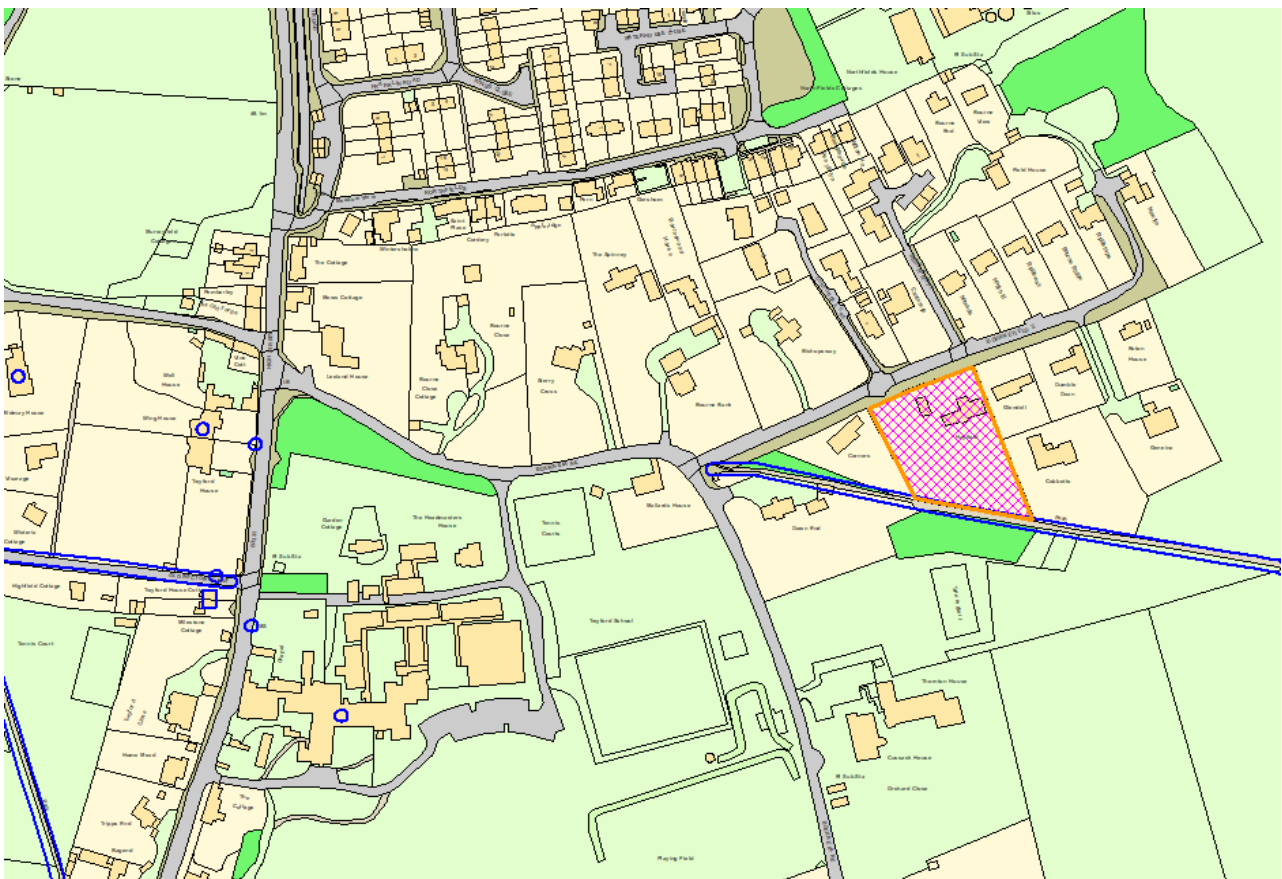


**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Case No: SDNP/21/02445/FUL
Proposal Description: (AMENDED PLANS and DOCUMENTS - 09/09/2021)
Demolition of detached dwelling, erection of two dwellings
Address: Hayfield, Bourne Fields, Twyford, SO21 1NY
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Mr Alexis Reed
Case Officer: Lisa Booth
Date Valid: 17.05.2021
Recommendation: Application Approved
Pre Application Advice Yes

Link to Planning Documents

[SDNP/21/02445/FUL | \(AMENDED PLANS and DOCUMENTS - 09/09/2021\) Demolition of detached dwelling, erection of two dwellings | Hayfield Bourne Fields Twyford SO21 1NY](#)



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Reasons for Recommendation

The development is recommended for approval as it is considered that the principle of the replacement of a dwelling and provision of 1 no: dwelling within the settlement boundary is in accordance with policies SD4, SD5, SD25, SD27 and SD30 of the South Downs Local Plan 2014-2033.

