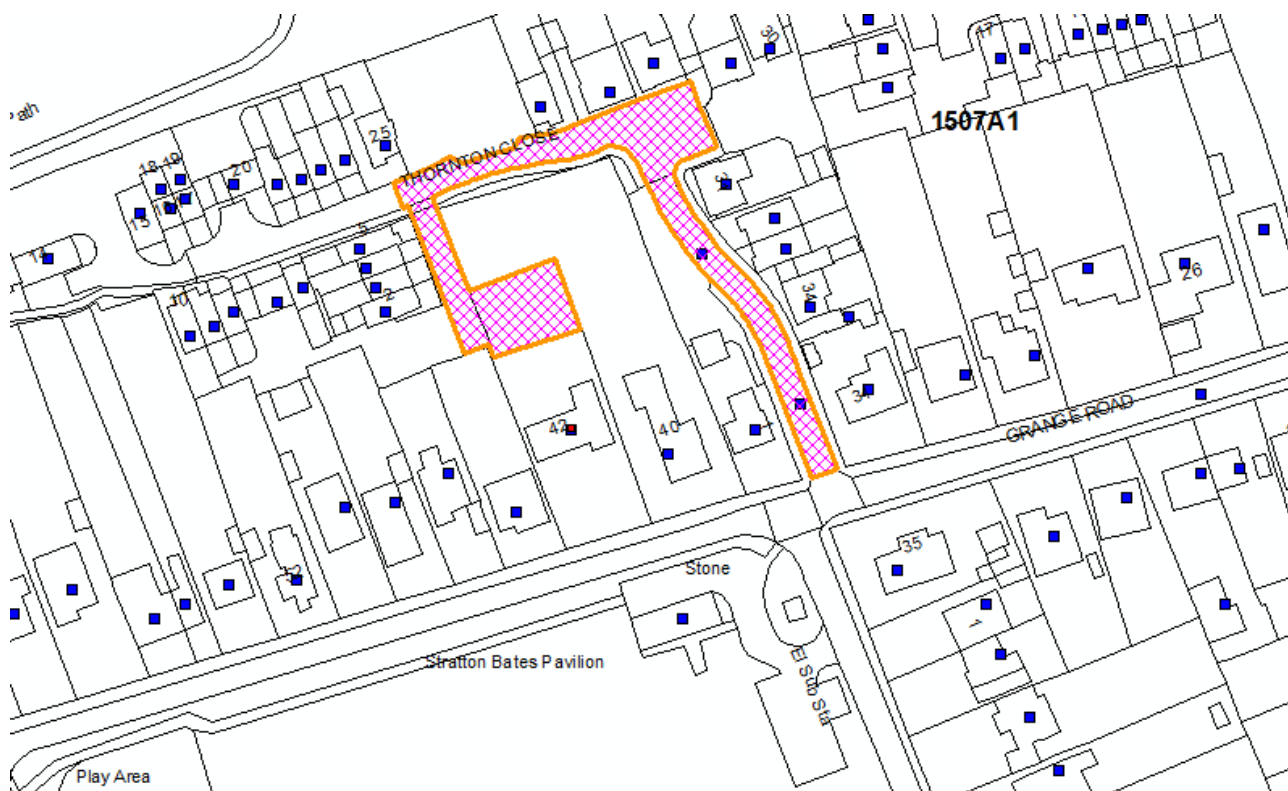


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Case No: 24/01882/FUL
Proposal Description: (Amended Plans) New 3 Bedroom self-build dwelling
Address: Primrose Patch 42 Grange Road Alresford Hampshire SO24 9HF
Parish, or Ward if within Winchester City: New Alresford Town Council
Applicants Name: Ms S Cope
Case Officer: Cameron Taylor
Date Valid: 30 August 2024
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 24/01882/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 have a positive impact on the character of the site and wider area. It will also not result in any harm to neighbouring residential amenity and will make adequate provision to ensure Nutrient Neutrality. The proposal will not result in a significant adverse impact upon highways safety and will not lead to a harmful impact upon the nearby protected trees or a significant adverse impact upon the surrounding ecology. The proposal therefore complies

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with policies CP13, CP16 and CP20 of the LPP1 and DM15, DM16, DM17, DM18 and DM24 of the LPP2.

