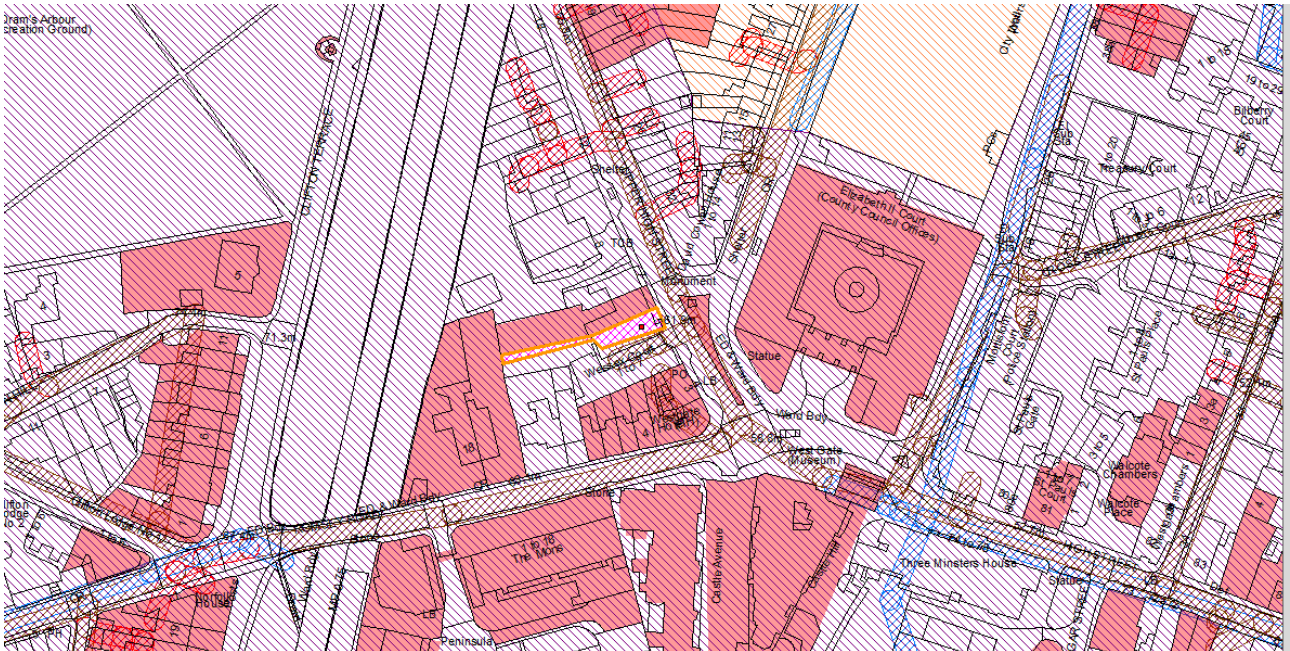


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Case No: 25/01677/FUL
Proposal Description: Addition of an extra storey to 5 Upper High Street to provide two flats, cycle stores, including minor external alterations and connection to the neighbouring listed building (revised plans)
Address: Monument House 5 Upper High Street Winchester Hampshire SO23 8UT
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Liam Thomas
Case Officer: Joe Toole
Date Valid: 1 September 2025
Recommendation: Permit, subject to phosphate credits being confirmed
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 25/01677/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 the design, scale and siting of the proposed mansard roof extension is considered to preserve the character and appearance of the Winchester City Conservation Area and maintain the setting and hierarchy of the adjoining listed building at No.6 Upper High Street. Furthermore, the proposal would not give rise to unacceptable impacts on neighbouring amenity in terms of overlooking, overshadowing, or overbearing effects. The site is in a

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highly sustainable location, and the absence of on-site car parking is acceptable given the proximity to services, public transport, and cycle provision.

General Comments

The application is reported to Committee for the purposes of consistency in decision-making, as the associated Listed Building Consent application 25/01678/LIS has been referred to Committee due to the number of objections received.

Amendments to Plans Negotiated

Amended plans were provided on the 20th and 23rd February 2026. These plans show the following:

- Reduced the height of the proposed extension
- Retained the existing height of the parapet wall
- Replaced hipped slate roof with metal roof with standing seams
- Replaced upper storey fenestration with roof dormer windows
- Set the roof back approximately 1.2 metres from the front
- Revised fenestration

The plans were readvertised to neighbours via letter notification and in the paper.