General Comments

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

Amendments to Plans Negotiated

The originally submitted plans have been amended to change the design and siting of the proposed dwellings, reducing the length and orientation. Alterations to windows and positions.

Site Description

Hayfield is a large two storey detached residential dwelling, constructed of cream painted brick and dark roof tile and has been extensively extended in the past.

The property sits in a large 0.81 acre plot, with parking/turning area with in/out drive to the front and a detached garage to the west of the site.

Bourne Fields is a quiet cul-de-sac/dead end road generally characterised by large dwellings of some variety in age/design. Land descends from the road to properties on the south side of the road with the countryside beyond very evident as a backdrop. The properties to the north side of Bourne Fields are on higher land but are generally very well set back in their plots with mature vegetation to their front boundaries.

Proposal

The proposal is for the demolition of the existing dwelling and redevelopment of the site with 2 no: dwellings (one replacement and one additional).

Relevant Planning History

SDNP/18/05344/HOUS - Enlargement of front bay projection; erection of first floor extension on the west elevation; replacement of dormer and alteration of roof plane on east elevation to create gable with half hip and window below; remodelling of main roof.
STATUS: WDN 22nd July 2019.

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SDNP/19/04036/PRE - Demolition of existing dwelling and replacement with 3 - 4 new dwellings STATUS: PRE 2nd December 2019.

SDNP/20/02672/PRE - Demolition of Hayfield and the equal sub-division of the site to build a replacement dwelling and new second dwelling to the west STATUS: PRE 12th October 2020.

Consultations

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions.

Service Lead – Engineering (Drainage) -

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

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection. The area is residential, with houses with relatively large gardens of varying sizes. The demolition and construction of the two houses as shown was assessed to have little significant effect to the character of the area once the work would be completed, resulting in two plots not dissimilar in size from those surrounding and with a typical area for the front garden adjoining the road and a building line in keeping with the neighbours. It opens views to the south from the north of the property by reorienting the east - west position of the current building to north - south. Long distance views towards the house are unlikely, especially given the stand of trees to the south and other intervening buildings and vegetation.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection – subject to conditions.

Hampshire County Council (Highway Authority)

- No objection
- Given nature and context of the site, it is not considered that this proposal would lead to any material detrimental impact upon the public highway in regard to traffic generation or highway safety
- Site on unadopted road there for limited comment made on the new site access.

Representations:

Councillors - None received.

Twyford Parish Council – The Parish Council have reviewed the **amended plans** and the additional supporting information.

The amended plans show the two houses reconfigured as two very similar but handed L
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shaped units, repositioned side by side facing the road and closer to it than Hayfield and higher up the slope. The houses appear to be in excess of 300 sq. m.

Both the Design and access statement and the planning statement accept that the Twyford Neighbourhood plan has weight and that the proposal is contrary to it but argue that the policy should not be followed in this case on the grounds of financial need and affordability.

TPC have reviewed their previous comment on both policy and design and impact on character. On policy there have been a number of changes but the substance of its objection on policy grounds still stands, but with added weight. The new design has been reassessed.

TPCs objection on both counts still stands.

Policy:

Since the previous comments the Twyford Neighbourhood Plan has made significant progress to adoption. The Examiners report has been received saying that it can proceed to adoption subject to amendments. The South Downs National Park has prepared its decision statement with a recommendation to the Planning Committee of 14th October that the Examiners report with all its amendments is accepted and that the plan can then proceed to adoption. The Parish Council will then formally agree the amendments and the TNP will be put forward for referendum on 6th or 13th January.