General Comments

The application is reported to Committee due to the number of Objections received contrary to the Officer's recommendation. New Alresford Town Council have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1.

Amendments to Plans Negotiated

Amended plans have been received that update the rear elevation of the dwelling. This includes the reduction of the two-storey projection to a single-storey to the rear, along with the addition of rooflights to the rear roof slope. The amendments were submitted the 5th December 2024 and full re-consultation was undertaken.

Additional amended plans have been received that clarify the fencing situation on the site. These confirm the fencing along the sites northern boundary is to be retained as the existing 1.4m fence. The fencing along the southern boundary to No.42 will be a 1.8m fence with a new 1.5m fence separating the sites amenity space from its parking. Given nature of the proposed fencing it is not considered to result in a material change from the current situation on site and therefore re-consultation was not undertaken.

Site Description

The proposed site is located at the bottom end of the garden to No. 42 Grange Road. The proposed site for the dwelling is a residential garden that includes maintained lawn and sections of hedging and planting along the northern boundary. The site has an existing access off the unadopted road of Thornton Close with the existing dwelling being accessed from Grange Road. The ground level drops away from the property of No. 42 from north to south along with a drop from east to east across the area. The boundary treatment between the site and the surrounding properties consists of close board fencing. There are five trees with tree preservation orders (TPO) that are located within the curtilage of No. 40 Grange Road that includes one that comes near to the boundary. The TPO tree nearest to the site boundary is TPO ref No.00051-2004-TPO.

The area is characterized by residential properties with those that front Grange Road typically being two-storey detached dwelling with large gardens however there are examples of chalet bungalows. The dwellings along Thornton Close consist of a variety of two-storey semi-detached and terraced dwellings with some examples of first and second floor space within the roof space. The external finishes of dwellings in the area consists of facing brick, render and some examples of timber cladding.

Proposal

The proposal seeks the subdivision of the site and the erection of a two-storey detached dwelling with the first floor accommodation within the roof space. The site is located within the garden space to No.42. The proposed dwelling would be a 2-bed dwelling with the option for an accessible downstairs bedroom with en-suite. The proposal includes an air source heat pump along the north elevation of the proposed dwelling. The access will use the existing access off the private driveway off Thornton Close with space for 2 allocated spaces. The proposal will have a close board fence that surrounds the dwelling and its residential curtilage, which includes the existing fence and the addition of a new 1.8m and 1.5 metre fence.

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Relevant Planning History

No previous planning history.

Consultations

Service Lead – Sustainability and Natural Environment (Ecology) –

- No Objection subject to appropriate conditions

Service Lead – Sustainability and Natural Environment (Trees) –

- No Objection subject to appropriate conditions

Southern Water -

- No Objection subject to appropriate informative

Representations:

Councillor Margot Power

Initial Comments

“The proposed site plan shows insufficient outside space for the dwelling and therefore represents over development. An assumption has been made about access via Thornton Close. This is not public highway and is maintained by the residents. Any further traffic on Thornton Close would be unacceptable, and even more so when the very limited access to the garages of numbers 2-5 Thornton Close are considered.”

Second Comments

“Despite the revised plans I see no reason to amend my grounds for objection: overdevelopment of the plot leaving a lack of outside space; unsuitability of access over limited width road built for parking access for only 4 small houses. Have Southern Water commented on sewer capacity?”

New Alresford Town Council

Initial Comments

“The submitted plan does not clearly show residents parking options. It seems to be very limited on the site plan. Access and parking in Thornton Close is difficult due to the narrow width of the road. There is limited access here. The building itself is large, tall and the design is not in keeping with surrounding homes. Due to the building size, it would overlook adjacent properties affecting their privacy.”

