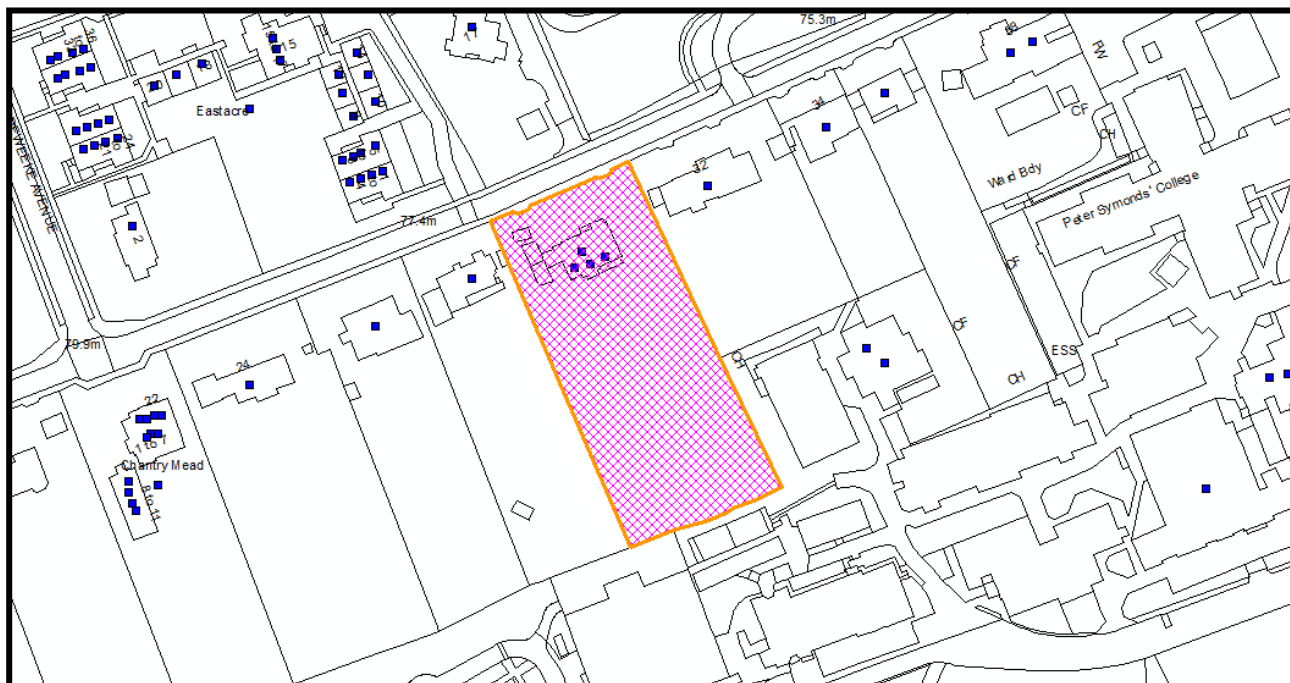


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Case No: 23/02738/FUL
Proposal Description: The erection of six residential dwellinghouses, with associated access, landscaping and parking. Retention of existing dwelling. (AMENDED DESCRIPTION)
Address: 30 Bereweek Road Winchester Hampshire SO22 6AJ
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Chris Rees
Case Officer: Catherine Watson
Date Valid: 8 December 2023
Recommendation: Application Permitted
Pre-Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number: 23/02738/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will represent an efficient use of land for the provision of residential properties.

General Comments

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

Amendments to Plans Negotiated

Amended plans were submitted on 6th February 2025. These show the retention of the existing dwelling and the revised layout and design of the proposed dwellings, landscaping and other associated matters. Letters advising of the amended plans were sent to those who had submitted a comment on the original scheme, a new site notice was displayed and three-week publicity period commenced.

Site Description

The site consists of a long, large residential plot situated on the south-east side of Bereweke Road, within the settlement boundary of Winchester. The site area is approximately 0.4ha. To the front of the plot, the existing dwelling is a late-Victorian villa which was built in approximately 1900. Along the front boundary is a close-boarded fence with trees and shrubs, as well as a gravel in/out driveway behind. The side and rear boundaries are characterised by rows of mature trees with dense shrubbery underneath. The rear of the plot backs onto Peter Symonds College. The garden is predominantly laid to lawn and slopes down to the south where it has a more untended appearance.