As far as this application is concerned the key policies although amended retain their same purpose. Both HN 1 limiting house size (except in the case of a replacement house) and HN6 (Housing within the settlement boundary) are endorsed with amended text. Thus, the 150 sq. m limit on any new house imposed by HN1 is agreed by both the Examiner and the South Downs Authority.

It does not appear the proposal should have the benefit of the replacement house exception to house size as it is not a straightforward replacement but a redevelopment of the site as a whole. Both of the houses proposed are contrary to HN1 as being twice the size allowed by policy.

Policy HN 6 (housing within the settlement boundary) This site is in excess of 0.1ha and so is subject to HN 6.3. This requires a mix of houses in line with HN1 and SDLP SD 27. No mention of the HN6.3 policy occurs in the Revised plans and their associated documents. The applicant with his architect and planning advisor needs to explore the options which it gives him if he wishes to redevelop this site. The purpose of this policy is to make best use of these larger sites within the Settlement Boundary and to secure a range of house sizes. The proposals for two large houses are directly contrary to this.

The argument for affordability.

The applicant argues that Bournefields is already unaffordable and that the policy cannot achieve its purpose. This misunderstands the justification for the HN1 policy which

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accepts that house prices in Twyford are above those for comparable property elsewhere. In line with the Housing Needs Study and further evidence submitted to the Examiner the policy seeks to maintain the supply of more modest family houses and housing for the elderly. Very large houses such as those proposed limit supply in the village and are not directed to housing need. The house policy is based on wider issues than the small dwelling policy of SDLP. The price of other houses in Bournefields is irrelevant. In any case these arguments should have been made to the Examiner in the context of the Neighbourhood plan process and not when the plan is finally settled following extensive publicity and critical examination.

The argument on financial need.

The applicant argues that the house needs substantial refurbishment to the extent that it needs to be demolished and rebuilt. No evidence of the dilapidations is submitted. This is not surprising as the property was acquired only recently and will have been subject to full survey. There is no external evidence of decay. It is also an unusual argument to claim that because of an (unproven) need to demolish and rebuild the site itself should fund the costs by allowing more development on site than is allowed by policy. No public benefit evidence is submitted to outweigh the harm that the breach of policy would cause e.g., landscape benefit; affordable housing small houses; restoration of listed building. However, there is no planning gain claimed, or indeed either preservation or enhancement of natural beauty or anything else.

Impact on character

The proposal is for two very large, detached dwellings sited close together side by side facing Bournefields. They will be significantly closer to the road than the present house and will be higher up other slope as the apparent size of hayfield is reduced by its setting into the slop and well back from the road. The larger mature beech trees now felled (see Google Maps Streetview) acted as a foil to the building but since the felling of the trees the current house there is less vegetation to act as a similar foil to the proposed buildings. The two building will read from most angles as a single building mass; The two building together will occupy 2/3 of the frontage as opposed to Hayfields 40%. They will look even longer because of their closeness to each other. There will now be a continuous ridge running across the main buildings at 7.5 m. Hayfield has a n extended catslide roof to the west which significantly reduces its impact.

The elevation drawings of the new buildings are difficult to reconcile with the position of Corners which appears much further away than drawn; the elevation plan appears to exaggerate the impact of Corners on the street scene and so reduces the likely impact of these two buildings. A photomontage or three-dimensional sketches would be much more helpful in visualising the impact from the key vantage points of the road and the public footpath.

The drawings do not explain clearly how the levels are handled. The slopes are significant so terracing will build up one side if the buildings re not sunk to the lowest ground level. But which side? The levels are not clearly explained. The Council considers that the effect of these two new very large houses will be overbearing, will change the character of the

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area for the worse; so TPC object on that basis.

The fall-back position.

The fall-back position is that Hayfield remains. As our previous objection stated, Hayfield is architect designed house, in the later Arts and Crafts style and distinctive of its period; it enhances its surroundings and helps establish the wider character of Bournefields, by virtue of its location at a focal point of this part of the village and its spacious layout within its own plot. Its demolition would be a loss of character. The fall-back position is the retention of Hayfield; this would be a positive outcome in terms of landscape and village character and would accord with the primary duty of the National Park.

