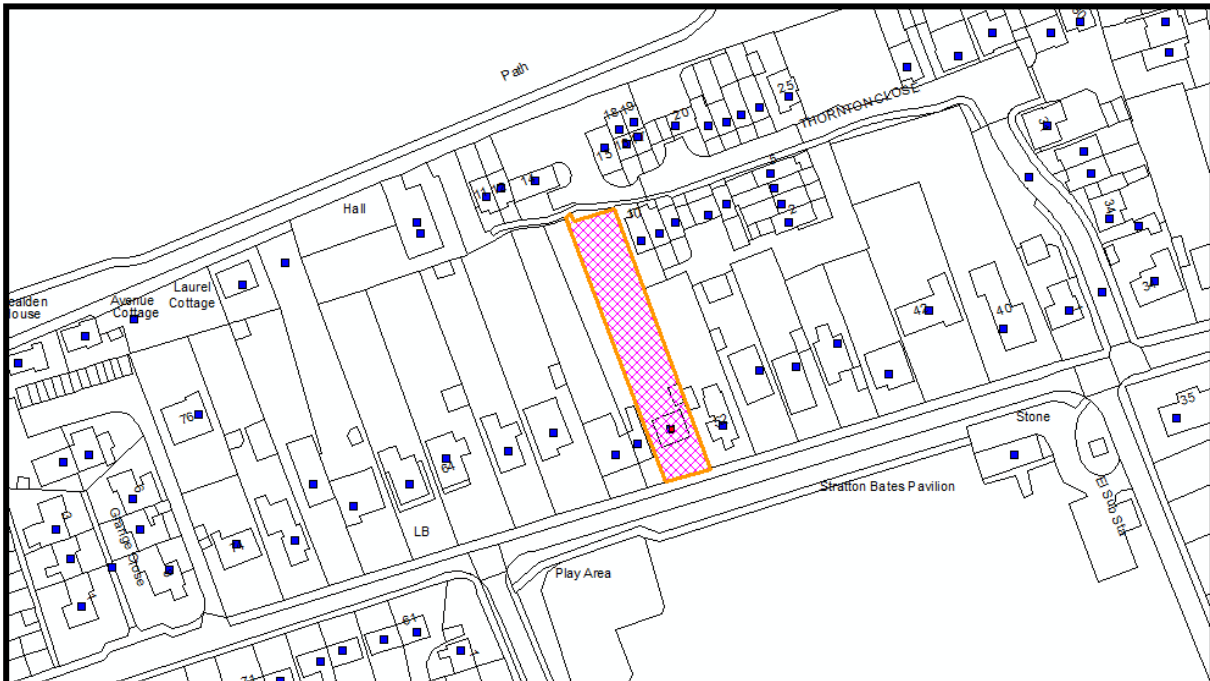


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

<b>Case No:</b>	24/00569/FUL
<b>Proposal Description:</b>	The creation of a pair of semi-detached properties to include rear extension to the rear garden of 54 Grange Road.
<b>Address:</b>	Clematis Cottage, 54 Grange Road, Alresford, Hampshire, SO24 9HF
<b>Parish, or Ward if within Winchester City:</b>	New Alresford Town Council
<b>Applicants Name:</b>	Madhu Murtala
<b>Case Officer:</b>	Catherine Watson
<b>Date Valid:</b>	25 March 2024
<b>Recommendation:</b>	Application Permitted
<b>Pre-Application Advice</b>	Yes

## Link to Planning Documents

Link to page – enter in reference number: 24/00569/FUL  
<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 have a positive impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

The application is reported to Committee due to the number of objections received contrary to the Officer's recommendation, as well as a request by Cllr Power.

**Amendments to Plans Negotiated**

Amended site plan submitted 15.04.2025 to include Thornton Close, a private road, within the redline as the access to the site from the nearest publicly maintained road (Grange Road). Notice was also served by the applicant on 01.04.2025 on Barratt Homes who were the developer for the Thornton Close residential development. Neighbours were renotified of the amendments by letter and email on 23.04.2025.