Proposal

The proposal is for the erection of six residential dwellinghouses with associated access, landscaping and parking. The existing dwelling is to be retained.

Relevant Planning History

None relevant.

Consultations

Service Lead – Built Environment (Historic Environment) –

- Support. Retention of the existing building, which is a non-designated heritage asset, satisfactorily addresses the concerns previously raised by the Historic Environment team.

Service Lead – Built Environment (Urban Designer) –

- Objection to original proposals. .

Service Lead – Engineering (Drainage) -

- No objection, subject to standard pre-commencement condition for foul and surface water details.

Service Lead – Sustainability and Natural Environment (Ecology) –

- Support, subject to conditions for external lighting, Construction Environment Management Plan and biodiversity enhancement features for the site.

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Service Lead – Sustainability and Natural Environment (Landscape) –

- Comment. The revised scheme has overall reduced the effects of the development on the location to a degree.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection, subject to conditions.

Hampshire County Council (Highway Authority) –

- No objection, subject to a condition.

Historic Buildings and Places

- (Submitted in response to the original proposals). Objection to the loss of the existing dwelling.

Representations:

Councillor Learney (St Barnabas Ward).

Response to original proposals (17.01.2024). No further comments submitted in respect of amended proposals.

– “I am objecting on two principal grounds, local character and distinctiveness and biodiversity.

Context and Character

30 Bereweek Road is in a row of large late Victorian/Edwardian properties and among the earliest to be constructed on a road which didn't exist until the latter part of the 19th century. The proposal to demolish and build in the modern indeterminate historical style is inappropriate and would destroy a building which helps form coherent part of the history of this area of the City and contrary to policy CP20 - Heritage and Landscape character and the High-Quality Places SPD.

The character of the area is of imposing detached houses set back a moderate distance from the road and screened by trees. While there is capacity on the site for additional dwellings this could be better achieved through retention and possibly subdivision of the existing house with more modest dwellings behind achieving higher density with minimal impact on the street scene.

Biodiversity

The mitigation proposed for the loss of a significant number of large trees and shrubs is entirely inadequate. Additional planting is small scale. The Eastern boundary 'wildlife corridor' is too narrow and has the access road and car parking areas directly adjacent to it leading to significant car movements under the trees - particularly as the access is designed to serve more houses than the current application. The hedges proposed between gardens while laudable are in addition to fencing rather than instead of, evergreen and in compact gardens unlikely to be maintained as envisaged in the long run.

Transport and access comment

While there is passing reference to the bus stop outside the property in the transport assessment this constraint is then ignored. Plans need to show the bus stop and any potential impacts particularly as contrary to the transport assessment the single access does not match the location of the exiting access point.

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This is a very busy pedestrian route, and it is essential that visibility splays are unobstructed by the new planting which currently includes hedging up to the edge of the accesses. Surface treatments which make it clear drivers are about to enter a pedestrian priority area are also important”.

City of Winchester Trust

Response to original proposals (15.01.2024). No further comments submitted in respect of amended proposals.

- No condition survey has been submitted to support the need to demolish the existing building
- Would change the character of residential development on the south side of Bereweek Road
- Proposed development does not respect the qualities, features and characteristics that contribute to the distinctiveness of the area.
- The development would create a precedent for similar development on the south side of Bereweek Road.

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

- Loss of the existing house is harmful to the character of the area.
- Overdevelopment of the site.
- Sets a precedent for similar development.
- Overlooking and loss of privacy.
- Increased traffic on Bereweek Road.
- Plot sizes are too large.

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

- The site is in a sustainable location.
- The scheme has been designed so that it is sympathetic to the surrounding area.

3 Comment Representations (neither objection nor support)

- Would like to know what will happen to the existing dwelling (sale etc).

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

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National Planning Practice Guidance

- Air quality
- Appropriate assessment
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Fees for planning applications
- Flood risk and coastal change
- Healthy and safe communities
- Historic environment
- Housing supply and delivery
- Making an application
- Natural environment
- Renewable and low carbon energy
- Use of planning conditions
- Waste

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

- DS1 – Development Strategy and Principles
- CP1 - Housing Provision
- CP2 - Housing Provision and Mix
- CP10 - Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment
- CP20 – Heritage and Landscape Character

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

- WIN1 – Winchester Town
- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
- DM29 – Heritage Assets

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Other relevant documents

Winchester District Local Plan 2020-2040: Regulation 19 Consultation

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

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Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Biodiversity Action Plan 2021

Waste Management Guidelines and Bin Arrangements

Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption as set out in paragraph 49 of the NPPF.