12 Objecting Representations on the amended plans (23 on original scheme) received from different addresses citing the following material planning reasons:

- Unnecessary to demolish existing house/should be refurbished/monetary gain/viability
- Contrary to TNP regarding dwelling size - Additional dwelling should be small
- Detrimental impact on street scene
- Unattractive Design/shouldn't mirror each other/orientation should change
- Overbearing/overlooking/loss of light/privacy/noise
- Sits on higher level of site
- Road is formed of detached properties in large grounds, set back from the road
- Will affect the rural look and feel of the area.
- Look out of place in a street of individually designed and spaced houses
- Sets a precedent for future development - will adversely impact the green space that the families and wildlife currently enjoy
- Increase traffic/highway safety
- Impact trees and biodiversity

Relevant Government Planning Policy and Guidance

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF). 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.

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

The following policies of the **South Downs Local Plan** are relevant to this application:

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- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD27 – Mix of Homes
- Development Management Policy SD30 – Replacement Dwellings
- Strategic Policy SD48 – Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3

Supplementary Planning Document

Biodiversity Net Gain TAN March 2024

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

Sustainable Construction SPD August 2020

Design Guide SPD August 2022

Twyford Neighbourhood Plan

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.

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The proposed dwellings will both lie within the settlement boundary of Twyford, therefore the principle of an additional dwelling and the replacement of the existing is considered to be acceptable.

As the existing dwelling is within the settlement boundary, its replacement is not subject to the 30% size restriction of policy SD30: Replacement Dwellings of SDLP.

Policy SD25: Development Strategy allows development within the settlements, provided that development:

- a) is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement;
- c) Makes efficient and appropriate use of land.

"In order to conserve wider landscape character and minimise the footprint of development, it is important to focus development on previously developed land (PDL),....the Authority will expect developers to make best use of PDL within settlement boundaries, subject to other locational and physical constraints." (Para 7.11 – SD25)

Policy SD27: Mix of Homes - Proposals for market housing should provide the following mix of units:

- 1 bedroom dwellings: at least 10%
- 2 bedroom dwellings: at least 40%
- 3 bedroom dwellings: at least 40%
- 4+ bedroom dwellings: up to 10%

The replacement of the existing dwelling would not impact on the supply of small/medium sized homes, so a larger replacement property is considered to be acceptable.

A pragmatic approach should be taken regarding the size of the additional dwelling. The SDNP stance is that the onus should be on providing smaller homes, some of which should be suitable for families with children. However, planning permission will be granted for an alternative mix provided that it is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met. It will therefore be up to the Local Planning Authority to justify that an alternative mix is acceptable on this site, considering the characteristics of the plot and surrounding area.

It is noted that the character of the immediate area is larger dwellings on spacious plots and that the length and size of the overall plot would not be conducive, either physically or financially to a single smaller dwelling. The constraints of the plot include the settlement boundary line running through the middle of the plot, which restricts development to the frontage, which in turn would provide garden area sizes of 0.145 hectares (0.36 acres) and 0.185 hectares (0.45 acres). The settlement boundary was altered when the Twyford Neighbourhood Plan (TNP) was adopted, which has reduced the developable area to the frontage. Examples of back land development can be seen to the east of the site. The existing site has a plot area of 0.33 hectares (0.81 acres). Policy HN3 of the TNP allows

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for new housing within the settlement boundary, in line with policy SD25 of the SDLP and for larger sites states:

'3. On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development should comply with SD27 of the South Downs Local Plan and deliver the numbers of dwellings and housing mix in accordance with Policy HN1 of this Plan. Development Proposals which make provision for those with special needs and the elderly will be particularly supported.'

The existing plot is over triple the size of the that stated within policy HD1 of the TNP.

'Policy HN1 - Local housing needs and housing mix.

1. Development proposals for new housing should comply with the provisions of Policy SD27 of the South Downs Local Plan.

2. Development proposals for one-, two-, three- or four- bedroom houses should not exceed a maximum floor area of 80 sq. metres; 100 sq. metres, 120 sq. metres and 150 sq. metres respectively except where larger replacement dwellings otherwise comply with the provisions of Policy HN4 a).'

Although the SDNP is fully supportive of this policy, each case has to be taken on its own merits. Policy HN1 does not allow for an on-site variances, as is given within the SDLP policy SD27, which provides some flexibility based on site specific circumstances.