**Site Description**

The site is a long, thin residential plot situated on Grange Road but backing onto Thornton Close to the north. The rear garden is enclosed by close boarded fencing on both sides and to the rear. A number of ancillary structures including sheds and a greenhouse are present, as are a number of shrubs and small trees. Number 54 currently consists of a single, small bungalow situated to the front of the plot. To the rear, Thornton Close is a relatively new cul-de-sac with two storey terraced and semi-detached properties.

**Proposal**

The proposal is for the construction of a pair of semi-detached two storey dwellings to the rear of the plot, fronting Thornton Close. Access will be achieved from the close and two on-site parking spaces will be included for each of the properties. The existing garden for number 54 will be divided, approximately 30m to the rear of the existing dwelling. This boundary will be planted with evergreen hedging and some of the existing hedging on the western boundary will be retained.

The proposed dwellings will be brick-built with tiled roofs and take their design cues from the neighbouring properties in Thornton Close.

**Relevant Planning History**

23/02411/FUL - The creation of a new two-storey dwelling house following the demolition of existing dwelling house. PER 10th January 2024.

**Consultations**

Service Lead – Engineering (Drainage) -

- Support, subject to standard pre-commencement condition.

Service Lead – Sustainability and Natural Environment (Trees) –

- Support, subject to conditions.

Hampshire County Council (Highway Authority) –

- Support, subject to condition.

**Representations:**

Councillor Margot Power

25.07.2024: "The proposed access to the driveways would mean the removal of landscaping provided and maintained as part of approved application 06/02599/FUL. The  
**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

location plan does not show the number of homes, and dearth of parking spaces, in close proximity to the proposed houses. There have been problems with the main sewer which would serve these houses, could Southern Water please be consulted as to capacity”?

29.06.2024: “I am told that no notices of this planning application have been displayed in Thornton Close. As this is where the residents live that are most likely to be affected could we please rectify this and restart the period of consultation. These residents should also be informed by letter. In order to assess the suitability of Thornton Close for any further vehicular traffic it is necessary to visit the site in the evening, when most are at home. It is more than congested. If minded to approve this application I would ask that it be referred to the planning committee, and photographs of Thornton Close in the evening, taken before school holidays start, be provided”.

New Alresford Town Council.

- Comment.

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

- Overdevelopment of the site;
- Harms the character and appearance of the area
- Trees
  - Loss of the cypress trees
  - Arboricultural assessment doesn't match the proposal
- Highways impacts
  - Additional traffic
  - Limited street parking
  - Cramped parking arrangements.
  - Safety issues entering and existing the site
  - Private Road
- Neighbouring amenity impacts
  - Create overlooking/privacy impacts
  - Create overshadowing impacts
  - Increased noise impacts
  - Construction noise and activity impact on well-being of neighbouring properties
- Ecology
  - Harmful impact upon local wildlife in the area
  - Loss of green space
- Drainage
  - Add more pressure on drainage systems
- Construction
  - Cause highways safety impacts
  - Limited access to the site
  - Disruption along the street
- Other Matters
  - Location Plan not showing the footprint of the new dwelling
- Non-Material planning
  - Impact house prices

**Relevant Government Planning Policy and Guidance**

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

National Planning Policy Framework (December 2024)

Section 1. Introduction

Section 2. Achieving sustainable development

Section 4. Decision-making

Section 5. Delivering a sufficient supply of homes

Section 11. Making effective use of land

Section 12. Achieving well-designed and beautiful places

Section 14. Meeting the challenge of climate change, flooding and coastal change

Section 15. Conserving and enhancing the natural environment

National Planning Practice Guidance

- Appropriate assessment
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Determining a planning application
- Effective use of land
- Fees for planning applications
- Flood risk and coastal change
- Housing supply and delivery
- Making an application
- Natural environment
- Renewable and low carbon energy
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