Bereweeke Road is a busy urban street within the settlement boundary of Winchester. The majority of the street is residential in nature however, other uses are present including Peter Symonds College, Lanterns Children's Centre and a number of nursing homes and supported housing facilities. These are mostly situated on the northern side of the road, although Peter Symonds College is situated to the north-east and rear of the site.

The site is characteristic of this part of the south-eastern side of Bereweeke Road. It, along with its neighbours to the south-west, comprises a long plot with a single, detached dwelling to the front. The dwelling, along with its neighbours, dates to the Edwardian (early 20thC) period and is in the form of a two-storey property with rooms in the roof. It is a brick-built villa with a clay tiled pitched roof and retains a lot of its original features, including brick chimney detailing, window reveals, parapets and string courses. For this reason, it is considered to be a non-designated heritage asset (NDHA). The heritage impact will be discussed in more detail in the relevant section of this report.

The wider plot is delineated by trees and mature shrubbery and has a large garden to the rear. There is a gravelled area behind a brick wall to the front of the building which is used for parking. There are two vehicular accesses serving this.

The proposal is for the erection of six dwellings and associated development. There is a mix of 3 three bed and 3 four bed dwellings. Policy CP2 of the LPP1 states that the majority of homes should be in the form of two and three bed houses, unless local circumstances indicate that an alternative approach should be taken. In this instance, the development achieves 50% three bed houses. Given the nature and comparatively large size of the site, as well as its location within an established, busy residential neighbourhood where larger dwellings are in demand, it is considered that a mix containing four bed houses is justified and is appropriate in this instance. The proposal therefore complies with policy CP2.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations; therefore, an Environmental Impact Assessment is not required.

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Impact on character and appearance of area

The original proposals sought to demolish the existing dwelling and construct seven dwellings, with access along the eastern boundary. To the front of the plot was a large, detached five bed dwelling along with a pair of three bed semi-detached properties in a Georgian/Victorian style. The centre of the plot contained two detached dwellings, as did the rear, in a similar architectural style. It was considered that the proposed development did not respond to the context of its surroundings in terms of architectural design and layout and following the further identification of the existing dwelling as a NDHA, the applicant was requested to amend the application to show its retention.

The Winchester and Eastleigh Design Review Panel considered the original scheme in February 2024. Comments included that the neo-Georgian design was not in keeping with the surrounding late Victorian/early Edwardian properties; some of the detailing on the buildings were of a poor quality; a lack of renewable energy provision; the architectural integrity of the existing dwelling which is a non-designated heritage asset and should not be lost; the high number of dwelling types for a scheme of only seven dwellings. A pre-app was submitted in order to discuss potential amendments as a result of the Panel's and council officers' comments. These were not reconsidered by the Panel, but were as a result of discussions with applicant, case officer and urban design officer. Ultimately, this resulted in a revised scheme which is the subject of the current application. It was not considered necessary to reconsult the council's urban design officer on the amendments to the planning application as these had already been agreed at pre-app stage.

The proposal now consists of six dwellings situated to the rear of the existing house. These consist of two pairs of semi-detached properties at the rear (Plots 1 and 2 and Plots 3 and 4) and two detached in the centre of the site (Plots 5 and 6). Plots 1 and 2 are brick-built with tiled roofs, casement-style windows and two dormers to the front and rear roof slopes. The side elevations are largely blank, other than the inclusion of a door and small window at ground floor level on each. The ground floor contains a hall, study, utility and open plan kitchen/diner. At first floor is the master bedroom with en-suite as well as a family lounge and there are an additional two bedrooms within the roof. Solar PV panels are included on the flat-roofed element of both dwellings.

Plots 3 and 4, whilst adjoining, are different to each other in terms of their layout and orientation. The frontage of plot 3 is set back from that of Plot 4 by approximately 2m and Plot 3 is narrower than its neighbour. It contains large sash windows and is finished in render. Plot 4 is wider and brick-built, also with sash windows. Solar PV panels are included to the rear roof slope of Plot 3 and to the western slope of Plot 4. On both properties, there are a minimal number of windows to the side elevations and these serve entrance halls, utility rooms, WCs and landings.