Policy SD27 (2) states:

'Planning permission will be granted for an alternative mix provided that:

b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.'

The supporting text for policy HN1 states:

'For the few larger plots in excess of 0.1 ha, with capacity for more than one additional dwelling, there will be an impact on the character of the area plus additional traffic on the substandard lanes and roads of the village. This has to be reconciled with the continuing demand for additional housing often from owners and others seeking to downsize. There may be opportunities for accommodation for the elderly with less impact than general market housing. These sites should prepare design briefs to establish the appropriate solution.'

In this instance a planning balance has to be made and both policies of the TNP and SDLP allow for additional development within the settlement boundary. Due to the excessive length of the curtilage of the plot and the spatial character of the road being large plots with long gardens, a dwelling of 150m² floor area would not be viable, as there would be little demand for such a small dwelling on a large plot, including those stated for the reasons the size limit in policy HN1 is given for, and would spatially appear out of place. If a smaller dwelling were to be built it is more than likely that there would be

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pressure to extend the dwelling in the future in a piecemeal fashion to the detriment of the character of the area. A smaller dwelling on a smaller plot would lend itself to the aims of policy HD1 of the TNP, which would be wholly supported in the right context.

The development of this 'windfall site' will not count towards settlement-specific housing provision figures. Therefore, the essence of policy HN1 of the TNP can be carried out within the allocated sites within Twyford.

It is considered that the principle of the proposal is in accordance with policy SD25 of the SDLP in that:

1. The principle of development within the settlements, as defined on the Policies Map (includes Twyford), will be supported, provided that development:
 - a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
 - b) Makes best use of suitable and available previously developed land in the settlement; and
 - c) Makes efficient and appropriate use of land

It is therefore considered that the proposed development is in accordance with policies SD25 and SD27 and the principle of development is acceptable.

Policy SD4 of the SDNP Local Plan states that development proposals must be respectful of the need to conserve and enhance landscape character. Policy SD5 sets out that new development may be permitted if it can be demonstrated that it is appropriate in scale, design, and does not have an adverse impact on the character of the area or on surrounding uses and properties.

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

Bourne Fields is characterised by large dwellings in large plots with some denser development on the north side of the road and in Beechcroft.

The 2 dwellings proposed will face the road with the existing access points reconfigured for both plots. They will be similar in design but using different materials on each dwelling to differentiate between them. Each house will use a different shade of red for the bricks and tiles. Samples of materials has been conditioned (3).

The design and footprint result in a mirrored pair of 'L' shaped dwellings at 2 storey level, with a low single storey extension at the rear. The length of the dwellings are broken up by a change in levels, feature chimneys and a cat slide roof extension on the sides. The mass of the houses is reduced by stepping the floor levels in accordance with the natural terrain.

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The existing dwelling and its detached garage sit almost entirely across the plot. It is considered that by breaking the massing into two, this allows the development to provide views through to the sylvan landscape of the National Park behind and provide soft landscaping through the centre of the dwellings forming a more natural division between the plots. The plots will have improved boundary planting and native mix hedging, which will be an improvement in the street scene from the current laurel boundary hedge. Although the dwellings would be seen in the street scene, the proposals would not substantially alter the scale and character of the surroundings and the wider setting of the National Park.

Each plot is approximately 24m wide, and from the north boundary to the new settlement boundary, the depth of each plot is approximately 39m, and then 68m (Plot 2) and 80m (plot 1) to the rear boundary to the south. The plots provide ample space for the detached homes to be sited with distances to neighbours being at a minimum 11.9m from Corners and 8.3m from Glendell. The existing house is built 6m from Glendell.

The siting of the dwellings is similar in position to the existing property but will have a projection slightly forward of Glendell to provide an attached garage.

The plots will remain spacious and therefore in keeping with the spatial characteristics of the area with additional landscaping between them and to the front and side boundaries.

Discussions were undertaken regarding the provision of three smaller dwellings on the site, but it was considered that this will compromise the character of the area, as they would all have to be sited along the road frontage, would introduce further parking, paraphernalia and would lead to a cramped frontage.

It is considered that the amended layout and design of the proposed dwellings is in accordance with development plan and therefore the proposal complies with policies SD4 and SD5.