Second Comments

“This application represents overdevelopment of the site. The plan is for a large 3-bedroom house with a potential to enlarge at a later stage, therefore an inappropriate design which would not be in keeping with the surrounding properties.

There is extremely tight access with narrow approach roads which will add pressure on the existing parking provision. In addition, Thornton Close is maintained by residents, it is not a public highway and unsuitable for construction traffic.

The 'turning circle' is, parking for resident's cars.

The proposed house is a not a self-build if is offered for sale upon completion.”

14 Objecting Representations to the original plans and 12 objections to the amended plans received from different addresses citing the following material planning reasons:

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- Character and appearance of the dwelling
 - o Incongruously large property within Thornton Close
 - o Overdevelopment of the site
 - o Near 50% of the area would have a built form
 - o Creation of a dwelling with 5 dwellings.
- Ecology
 - o Loss of biodiversity
 - o Should provide provisions for firm commitment to biodiversity
 - o Little space for habitat improvement
- Residential amenity
 - o Overlooking a number of adjacent properties
- Highways
 - o Would put on street parking pressure on Thornton Road
 - o Unadopted road where an annual payment by residents is paid
 - o Impact safety of Thornton Close with increased vehicle movements
- Services to the site
 - o Increase in pressure upon the services in the area
 - o Drainage issues
- Construction
 - o The block paving along the access to Thornton Close is unsuitable for construction traffic
 - o Blocking the access for neighbouring dwelling
 - o Inconvenience during construction
 - o Safety issues to those who use the road
- Other Matters
 - o The sale of the original dwelling to a third party
 - o Existing planning and development for affordable housing
 - o Creation of an independent unit of accommodation

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
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

- Appropriate assessment
- Biodiversity net gain
- Climate change
- Planning obligations
- Self-build and custom housebuilding

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- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions

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

DS1 - Development Strategy and Principles

MTRA2 - Market Towns & Rural Area

Policy CP10 - Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

Policy CP14 – The effective use of land

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character

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

DM24 - Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

New Alresford Design Statement

Other relevant documents

Winchester District Local Plan 2020-2040: Examination in Progress

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

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 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) 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 application site is situated within the defined settlement boundary of New Alresford. In this area, the principle of additional residential dwellings is supported by policies MTRA2 of

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the LPP1 and DS1 of the LPP2, subject to compliance with the development plan as a whole and material planning considerations.

The principle of development is therefore considered acceptable under DS1 and MTRA2.

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 site is situated within an existing residential curtilage of Primrose Patch (42 Grange Road). The proposal seeks permission for the subdivision of the site and erection of a detached dwelling with a bin and bike store, along with associated parking and residential curtilage.

The proposed dwelling is sited at the northern end of the garden space to Primrose Patch, with the access coming off a private access off Thornton Close. The subdivision of the site will result in the amenity space of Primrose Patch sitting adjacent to the proposed dwellings southern boundary with the garden area of No.40 Grange Road adjoining and surrounding the sites eastern and northern boundaries. The western boundary will accommodate the sites access off the private access and parking for No. 2-5 Thornton Close.

The proposed dwelling does utilise a large area of the overall site however it does remain in-keeping to the overall footprint of dwellings within the area, with adequate amenity space retained. Condition 17 is attached which removes permitted development rights, to ensure no development takes place that may lead to overdevelopment of the site. The dwelling proposed is a two-storey dwelling with the first-floor accommodation within the roof space.

The proposed dwelling has its principal elevation fronting the west. The character of the proposed dwelling responds positively to the character of Thornton Close due to the footprint and scale of the dwelling, along with the dwelling having its first-floor accommodation within the roof space. The dormer window serving first floor accommodation is a common feature which can be seen at No. 2-5 Thornton Close and others to the west along Thornton Close. A gable end to the front of the dwelling is a feature visible at various points along Thornton Close.