Both pairs of semi-detached properties include gardens to the rear area, as well as small front gardens. Parking is provided to the sides and in between the pairs and Plots 1, 2 and 4 include detached garages.

Moving into the centre of the site, Plots 5 and 6 are detached properties. Plot 5 is situated adjacent to the western boundary of the site and is two storeys with rooms in the roof. It has four bedrooms; two at first floor and two at roof level. It has an attached single garage, with an additional two parking spaces to the front. Solar PV panels are located on

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the western roof slope. Materials proposed are brick with plain tiles and single dormers to the front and rear. It has a large garden to the rear and side, with a small front garden.

Plot 6 is a large dwelling, designed in a late Victorian/Edwardian design. It is situated in the centre of the site and will be the first property encountered when approaching along the access road. Materials include brick, plain tile and bay windows at ground floor level on the front elevation. The east elevation features a two-storey element including a door and windows, in order to add a degree of visual interest to the otherwise blank elevation. Again, this property has a large garden and includes a garage to the rear, adjacent the access road. A further two parking spaces are included to the front. The curving boundary adjacent to the access road will be landscaped to provide a soft landscaped effect.

When looking at the site as a whole, the dwellings have been designed to demonstrate a visual hierarchy. The first plots encountered upon approach are numbers 5 and 6. These are larger and more “high-status” in their appearance including their detailing and features such as the bay windows on Plot 6. Travelling towards the rear of the site (Plots 1-4), the design and layout is lower key with simpler detailing and smaller footprints. This is considered to be an appropriate response to the nature of the site.

An important part of the character of the site is the presence of mature trees and shrubbery along the east, south and west boundaries. These are to be largely retained, with the new vehicular access road positioned adjacent to the east boundary. The trees provide a good level of screening to the site, as well as creating a pleasant setting for the occupants of the development.

It is acknowledged that the proposed development will significantly alter the character and appearance of the site however, it is considered that the approach taken in respect of layout, housing mix and design is appropriate. There is also existing development (Peter Symonds College) to the east immediately adjacent to the rear of the site. This provides a different context than the properties further to the south-east, which do not have a significant amount of development to the south-east of their plots, whereas the College is more significantly developed. Subject to details of materials (condition 3) and landscaping (conditions 16 and 17), it is considered that the proposed development is acceptable in terms of its impact upon the site and wider surrounding area and therefore complies with policies DS1, CP13 and CP20 of the LPP1, DM1, DM15, DM16 and DM17 of the LPP2, as well as the High-Quality Places SPD.

Development affecting the South Downs National Park

The application site is located 1.1km from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

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In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The works affect a Non-Designated Heritage Asset (NDHA) including setting.

The development is within the curtilage of a non-designated heritage asset. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of a non-designated heritage asset (Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16).

Guidance

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of NDHAs. Paragraph 216 of the NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

30 Berewecke Road is a Victorian/Edwardian villa (cartographic evidence suggests that the building was first constructed between 1898 and 1909) sitting within a generous plot. Along with its neighbours, it represents the predominant building typology on the southern side of Berewecke Road. The significance of these villas derives from their architectural interest, as well-built vernacular buildings with attractive architectural detailing, and from their historic interest as evidence of the growth of Winchester in the late 19thC and early 20thC.

The comprehensive and well-researched Heritage Assessment reveals that this building has had a chequered history, with alteration to enable conversion to offices and two flats in the late-1940s, prior to conversion back to a single dwelling from 1977. Those conversion works appear to have been carried out in a sensitive manner and are noted in the Heritage Assessment as being 'stylistically in keeping with the late-Victorian architectural character of the building'. It is apparent that this building has heritage significance sufficient to warrant consideration in a planning application; it is a non-designated heritage asset.

This building has retained attractive architectural details, including decorative stone window reveals, detailed brick string courses and parapets and ornate timber eaves and bargeboards. Whilst not a landmark building, it is an attractive structure, which is characteristic of Berewecke Road, and fits into the established pattern of development. The alterations of the 1940s/50s and restoration in the 1970s/80s have not substantially diminished the architectural interest of this building, and its positive contribution to the character and appearance of the local area.