Development affecting the South Downs National Park

The application site is located within 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 December 2024. 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.

The site is located within an established residential area and the proposed additional dwelling and replacing of the existing dwelling will not create any detrimental visual impact

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on the character of the National Park's landscape and will open up views through to the landscape beyond. The site is considered to be well established, and biodiversity and landscape enhancements will mitigate the provision of the buildings.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

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

Historic Environment

The Twyford Conservation area boundary lies 212m west from the site.

The development lies 250m from the nearest Grade II listed building to the south-west (Twyford School).

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; SD15 (South Downs Local Plan); NPPF (2024) Section 16.

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the "desirability of preserving the Listed building or its setting or any features of special architectural or historic interest which it possesses" under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm "considerable importance and weight".

Where dealing with conservation areas, decision makers are required to pay special attention to the "desirability of preserving or enhancing the character or appearance of that area" under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

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 listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important

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the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

Due regard has been given to these requirements, as set out in the assessment within this report.

It is not considered that there will be any impact on the Conservation Area or its setting as there are no changes to the site that would be seen in the wider context of the Conservation Area. In addition, there are no changes to the existing access arrangements, and the development continues to be screened by vegetation and the intervening dwellings and buildings.

The proposal is considered to preserve the character and appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD15 of the South Downs Local Plan and NPPF (2024) and the historic environment section of the Planning Practice Guidance.

The development lies 250m from the nearest Grade II listed building, Twyford School, which is located within the Twyford Conservation Area. The proposal will not alter the impact on the setting of the nearby listed buildings, which is separated by distance, vegetation and existing residential dwellings. There are no significant alterations which would alter this setting, and the proposed dwellings are appropriately positioned within the site with a fitting design and materials for its purpose and the area. It is therefore not considered to impact on the setting or historic fabric of the listed building.

It is considered that the proposals will preserve the significance of the listed building and its setting. The proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The NPPF requires developments to provide a good level of amenity for all new and existing occupants of land and buildings. Policy SD5 of the Local Plan seeks to ensure that development has regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

The proposed design of the dwellings has been amended from the original submission in order to avoid a long elongated mass along the boundaries of the neighbouring properties (Corners and Glendell). The 'L' shaped design reduces the built form seen from these properties and maintains a good distance between them (11.90m to Corners and 8.3m to Glendell's boundaries).

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There is screen planting and a good distance between plot 1 and Corners and it is not considered that the proposed dwelling will result in overbearing or impact on their amenities. The garden area will be maintained as it is now, so no further impact on their amenities.

The built form of plot 2 will project slightly further forward of Glendell but maintain the same siting from the rear. Although the built form will be two storey, instead of a catslide roof, it will be slightly further from the boundary by 2m and planting is proposed along the boundary.

Windows on the side elevations have been reduced to only those that are necessary and are high level on the elevations facing each other and obscure glass on the elevations facing toward the boundaries with Corners and Glendell. (condition 14)

Therefore, it is not considered that the degree of harm will unduly impact on amenity of the nearby dwellings, therefore the proposal complies with policy SD5.

Sustainable Transport

The proposal will have limited impact on highway safety and traffic generation, due to the addition of only one dwelling.

Visibility splays can be wholly achieved with the two existing accesses to be reconfigured for each plot, within land under the control of the applicant.

Sufficient parking and bicycle storage can be provided within the site.

A PRoW runs along the southern boundary at a lower level than the proposed dwellings. It is not considered that there will be any impact on the users of the footpath, with sufficient distance between them.

Therefore, the proposal complies with policies SD19 and SD22. On balance it is not considered that the use of the site for an additional market dwelling would result in any harm or general impact on highway safety in line with the policy.

Ecology and Biodiversity

Evidence of roosting bats were found in the loft of the main dwelling. Therefore, the dwelling and the garage were subject to 3no. dusk emergence/dawn re-entry surveys which confirmed the presence of a day roost of a single common pipistrel and a soprano pipistrelle bat. Therefore, it can be concluded that the dwelling is a non-breeding summer roost belonging to a small number of brown long-eared, common and soprano pipistrelle bats. The mitigation and compensation measures outlined in the report such as supervised demolition of the building and provision of temporary (bat box) and permanent (bat access tiles) bat features is appropriate. Therefore, based on the information provided, there will be no detrimental impact on the favourable conservation status of bats. The report has been conditioned (4).