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

- DS1 – Development Strategy and Principles
- MTRA3 – Other Settlements in the Market Towns and Rural Area
- CP1 - Housing Provision
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP12 – Renewable and Decentralised Energy
- CP13 – High Quality Design
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment

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

- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM23 – Rural Character
- DM29 – Heritage Assets

Your Place Your Plan Local Plan 2020-2040 (emerging)

- SP1 – Vision and Objectives

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- SP2 – Spatial Strategy and Development Principles
- CN1 – Mitigating and Adapting to Climate Change
- CN2 – Energy Hierarchy
- CN3 – Energy Efficiency Standards to Reduce Carbon Emissions
- CN4 – Water Efficiency Standards in New Developments
- D1 – High Quality, Well Designed and Inclusive Places
- D4 – Design Principles for Market Towns and Rural Villages
- D7 – Development Standards
- T2 – Parking for New Developments
- T4 – Access for New Developments
- NE1 – Protecting and enhancing Biodiversity and the Natural Environment in the district
- NE5 – Biodiversity
- NE6 – Flooding, Flood Risk and the Water Environment
- NE16 – Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and River Itchen

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards 2009

Other relevant documents

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

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.

The site is situated within the settlement boundary of New Alresford where new residential development is acceptable in principle under policies DS1 of the LPP1 and DM1 of the LPP2, subject to compliance with other relevant local and national planning policies.

Policy CP2 of the LPP1 states that the majority of dwellings should be two and three bedroom properties. In this instance, each dwelling will have two beds and therefore, this policy is met.

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**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.

**Impact on character and appearance of area**

The proposed two-storey dwellings will be situated adjacent to the rear boundary of the plot and will face onto Thornton Close. Each dwelling will have a single storey element to the rear and will contain two bedrooms.

The proposed dwellings will form a continuation of the development at numbers 8-10 Thornton Close but will be set back slightly in order to accommodate two parking spaces per dwelling. A new boundary fence with hedging is to be installed approximately 31m from the rear elevation of the existing dwelling and 12m from the rear elevation of the proposed dwellings. This will allow for reasonably sized gardens to be allocated to the new dwellings.

The dwellings will be brick-built with plain clay roof tiles to match the adjacent properties on Thornton Close. Condition 3 deals with the submission of materials specifications. Details such as the window and door positioning will also be similar to neighbouring properties.

The ground slopes gently on Thornton Close from north-east to south-west and the height of the proposed dwellings takes this into account, with the ridge being slightly lower than numbers 9 and 10 Thornton Close. The hardstanding/parking area to the front of the site will be formed of pavers, which will be permeable and will allow for excess surface water to drain into the ground. Bin storage will be provided adjacent to the front corners of each dwelling. Conditions 4 and 5 will deal with details of hard and soft landscaping, including boundary treatments.

A number of plots on this part of Grange Road have previously been subdivided in order to accommodate the redevelopment to the rear (Thornton Close). The principle of the subdivision is therefore acceptable. The visual appearance and layout, including materials, of the proposed dwellings is also reflective of the spatial character of Thornton Close. The gardens of the proposed dwellings are considered to be appropriate in terms of size. Boundary treatments include close boarded fencing which will be screened by native species hedging. Condition 17 removes permitted development rights for buildings incidental to the enjoyment of a dwellinghouse, such as garden sheds, gazebos etc. This is considered appropriate given the narrow width of the plot and will ensure that the site is not over-developed in the future.

It is therefore considered that the proposed development will have a positive impact on the character and appearance of the area and will not result in visual harm to the vicinity. The development therefore complies with policies DS1, CP2 and CP13 of the LPP1, along with DM1, DM15, DM16 and DM17 of the LPP2.

**Development affecting the South Downs National Park**

The application site is located 0.8km 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

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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.

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**

No Impact. The works do not affect a statutory listed building or structure including setting, Conservation Areas, archaeology or non-designated heritage assets including setting.