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No justification was given by the applicant which warranted the demolition of the building. Accordingly, it has now been agreed that the existing dwelling will be retained.

It is considered that the proposals would preserve the significance of the non-designated heritage asset.

The proposals would accord with the requirements of Section 16 para 216 of the NPPF (2024), Policy CP20 of WDLPP1 and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The nearest adjoining properties are 32 and 28 Bereweeke Road and Peter Symonds College.

None of the proposed dwellings are situated in line with numbers 32 and 28 however, the proposed access road will be situated adjacent to number 32. It is not considered that the use of this by vehicular traffic serving the development would be significantly harmful in terms of noise and the existing tree cover provides a good level of screening.

The distance between the rear elevations of Plots 5 and 6 to the rear elevation of the original number 30 is approximately 22m. There is a single rear dormer to the rear of Plot 5 which serves a bedroom however, given the distance, proposed close boarded fence and proposed tree planting along the boundary, it is not considered that there would be any significant harm by means of overlooking. There is a dormer on Plot 5 that directly faces Plot 6 however, this serves a stairwell and therefore it is not considered that there would be significant harm by means of overlooking.

Plot numbers 4 and 5 are adjacent to the boundary of number 28 Bereweeke Road. They are situated 4.3m and 3.5m away respectively (side elevation to boundary). Plot 4 has parking spaces and a single storey garage immediately adjacent to the boundary and there are no dormers on the roof however, there is a first-floor window that serves a stairwell. Number 4 is adjacent to the rear garden space of number 29 and whilst there is a swimming pool within that property, it is not considered that the proposed dwelling and associated parking would cause any significant harm to the amenities of number 28 Bereweeke Road by means of overshadowing, overlooking or overbearing. Number 5 is situated closer to the house of number 28 but is still approximately 28m away. It is immediately adjacent to part of the rear garden but it is not considered to cause significant harm to the amenities of this property by means of overshadowing, overlooking or overbearing.

A number of buildings within the ownership of Peter Symonds College are situated adjacent to the rear boundary. However, given the verdant boundary treatment, which also includes a close-boarded fence, and distance between them it is not considered that there would be any significant harm by means of overlooking, overbearing or overshadowing.

Gardens – The gardens for the proposed dwellings are of a reasonable size. Plots 1-4 have a row of mature trees along their rear boundary. Notwithstanding this, there will still be sufficient outdoor amenity space that will not be overshadowed by these trees. Additional trees are to be planted along the boundaries of Plots 5 and 6 and there are

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existing trees along the south-western boundary and will not cause any significant overshadowing towards the rear gardens.

Therefore, the proposal complies with policy DM17 for the above reasons.

Sustainable Transport

The current property has parking to the front, with two vehicular accesses. There is also a garage. An updated Transport Assessment has been submitted by the applicant, reflecting the change in layout. In this, the access arrangements as supported by HCC Highways, have not changed. HCC Highways concluded in their response dated 18.01.2024 that the visibility splays for the widened eastern access are accepted as they align with HCC's Technical Guidance Note 3. It has also been demonstrated that an average estate vehicle can enter, exit and manoeuvre in forward gear with sufficient space. The largest vehicle using the site has been shown as a refuse freighter. Tracking plans show that this will be able to manoeuvre and turn within the site in order to be able to travel in a forward gear.

A number of comments have been submitted raising concerns about the additional number of vehicles using the highway which will be generated by the development, and their impact on local traffic. The number of trips made using TRICS data is considered to be acceptable and would not have any significant material effect to the safety and free flow of traffic on the surrounding highway network.

Sufficient allocated parking spaces have been provided for each dwelling, along with three visitor bays situated off the access road. Cycle parking is to be provided for each dwelling. Condition 6 has been recommended by the Highway Authority in relation to parking.

Condition 5 requires a Construction Method Statement and Management Plan to be submitted prior to the commencement of works on site. This will ensure the safe movement and operation of construction vehicles on site and on Bereweek Road, as well as storage of machinery, prevention of dust and mud on the road and arrangements for deliveries, amongst other things.

Therefore, the proposal complies with policies CP10 of the LPP1 and DM18 of the LPP2 with regards to impact on highway safety, traffic generation and adequate parking facilities on site.