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There are some limited features of suitability for reptiles and amphibians in the form of flowerbeds, a logpile and ornamental shrubs. Therefore, a condition has been added to ensure any vegetation clearance works and topsoil stripping is carried out under the supervision of an experienced ecologist to avoid any harm to these group of species, if present. (condition 5)

The application was submitted prior to April 2024 and is therefore not liable for BNG, but a comprehensive ecosystems services statement was submitted with the application and provides substantial environmental benefits. These include, sedum roofs, ASHPs, hedge and tree planting, compost bins, bird and bat boxes, rainwater harvesting, enhancement of existing hedgerow, composting area and wildflower planting. (condition 13)

Therefore, the proposal complies with policies SD2 and SD9 of SDLP.

Trees

An Arboricultural Impact Assessment and Protection Plan were submitted, and the Tree Officer raised no objection. The plan form of the houses avoids removing any established large trees. Further tree planting is to take place.

The proposal is therefore considered to be in accordance with policy SD11.

Nitrates

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and /or is for overnight accommodation affecting Nitrates and phosphates.

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed dwelling would generate additional nitrates and phosphates that will need to be mitigated.

The applicant has confirmed that they will be purchasing nitrates and phosphates credits, with phosphates credits already being secured with a deposit via The Grange Estate and this is secured by a Grampian condition (10).

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 5.35 Kg/N/year 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 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 nitrate 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.

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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 (2024).

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority.

Sustainable Drainage

Foul water from the dwellings will go to the mains sewage.

The site is not a flooding area and is generally well drained soil.

Surface water will be collected through rainwater harvesting and existing soakaways.

Therefore, the proposal complies with policy SD50 of the SDLP.

Archaeology

The proposal site lies within an area considered to have the potential to contain archaeological remains (buried heritage assets). Just to the north of the site a Middle Iron Age - Early Roman burial, a Late Iron Age - Early Roman boundary ditch and remains of 'Celtic' fields of late prehistoric - Roman date have been identified during previous archaeological investigations.

Furthermore, the wider landscape around the proposal site is rich in archaeological remains many relating to former field systems, Bronze Age burial monuments and settlement remains. The recent discovery of Neolithic pits on high ground to the south of the proposal site may also suggest the potential for remains of this period. Approximately 200m to the west of the site is the location of an Anglo-Saxon cemetery, however the cemetery is not anticipated to extend as far east as the current proposal site.

Ground works associated with the proposed development have the potential to adversely affect any buried archaeological remains that may be present within the site. Whilst this does not present an overriding concern, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development should be secured through conditions (11 and 12).

The pre-commencement conditions are required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and / or construction works.

Dark Night Skies

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The South Downs National Park is a designated International Dark Night Skies Reserve. As such, it is sought to reduce or mitigate against any light pollution associated with new development, as set out in Policy SD8 of the SDNP Local Plan. The proposed dwellings lie within SDNP Dark Night Skies Intrinsic Zone of Darkness E1a. Although it is recognised that no upward-facing glazing is proposed within the application, it is seen that the extent of the vertical glazing proposed at the rear may result in an increase in internal light spill. It is likely that suitable mitigation measures would be requested, to reduce the potential impact of the development in this regard.

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 the development within the settlement boundary is acceptable and the development would not have a significant adverse impact upon the character and appearance of the site and wider area. The proposal is not considered to lead to an adverse impact upon the amenities of the neighbouring properties.

In conclusion and based on the upon the above assessment, the proposal is acceptable and will not have an adverse impact upon the site and surrounding area. The development therefore complies with policies SD4, SD5, SD19, SD22, SD25 and SD26 of the SDLP.

Based on the evidence submitted and the consultation responses, the application is considered to be acceptable and in accordance with the Development Plan and is recommended for approval.

Recommendation

Approve subject to the following 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 of the Town and Country Planning Act 1990 (as amended).

