

Application Permitted, subject to the following condition(s):

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:

Location Plan Dwg No P001 received 06.08.2019

Proposed Lower Ground Floor plan – Revised Dwg No P105C received 22.08.2019

Proposed Ground Floor plan – Revised Dwg No P106D received 22.08.2019

Proposed Elevations - Revised Dwg No P110 C received 06.08.2019

Proposed Street Elevation - Revised Dwg No P111 A received 06.08.2019

Proposed Site Section Dwg No P113 A received 06.08.2019

Proposed Itchen Valley Section Dwg No P114 A received 06.08.2019

Site Plan, Lower Ground Floor (Landscaping) Dwg No 071-01A received 06.08.2019

Site Plan, Lower Ground Floor (Landscaping) Dwg No 071-02A received 06.08.2019

Site Section (Landscaping) Dwg No 071-03B received 06.08.2019

North-South Section Dwg No P127 received 24.10.2019

Pre commencement

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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

04. The recommendations contained within the Construction Environment Management Plan (CEMP) as compiled by H2O Geo and dated October 2019, shall be implemented prior to the commencement of development and thereby adhered to for the duration of the construction period.

Reason: In order to prevent contamination and pollution of the nearby River Itchen SAC, a European Designated habitat.

05. 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.

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06. 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.

07. 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 occupation of the development hereby permitted.

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

08. No development shall take place until full 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- Hard surfacing materials;
- means of enclosure, including any retaining structures;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

09. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be carried out prior to the development coming into its intended use and retained thereafter.

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Reason: To maintain and protect biodiversity.

10. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

11. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

12. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 – Joint Core Strategy.

13. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Tree Protection Plan submitted to the Local Planning Authority by Verdant Ecology and dated November 2018 shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

Other timings

14. No development above damp proof course level shall commence until full details of the design of louvres, including the means of fitment and angle of installation, have been received and approved in writing by the local planning authority. The louvres should be installed so that the light is focused away from the National Park and sensitive Habitats and shall remain in place for the lifetime of the development hereby permitted.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

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15. No development above damp proof course level shall commence until full details of the automated black out blinds, including the proposed blind material (which should be full opaque), the operating system and the timings of use (dusk until dawn), have been submitted to and approved in writing by the local planning authority. The blinds are to be retained and used in accordance with the approved details for the lifetime of the development hereby approved.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

16. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use of that lighting. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. 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). 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 appearance of the area, the environment and protected species from light pollution.

17. Large Scale Elevations

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 installation of each element for each building:

- a. Eaves, verges, ridges and their junctions with elevations and roof slopes including details of shadow gaps.
- b. Balustrades, pillars, railings and external staircases.
- c. Window and door frames including deep reveals and junctions with façades and head and sill details, side panels and corner column details and columns between bays.
- d. Patterns of brick coursing, with mortar colours and profiles and junctions where different materials meet.
- e. All rainwater goods.
- f. All plant and machinery for the swimming pool.

The approved details relating to the building shall be implemented in full before that building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality within the landscape.

Prior to occupation

18. The new dwelling shall not be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

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19. Prior to the occupation of the dwelling hereby permitted detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 – Joint Core Strategy.

20. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Tree Protection Plan submitted to the Local Planning Authority by Verdant Ecology and dated November 2018 shall be agreed in writing with the Local Planning Authority.

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

Other conditions

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no additional windows, doors or rooflights are to be constructed in the external surfaces of the development hereby permitted, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the status of the SDNP as an International Dark Skies Reserve and to prevent light spill affecting sensitive habitats.

22. The recommendations within the Bat Survey (Woods Ecology, July 2019) shall be adhered to throughout all phases of the development and enhancement features will be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

Informatives:

1.

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.

In this instance a site meeting was carried out with the applicant.

2.

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

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Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP13, CP16, CP19, CP20.
Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17,
DM18, DM23, DM24
High Quality Places SPD
Compton and Shawford VDS
Winchester District Landscape Character Assessment

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. 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.