Ecology and Biodiversity

The proposal is for overnight accommodation affecting Nitrogen and Phosphorous. Details of the appropriate assessment relating to the impact of nutrients caused by the development are given in the relevant section below.

There are no designated sites of ecological importance in the vicinity. The application was submitted prior to the requirement for the provision of mandatory Biodiversity Net Gain.

Protected species.

The presence of a protected species is a material consideration when a Planning Authority is considering a development that, if implemented, would be likely to result in harm to the species or its habitat. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

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In this instance, the house has been identified as having potential for bat roosting and a maternity/satellite/day roost for Common Pipistrelle was recorded along with a Serotine Day Roost, during three emergence surveys.

The house is to be retained, however additional features will be included within the new development which will provide new bat roosting features within the new dwellings. The trees also form an important wildlife corridor and will be maintained and protected during construction and enhanced with new understorey native planting and protected from light disturbance from the new development. Features for nesting birds will also be provided. These will be controlled by conditions 13 and 14.

The applicant is also required to enter into a Protected Species License with Natural England prior to the commencement of works.

The presence of a protected species on site has therefore been addressed and the submitted reports are acceptable. The proposal therefore complies with policy CP16 of the LPP1.

Appropriate Assessment.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 5.88 Kg/N/year is made. SuDS will allow surface water to infiltrate the ground and, on this site, the lower level of groundwater is such that surface water will not infiltrate it. There is therefore no requirement to provide additional phosphorous mitigation and the contribution is 0.00 Kg/P/year. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrogen neutral development and the guidance on nitrogen and phosphorous from Natural England.

The developer has a Direct Allocation Agreement in place with Roke Manor for nitrogen mitigation.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition (4) complies with this strategy and would result in nitrogen and phosphorous neutral development.

It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework.

Sustainability

The site is in a sustainable location, being within 2km of the city centre, rail station and bus station. Each of the properties will have solar PV panels and a water efficiency of no more than 110l per person/day. Each property will also have an EV charger fitted. Materials will

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be locally sourced where possible, reducing the carbon generated from material production and construction processes.

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 4 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition 18 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 19 then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

The drainage for the development will feed into the mains drainage system on Bereweek Road. Condition 17 will ensure the submission of full details of foul and surface water drainage.

Therefore, the proposal complies with policy DM15 of the LPP2.

Trees and Landscape

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

As mentioned earlier in this report, there are a number of trees on site. Whilst these do not benefit from a TPO, they are considered to contribute positively to the character of the site and wider area. Conditions 7 – 12 will ensure their protection and retention both during construction works and in the future. In addition, a number of new trees are to be planted as part of the development.

The proposal will therefore comply with policy DM24.

Landscape

A detailed landscaping scheme has been submitted to accompany the application. Boundary treatments will comprise a mix of existing trees and supplementary planting around the exterior of the site, as well as hedging and small trees/shrubs alongside some brick walls. Surfacing of the private drives will be block pavers and patios and footpaths will be formed of natural stone slabs. The main access road into the site is to be formed of black bitmac. Measures to ensure adequate drainage of surface water are required by condition 15.

Overall, the proposed landscaping scheme is considered to be appropriate to the scale of development and ensures the protection and retention of existing trees and hedging. Conditions 18 and 19 will ensure a high level of soft and hard landscaping is provided and that it is implemented and maintained accordingly.

The proposal therefore accords with policies DM16 and DM17 of the LPP2.

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Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The proposal is for the construction of 6 residential dwellings to the rear of 30 Bereweeke Road. Whilst the proposed development differs from the prevailing spatial character of this part of the street by introducing new dwellings to the rear and north-east of the plot, it is considered to be acceptable and represents an efficient use of the land to provide residential dwellings in a highly sustainable location. The housing mix, with 50% three bed properties, is also considered to be appropriate for the site. The retention of the existing dwelling, a non-designated heritage asset, ensures that the appearance from the street is largely similar to that at present and does not diminish the row of Victorian/Edwardian properties that is such an important part of the character of this part of Bereweeke Road. The development will be built to high energy efficient standards and includes the use of solar PV panels and EV charging points for each dwelling. High quality materials are to be utilised, as well as a sensitive hard and soft landscaping scheme which also includes provision for the protection and enhancement of protected species (bats, birds etc) on site. The additional impact on the highway network is considered to be acceptable and will not result in an increased impact on highway safety or large numbers of additional vehicles entering it.