The dwelling also includes a single-storey projection off the rear. The single-storey element remains subservient to proposed dwelling, with the roof form having a gable end. This element has a modest scale in relation to the dwelling with its scale and appearance are akin to a single-storey extension. Therefore given its scale and external finish to match the main section of the dwelling, it is not considered to lead to an adverse impact upon the character and appearance of the area

The dwelling will have views available from the public realm, however there are protected trees within a neighbouring properties curtilage between the site and Thornton Close.

These trees provide some screening and greenery, this breaks up of the views of the dwelling and helps integrate the views of the dwelling from the public realm.

To ensure a suitable external finish, condition 3 is attached that requires samples of the materials to be used in the external finish of the dwelling. This is to ensure the proposed dwelling has an acceptable appearance in-relation to the surrounding dwellings. The

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dwelling itself retains adequate space to accommodate parking and outdoor amenity space, along with suitable gaps to surrounding boundaries. Therefore given the scale and appearance of the dwelling, it is not considered to lead to overdevelopment of the site.

The proposed air source heat pump will be used for the proposed dwelling. To ensure its suitability condition 20 is attached. Therefore given the location and domestic use, subject to the details under condition 20, it is not considered likely to cause an adverse impact upon the character and appearance of the site and surrounding area.

The bike and bin store are located the front of the dwelling, however these structures will have an overall scale and appearance that is subservient to the host dwelling and in-keeping to the residential nature of the site and wider area.

The proposal is therefore considered to comply with policy DM15 and DM16 of the Local Plan Part 2, as well as CP13 of the Local Plan Part 2 and the councils supplementary planning guidance 'High Quality Places'.

Development affecting the South Downs National Park

The application site is located over 800 metres to the northeast 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). The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 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.

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 the host dwelling of Primrose Patch (42 Grange Road) along the sites southern boundary and No. 40 Grange Road, the curtilage of which adjoins the sites east and northern boundary. The sites western boundary does marginally adjoin the western boundary of No. 44 Grange Road. The properties at No. 2-5 Thornton Close do not directly adjoin the western boundary as a result of the access and parking, however they are within close proximity to the site.

The site is proposed to have a close board fence that runs around the sites boundary with the levels increasing from the site to the host dwelling of Primrose Patch. The dwelling retains a gap of approximately 3.5m to the southern boundary, with the dwelling of Primrose Patch being located on a higher ground level with a 1.8m fence along the boundary. The proposed dwelling does include a window on the south elevation, however this is to be obscure glazed to ensure the protection of the privacy of neighbouring properties. Therefore given the location, scale, orientation and proposed condition the

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proposed dwelling it is not considered to lead to an adverse overbearing, overshadowing or overlooking impact upon Primrose Patch.

The proposed dwelling retains a gap to the eastern boundary of approximately 1.3m from the single-storey element and approximately 4.7m from the two-storey element. To the northern boundary the dwelling has a gap that ranges from approximately 0.6m at the closed point to 1.2m at the furthest point to the proposed dwelling. The neighbouring dwelling at No 40 Grange Road itself is located approximately 19 metres to the southeast of the proposed dwelling. The proposed dwelling does include first floor glazing to the south, east and north elevations, however those which are normal windows are to be obscure glazed and secured through condition with the rooflights on the east elevation being high level or serving an en-suite. The proposal is therefore not considered to lead to a significant adverse overlooking impact to No. 40 Grange Road. It is appreciated that the dwelling is close to both the east and western boundaries, however the closest point along the eastern boundary is the single-storey element with the site itself having a significant garden space which wraps around the site with mature trees protected by a TPO along the northern boundary that create a shadowed area. Therefore whilst the dwelling is close to these boundaries, given the location, orientation and nature of the neighbouring site, along with the scale and location of the proposed dwelling, a significant adverse overbearing and overshadowing impact that would warrant refusal is not identified. It is noted that the air source heat pump is near the boundary to No.40 Grange Road, however this is located approximately 30 metres away from the neighbouring dwelling. To ensure the air source heat pump proposed will not lead to an adverse noise impact condition 20 is attached which requires details of the proposed air source heat pump prior to the installation.