### **Neighbouring amenity**

The adjoining residential dwellings are number 10 Thornton Close, the host dwelling Clematis Cottage (54 Grange Road), and Harley Cottage (52 Grange Road). The side elevations of the proposed dwellings have only one window each, at first floor level. These are both obscure glazed. These are both serving bathrooms. One bedroom per dwelling will be situated at the front of the properties, whilst a second will be situated to the rear. Two windows will serve each bedroom. Given the distance between the rear of the proposed dwellings and the rear of the host dwelling, it is not considered that there would be any significant harm with regards to overlooking, both to the rear of the house and to the main garden amenity area. This is also the case with number 52 Grange Road, which is positioned at an oblique angle to the proposed dwellings.

The rear of the proposed dwellings is situated approximately 3.5m back from the rear of 10 Thornton Close. There may be oblique views towards the rear of the neighbouring garden, however this is not considered to cause significant harm by means of overlooking. In addition, the rear of the proposed dwellings is single storey in height. Whilst there will be a change in outlook, it is not considered that there would be significant harm relating to overshadowing or overbearing.

The properties opposite the site (Numbers 14 and 15 Thornton Close) are situated between 14.7 and 16.6m away, neither are immediately facing the proposed dwellings and therefore, it is not considered that there will be significant harm by means of overlooking towards those properties.

Therefore, the proposal complies with policy DM17 of the LPP2.

### **Sustainable Transport**

The proposed development will include two parking spaces per two-bed dwelling. The WCC Parking Standards SPD requires two-bed properties to have 2 allocated parking spaces. Each space measures 2.5m x 5m, which falls within the guidelines as published by the British Parking Association. A visibility splay is included in order to ensure safe access to and from the site. Provision for bin storage and cycle parking will also be made.

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The additional traffic movements generated by the proposed development are not considered to be so significant as to negatively impact traffic on the surrounding roads.

There is a regular bus route (Stagecoach 64) which runs nearby. The nearest bus stop is on Jacklyns Lane approx. 0.5km away. The site is also situated within easy walking and cycling distance of the main facilities in Alresford town centre. It is therefore considered that the site is in a sustainable transport location.

Therefore, the proposal complies with policy DM18 of the LPP2.

### **Ecology and Biodiversity**

The proposal is for overnight residential accommodation and therefore has the potential to increase the levels of nutrient pollution entering the water catchment area. Accordingly, there is a legal requirement to demonstrate that nutrient neutrality can be achieved before planning permission can be granted.

Details of the appropriate assessment relating to the impact of nutrients caused by the development are given in the relevant section below.

No protected species have been identified on site. The application was submitted prior to April 2024 and therefore is not liable for Biodiversity Net Gain. Notwithstanding this, ecological enhancements will be made and will include bat and bird boxes and native species planting. Condition 6 will require details of these to be submitted.

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011.

### **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 6.31kg/TN/year pre-2030 and 1.81kg/TN/year post-2030 is made. A positive contribution of 2.02kg/TP/year pre-2030 and 0.06kg/TP/year post-2030 is made. 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 nitrate neutral development and the guidance on nitrogen and phosphorous from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nutrient neutral development. An Allocation Agreement between the developer and The Grange Hampshire LLP has been submitted confirming that a deposit has been paid in respect of the reservation of nutrient (nitrogen and phosphorous) credits for use as mitigation against the residential 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. The mitigation and its implementation is covered by condition 7.

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  
**Case No: 24/00569/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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 (2024).

**Sustainability**

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 8 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 9 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 mains sewer extends into Thornton Close, and it is expected that the new dwellings will connect to this. The applicant will need to contact Southern Water to arrange for connection.

Therefore, the proposal complies with policy DM17 of the LPP2.

**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.

The application has been supported by Arboricultural assessments which assess the impact on surrounding trees and protect them during construction. The development is considered to be acceptable in terms of its impact on the trees.

Conditions 10 – 15 will ensure appropriate protection of existing trees during the development and also the planting of replacement trees.