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

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

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3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4. Development shall proceed in accordance with the measures set out in Section 6.0 'Outline Mitigation and Compensation Measures' of the Bat Survey Report by Calyx Environmental Ltd., (November 2022) unless varied by a European Protected Species (EPS) license or a Bat Mitigation Class Licence issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats in accordance with Policy SD9 of the Local Plan.

5. Any vegetation clearance works and topsoil stripping shall be carried out under the supervision of an experienced ecologist to avoid any harm to reptiles and amphibians, if present. In the unlikely event that great crested newts are found on site, all works must stop immediately and Natural England be contacted.

Reason: To provide adequate mitigation and enhancement for protected species in accordance with Policy SD9 of SDLP.

6. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

7. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

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- a) design stage SAP data
- b) as built stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans demonstrating that the dwelling has:
 - a) reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
 - b) reduced predicted CO2 emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations
- c) EV charge points for every dwelling with suitable parking space
- d) predicted water consumption no more than 110 litres/person/day
- e) separate internal bin collection for recyclables
- f) private garden compost bin and providing evidence demonstrating:
- g) sustainable drainage and adaptation to climate change
- h) selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

8. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement - Ref:- PCA 21001, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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. Telephone 01962 848360

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2 shall be agreed in writing to the Local Planning Authority

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

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and in accordance with entitled Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2 Telephone - Tree Officer. 01962 848360

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.

Pre-commencement meeting.

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

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

9. Detailed proposals for the disposal of foul and surface water, including a capacity check and permission to connect from Southern Water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

10. 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

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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 SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

11. No development shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological assessment (comprising trial trenching) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

12. No development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Note: The required programme of work shall be based upon the results of the trial trenching.

Reason: To enable the recording of any items of historical or archaeological interest.

13. The actions outlined within the eco systems services statement, submitted 18 May 2021, shall be implemented within one month of the completion of the development hereby approved and thereafter retained. In the case of soft landscaping, this shall be implemented during the next available planting season following the completion/occupation of the development.

Reason: To protect and enhance biodiversity in accordance with Policies SD2 and SD9 of the SDNP Local Plan.

14. Before the first occupation of the building/extension hereby permitted the new window/windows(s) on the first floor east of plot 1 and first floor west of plot 2 elevation shall be fitted with obscure glazing. The window(s) shall be non-opening below 1.7 metres from the finished floor level of the room in which the window is installed. The window(s) shall be permanently retained as such thereafter.

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Reason: To safeguard the privacy of the occupiers of the adjoining property.

15. The development hereby permitted shall not be occupied until integral blackout blinds or low transmittance glass have been installed to the proposed ground floor southern elevation glazing. The blackout blinds shall be kept closed during night time hours and retained at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

Informatives**Crime and Disorder Implications**

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

Human Rights Implications

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

Equality Act 2010

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

Proactive Working

The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

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

Plan Type	Reference	Version	Date Received	Status
Plans -	01 - Location Plan		04.05.2021	Approved
Plans -	01 0 - Existing Site Plan		04.05.2021	Approved
Plans -	2010-PCA-Extg-E01 - EXISTING NORTH AND SOUTH ELEVATIONS		04.05.2021	Approved
Plans -	2010-PCA-Extg-E02 - EXISTING EAST AND		04.05.2021	Approved

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	WEST ELEVATIONS			
Plans -	2010-PCA- PRO-E20 - AMENDED NORTH ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-E21 - AMENDED SOUTH ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- EXTG-P01 - AMENDED EXISTING SITE PLAN		13.09.2021	Approved
Plans -	2010-PCA- PRO-E11 - AMENDED PROPOSED NORTH AND SOUTH ELEVATIONS		13.09.2021	Approved
Plans -	2010-PCA- PRO-E12 - AMENDED PROPOSED EAST AND WEST ELEVATIONS		13.09.2021	Approved
Plans -	2010-PCA- PRO-E22 - AMENDED EAST ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-E23 - AMENDED WEST ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-P10 -		13.09.2021	Approved

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	AMENDED SITE PLAN			
Plans -	2010-PCA- PRO-PII - AMENDED FLOOR PLANS Plot 2		13.09.2021	Approved
Plans -	2010-PCA- PRO-PII AMENDED FLOOR PLANS Plot 1		27/06/2025	Approved

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