No.44 Grange Road shares a small section of its northeastern boundary with the proposal site, with the dwelling itself being located over 32 metres to the southwest of the proposed dwelling. Given the location and orientation of the neighbouring property in relation to the proposed dwelling and site, it is not considered to lead to an adverse overbearing and overshadowing impact upon No.44 Grange Road. The proposed dwelling does include clear glazing to habitable rooms that are located on the dwellings west elevation. It is appreciated that this provides oblique views towards No.44 and over toward No. 46 Grange Road, however given the indirect views and intervening distance to the dwellings a significant adverse overlooking impact that would warrant refusal is not identified.

The dwellings of No.2-5 Thornton Close form a row of terraced dwellings to the west of the proposed dwelling, with the access road to the parking being between the site and these neighbouring properties. The nearest of this row of dwelling is No.2 which has a distance of approximately 17 metres from the first-floor dormer window. Given the location of the site and these neighbouring dwellings, the proposal is not considered to cause an adverse overbearing or overshadowing impact. The proposed dwelling does include first floor glazing that serves bedrooms. The nearest window serves the second bedroom which has the dormer window. The window does have views out towards the west however it is offset from No.2 as to not look direct at the property and looks over the access and parking. Therefore given the views are out over the access and not directly towards the neighbouring property of No.2, it is not considered to create an adverse overlooking impact upon No.2-5.

Therefore, the proposal complies with policy DM17 of the Local Plan Part 2

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The proposed dwelling will include 2 parking spaces to the front of the dwelling, accessed down the private access. It is noted that it is a private road, however that is not a material planning consideration and will be down to the homeowner to resolve this issue. The dwelling itself is noted to have 2 bedrooms and the option for a third bedroom on the ground floor. Therefore 2 allocated spaces meet the parking standards. These spaces are accessed from an existing parking area, therefore the access to and from the site is not considered to lead to any adverse highways safety issues. The site has a gate proposed for the access, given the location of the parking in relation to the sites boundary it is considered that the gate shall be a sliding gate to ensure it does not restrict vehicle movements around the site (condition 5).

The nearest bus stop is approximately 500m away which provides a regular bus route, along with the site being within walking and cycling distance to the services in the Alresford town centre. It is therefore considered that the site is in a sustainable location.

The proposal therefor complies with policy DM18 of the Local Plan Part 2.

Ecology and Biodiversity

The proposal is for new overnight residential accommodation and therefore has the potential to increase the levels of nutrient pollution entering the water catchment area. Therefore a legal requirement to demonstrate that nutrient neutrality can be achieved is required 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.

The site is located within a residential garden plot. An ecological impact appraisal has been submitted as part of this application. The findings note there were no protected species found on site, but the site could provide a suitable habitat for commuting and foraging bats, common amphibians and reptiles, commuting and foraging habitat for hedgehogs, nesting and foraging habitat for birds and limited resources for invertebrates. It is appreciated that the proposal will lead to some impacts upon ecology of the site during the construction and long-term use of the site, however the submitted ecological impact appraisal recommends suitable mitigation and enhancement measures which are acceptable and secured through condition 6 of this permission. The mitigation and enhancement measures include the planting of native fruit tree, integrated bat boxes, hedgehog gaps and brush piles. There is additional wording under condition 6 that also secures integrated swift boxes. The proposal is also subject to a Construction Environment Management Plan under condition 7, to ensure suitable avoidance and mitigation methods are in place during the construction of the dwelling. An additional condition that restricts external lighting is attached under condition 8.

The proposed application is for a self-build dwelling, therefore it is exempt from mandatory Biodiversity Net Gain (BNG).

Therefore the proposal is not considered to lead significant adverse harm to the surrounding ecology, complying with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011, and complies with policy CP16 of the LPP1.

Appropriate Assessment.