In conclusion, the proposed development is considered to be acceptable and is therefore recommended for permission.

Recommendation

Application permitted subject to the following conditions:

Conditions

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

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

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

Location Plan Drawing No 1080-PSL-00A received 24.11.2023

Proposed Site Plan Drawing No P01 Rev L received 06.02.2025

Outline Drainage Strategy by Ridge received 06.02.2025

Landscape Strategy Plan Drawing No 1223-103 received 06.02.2025

Tree Protection Plan Drawing No TPP-KC/30BEREWEEKE/001 Rev B received 06.02.2025

Plots 1 and 2 Plans and Elevations Drawing No P09 Rev B received 06.02.2025

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Plots 3 and 4 Plans and Elevations Drawing No P10 Rev C received 06.02.2025

Plot 5 Plans and Elevations Drawing No P11 Rev C received 06.02.2025

Plot 6 Plans and Elevations Drawing No P12 Rev B received 06.02.2025

Proposed Sections AA, BB, DD Drawing No P06 Rev E received 06.02.2025

Proposed Sections CC, EE, FF Drawing No P07 Rev B received 06.02.2025

Proposed Sections GG, HH Drawing No P08 Rev B received 06.02.2025

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

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

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

4. The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

5. No development shall start on site until a Construction Method Statement and Management Plan has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long-term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Use of fences and barriers to protect adjacent land;

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- (i) Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway;
- (j) Dust suppression, mitigation and avoidance measures
- (k) 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.
- (l) Noise reduction measures, including use and details of acoustic screens and enclosures, the type of equipment to be used and their hours of operation

Demolition and construction work shall only take place in accordance with the approved details.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality.

6. Vehicles must only park in designated spaces to ensure refuse vehicles can turn and manoeuvre on site.

Reason: In the interest of highway safety.

7. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- AIA/AMSKC/AH/30BEREWEEKE/001 Revision A written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

8. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- AIA/AMS-KC/AH/30BEREWEEKE/001 Revision A written by Kevin Cloud of Technical Arboriculture and Tree Protection Plan, Ref:- TPP-KC/30 BEREWEKE/001 Revision B.

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

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

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

10. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- AIA/AMSKC/AH/30BEREWEEKE/001 Revision A.

Reason: To ensure protection and long-term viability of retained trees and to

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minimise impact of construction activity.

11. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- AIA/AMSKC/AH/30BEREWEEKE/001 Revision A shall be agreed in writing to the Local Planning Authority.

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

12. 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.

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

13. No development on site shall commence until full details of any exterior lighting proposed (both during construction and operation) have been submitted to and approved in writing by the Local Planning Authority. This should accord with the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT) bats and artificial lighting guidance note 08/23.

A Lux Plan shall be provided which shows that any external lighting will be strictly directed away from the boundary vegetation and will be kept to below 1 lux within at least 2m from the boundary or avoided completely.

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

14. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within Appendix E in the revised Ecological Assessment by Peach Ecology (January 2025). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

15. 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

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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.

16. Notwithstanding the submission of approved plan 1223-103, no development beyond damp proof course level 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;
- Existing and proposed finished levels or contours;
- Means of enclosure, including any retaining structures;

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.

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

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

Following the removal of the trees hereby consented, new trees shall be planted as shown in the landscape plan provided by TGD Landscape Ltd, ref:- 1223-101 January 2025 and within a period of 2 years. Planting of the new trees shall take place during the planting season between November and February.

The precise size, species, location or period of time will be agreed in writing with the council.

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If, within a period of 2 years from the date of planting, the tree(s) (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

18. 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.

19. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Equivalent of Code for Sustainable Homes Level 4 for Energy and Equivalent of Code for Sustainable Homes Level 3 / 4 for water, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

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

Informatives:

1. In accordance with paragraph 39 of the NPPF (2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP1, CP2, CP10, CP11, CP13, CP16, CP17, CP20

Local Plan Part 2 – Development Management and Site Allocations: WIN1, DM1, DM15, DM16, DM17, DM18, DM24, DM29

High Quality Places SPD

NPPF Section 16

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Parking Standards SPD

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

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

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 Considerate Practice

<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The application for planning permission was made before 12 February 2024.