The proposal will therefore comply with policy DM24.

**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 proposed development is considered to respect and make a positive contribution to the spatial character of the immediate area of Thornton Close. The design of the dwellings is broadly similar to nearby properties, using complementary materials. The site is

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

situated in a sustainable location with regards to walking, cycling and proximity to public transport and on-site parking and storage for bins and cycles have been considered as an integral part of the development, along with adequate private garden amenity space. Existing trees will be protected during the construction process and replacement trees planted where necessary. It is not considered that there will be any significant impact on neighbour amenity in terms of overlooking, overshadowing or overbearing caused by the development. The properties will be constructed in a sustainable manner and will achieve a high level of energy and water efficiency.

In conclusion, the proposed development is considered to be acceptable and accords with policies MTRA1, DS1, CP1, CP2, CP10, CP11, CP13 and CP16 of the LPP1, DM1, DM15, DM16, DM17, DM18, DM24 of the LPP2 as well as the High-Quality Places SPD. The application is therefore recommended for approval.

**Recommendation**

Permit, 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 dated 15.04.2025

Site Location and Block Plans Version Rev B received 11.06.2024

Proposed Elevations Version Rev A received 12.03.2024

Proposed Street Scene Version FC received 25.03.2024

Proposed Privacy Screen Plantings Version Rev B received 02.07.2024

Swept Path Analysis of Parking Spaces Dwg No 001 02.07.2024

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

3. No development beyond damp proof course level 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.

4. The development hereby permitted shall not be occupied 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:

- All boundary treatment;
- Hard surfacing materials;

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Existing and proposed finished levels or contours;
- Means of enclosure, including any fences and retaining structures;
- Car parking layout;

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.

Following the removal of the tree hereby consented, One (1) extra-heavy standard tree of 14/16 girth size tree shall be planted within a period of 1 year of full planning permission being granted. 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.

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

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

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

6. 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 implemented prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

7. 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

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- 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.

- 8. 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.

- 9. 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.

- 10. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and method statement ref:- 23\_5837\_11\_44 written by Alexander N Barnes of ROAVR Group 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.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

11. Inspection of fencing.

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:-23\_5837\_11\_44 and Tree Protection Plan, Ref:- 23\_5837\_11\_44.

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

12. Construction of special engineering under tree canopies

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

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

13. Limit of arboricultural work

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:- 23\_5837\_11\_44.

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

14. No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal:- 23\_5837\_11\_44 written by Alexander N Barnes : 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.

15. Arboricultural Supervision

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.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

16. 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 development permitted by Class E of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

**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, CP10, CP11, CP13, CP16, CP20

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

High Quality Places SPD

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

**Case No: 24/00569/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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 Development is not 'major development' and the application for planning permission was made before 2 April 2024.

Appendix A –

**City Councillor's request that a Planning Application be considered by the Planning Committee**

<b>Request from Councillor: Power</b>
<b>Case Number: 24/00569/FUL</b>
<b>Site Address: Clematis Cottage Grange Road.</b>
<b>Proposal Description:</b>
<p><b>Requests that the item be considered by the Planning Committee for the following material planning reasons:</b></p> <p><b>The access for parking and frontage is over land not owned by the applicant, I have seen no notice that permission has been granted by the owner. That border also provides the planting plan for the approved, and built, application 06/02599/FUL. There has been no justification for the removal of this vegetation which usefully dresses the street scene in a very built up area.</b></p> <p><b>There is a shortage of parking on Thornton Close that can only be properly appreciated by visiting in the evening, perhaps photographs could be provided for the committee?</b></p> <p><b>The street scene provided does not represent the four car parking spaces that are shown on the block plan.</b></p> <p><b>In short, the nuisance that will arise to other properties on Thornton Close is unacceptable.</b></p> <p><b>I would ask that the committee visit the site in the evening, to properly understand the current congestion which will be exacerbated should these two house be built.</b></p>

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