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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 1.04 kg/TN/year is made and 0.06 kg/TP/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 nitrate neutral development and the guidance on Nitrates 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 9.

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 (2023).

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

Condition 11 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 proposal is noted to connect to the mains sewer and it has been confirmed by Southern Water that it can facilitate the foul sewerage and surface water run off as a result of this proposal. The applicant will need to contact Southern Water and make a formal application for a connection to the public sewer.

The proposal therefore complies with policy DM17 of the Local Plan Part 2.

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.

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The application site and surrounding area does contain a number of trees, with the neighbouring property of No.40 Grange Road having 5 protected trees with 1 near the boundary to the site.

The application has been supported by Arboricultural assessments which assess the impact on surrounding trees and protect them during construction. The assessment submitted as part of this application concludes that 1 tree will need to be removed to facilitate the dwelling. Despite the loss of 1 tree, 2 more will be planted to replace that one lost. It has been demonstrated that the trees surrounding the proposed dwelling can be retained and protected during the construction and without undue stress of the trees long-term health. This is secured by conditions 12-16.

The proposal will therefore comply with policy DM24.

Other Topics

Construction

Concerns have been raised in regards to the construction of the proposed dwelling. These include the access being unsuitable for large heavy good vehicles, blocking of access for neighbouring dwellings, highways safety issues and other inconveniences during construction. In the interests of mitigating the potential issues during construction, a construction management plan has been conditioned and includes the relevant sections to address the concerns raised. This is secured under condition 18.

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 principle of development is acceptable given it is a new dwelling within an existing urban and residential area. The scale and design of the proposed dwelling is in-keeping to the character and appearance of dwellings along Thronton Close and in the wider area. An allocation agreement has been submitted demonstrating the required nutrient credits have been reserved for the proposed dwelling. The proposal has an ecological impact appraisal submitted under this application and the mitigation and enhancement measures are acceptable. The proposal does not require biodiversity net gain as it is a self-build dwelling. The site is situated in a sustainable location with its good pedestrian, cycling and public transport links along with on-site parking and provisions for bin and cycle storage. The amenity space to the proposed dwelling is considered adequate. There are existing protected trees around the site which will be protected during the construction and to ensure there will be no long-term impact upon the surrounding trees. The proposed dwelling is not considered to lead to a significant adverse overbearing, overshadowing and overlooking impact upon the surrounding neighbouring residential properties. The properties will be constructed in a sustainable manner and will achieve a high level of energy and water efficiency.

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In conclusion, the proposed development is considered to be acceptable and accords with policies MTRA2, DS1, CP11, CP13, CP14, CP16, CP17 and CP20 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:

- Block Plan- Dwg No. 1012-D-100 Rev A- Received 05.12.2024
- Site Plan- Dwg No. 1012-D-101 Rev A- Received 05.12.2024
- Site Plan- Dwg No. 1012-D-102 Rev B- Received 02.06.2025
- Proposed Plans & Elevations- Dwg No. 1012-D-103 Rev A- Received 05.12.2024
- Elevation Sections- Dwg No. 1012-D-104 Rev B- Received 02.06.2025

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

3. Details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted prior to the development exceeding damp proof course level. Development must then continue in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and its surroundings.

4. The first-floor windows in the north, east and south elevations of the dwelling hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4. The glazing shall be non-opening below 1.7m from the floor level and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. The vehicular gate provided on site shall be a sliding gate only. No other type of gate shall be installed without the prior written approval of the local planning authority.

Reason: In the interests of highway safety.

6. The development shall be carried out in accordance with the mitigation and enhancement measures identified within section 6 and 7 of the Ecological Impact Assessment by Darwin Ecology (August 2024). This should include the integrated swift

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boxes, site in accordance with best practice guidelines. Thereafter, the measures shall be maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development and to improve biodiversity.

7. Prior to the commencement of the development (demolition and construction) hereby permitted is commenced a Construction Environment Management Plan (CEMP) shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP should include the general avoidance/mitigation measures for dust, noise, water pollution and the storage of materials and chemicals etc. (as stated within paragraphs 6.5-.613 of the Ecological Impact Assessment) as well as including the specific measures to avoid/mitigate impacts on protected species such as reptiles (paragraph 6.22) bats (construction lighting 6.12) and breeding birds (paragraph 6.30).

Reason: In the interests of protecting biodiversity, on site and off site statutory and non-statutory nature conservation, minimising the impacts to the ecological interest of the site.

8. Prior to the installation of any external lighting on the site, full details of any lighting, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

9. 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.

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10. 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.

11. 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.

12. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- CBA11845 v1 A written by Stefan Rose of CBA trees 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.

13. 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:CBA11845 v1 A Tree Protection Plan, Ref:- CBA11845.02A TPP Telephone Tree Officer. 01962 848360

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

14. 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:- CBA11845 v1 A

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

15. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- CBA11845 v1 A shall be agreed in writing to the Local Planning Authority.

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

16. 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.

17. 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 A, B or 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.

18. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

- i. parking and turning of operative, construction and visitor vehicles
- ii. deliveries, loading and unloading of plant and materials
- iii. storage of plant and materials

The approved details shall be implemented and adhered to during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

19. Prior to the commencement of works on site, evidence shall be submitted which confirms that the land forming the access to the site from Thornton Close, has either been purchased from or rights of access and provision of utilities and services and drainage have been granted by the current landowner.

The parking area shall be laid out as shown on Site Plan Dwg No. 1012-D-102 Rev A, prior to the occupation of the dwellings hereby approved and thereafter kept available at all times for parking for the approved properties for the lifetime of the permission.

Reason: To ensure the development hereby permitted has adequate parking.

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20. Prior to the installation of the approved air source heat pump, details of proposed air source heat pump shall be submitted to and approved in writing by the local planning authority

Reason: To ensure it will not lead to a harmful noise impact on the surrounding neighbouring properties.

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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP11, CP16, MTRA2

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

3. This permission is granted for the following reasons:

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

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

5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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

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

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

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7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8. As the dwelling hereby approved was exempt from Biodiversity Net Gain due to being a self-build/custom build property, it therefore needs to be constructed as a self-build/custom build property, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 and occupied only as a self-build/custom build dwelling for a period of at least 3 years from date of the first occupation of the dwelling.

In the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, then the development would be in breach of the statutory biodiversity gain condition which sets a Biodiversity Net Gain of 10% for developments as a mandatory requirement in England under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021. In these circumstances the applicant is advised that a revised planning application for the development would be required to include a biodiversity gain plan providing details how the 10% biodiversity net gain will be achieved.

9. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connection Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

10. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

Appendix 1

New Alresford Town Council Committee Referral

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

To: Planning Mailbox Account <ppanning@WINCHESTER.GOV.UK>; Cameron Taylor <cataylor@winchester.gov.uk>
Subject: 24/01882/FUL Primrose Patch, 42 Grange Road, Alresford.

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear WCC Planning,

Please find additional comments for the above property from New Alresford Town Council.

Objection-Please refer to WCC Planning Committee.

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This application represents overdevelopment of the site.

The plan is for a large 3-bedroom house with a potential to enlarge at a later stage, therefore an inappropriate design which would not be in keeping with the surrounding properties.

There is extremely tight access with narrow approach roads which will add pressure on the existing parking provision. In addition, Thornton Close is maintained by residents, it is not a public highway and unsuitable for construction traffic.

The 'turning circle' is, parking for resident's cars.

The proposed house is not a self-build if it is offered for sale upon completion.

Kind regards
Frances

Frances Simpson
New Alresford Town Council
Alresford Recreation Centre
The Avenue
New Alresford
Hampshire
SO24 9EP

Tel: 01962 732079

E-mail: committeeclerk@newalresford-tc.gov.uk

Website: www.newalresford-tc.gov.uk

Please note my working days are Monday, Tuesday & Wednesdays until 3pm