Site Description

Monument House, 5 Upper High Street is an unlisted three storey building situated on the west side of Upper High Street, within the Winchester Conservation Area.

The building is rendered in light blue with a parapet partially screening a hipped artificial slate roof set behind. On the ground floor, there is a wide-spanning shop window extending across the full width. Each storey above on the front elevation features two windows.

The building forms the southmost building of a terrace of 3 (No.5-7). The middle property, No.6 Upper High Street, is a Grade II listed building. It stands at a higher level to the adjoining building and is more prominent by virtue of its yellow brickwork and large windows. No.7 on the other side stands at a similar height to No.5 (the application site), which is narrower and of different design.

The building is currently in use as offices. However, Prior Approval was granted for the creation of 6No. residential units within the premises under planning application reference 24/02048/PNRCOU.

Proposal

The proposal is for the addition of an extra storey to provide two flats, including minor external alterations and connection to the neighbouring listed building at No.6. The proposed extension would increase the ridge height of the building by approximately 0.2 metres.

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The proposal is for an extension to the existing Prior Approval permission under planning reference 24/02048/PNRCOU.

Relevant Planning History

85/01229/OLD - Erection of single storey second floor rear extension, construction of new roof and other alterations - Post Office, Upper High Street Winchester. Permitted 28th November 1985.

24/02048/PNRCOU - Change of use from Class E Office to Residential Flats (Class MA Use Class E to C3). Internal Alterations to Provide 6 No. flats. Prior Approval Required and Approved 14th November 2024.

25/01678/LIS - Addition of an extra storey to 5 Upper High Street to provide two flats, including minor external alterations and connection to the neighbouring listed building (revised plans). Not yet determined.

Consultations

Natural England – No objection subject to appropriate mitigation being secured

HCC Highways – No objection.

Naturespace – No comment received

Southern Water – Conditions for details of foul/surface water drainage to be provided

Service Lead – Built Environment (Ecology) – No objection. A Preliminary Roost Assessment was carried out on the building which identified no harm. Satisfied with the required amount of survey work in accordance with best practice guidance.

Service Lead – Built Environment (Historic Environment) – No objection subject to conditions

Service Lead – Engineering, Transport and Special Maintenance (Drainage) - No comment received

Service Lead – Built Environment (Environmental Health Land Contamination) – No adverse comments in relation to contaminated land

Representations:

City of Winchester Trust – No objection

The trust considers that this would be an improvement to the street scene and would have the added benefit of helping to safeguard the fabric of the adjacent listed building at No.6 Upper High Street. In view of the location, we are assuming that, if consent is given to this proposal, there will be a condition preventing any occupiers from obtaining a resident's parking permit.

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

- Limited car parking spaces – further pressure on road network
- Area has reached residential capacity with overdevelopment of HMOs
- Additional storey would appear overbearing and overshadow with a harmful impact on outlook
- Detrimental to the appearance and character of the area
- Concerns on waste disposal arrangements
- Question rights of access to the building involving the courtyard of Wessex Court
- Impact the historical design
- Drainage concerns
- Harm the balance and symmetry of No.5, 6 and 7
- Structural and damp concerns on No.5 (listed building)
- Overdevelopment of the site
- Multiple occupancy development will have an adverse impact on the historic street
- Would provide poor quality housing

0 Supporting Representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
7. Ensuring the vitality of town centres
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Air quality
- Appeals
- Appropriate assessment
- Before submitting an application
- Biodiversity net gain
- Brownfield land registers
- Build to rent
- Building Safety: Planning enforcement and the Responsible Actors Scheme (the 'RAS Enforcement PPG')
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land

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- Enforcement and post-permission matters
- Environmental Impact Assessment
- Fees for planning applications
- Flood risk and coastal change
- Historic environment
- Housing and economic land availability assessment
- Housing and economic needs assessment
- Housing supply and delivery
- Land affected by contamination
- Light pollution
- Making an application
- Natural environment
- Neighbourhood planning
- Noise
- Permission in principle
- Plan-making
- Renewable and low carbon energy
- Strategic environmental assessment and sustainability appraisal
- Town centres and retail
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions
- Viability
- Waste
- Water supply, wastewater and water quality
- When is permission required?

Local Plan 2020 – 2040

Strategic Policy D1 – High Quality, Well Designed and Inclusive Places

Strategic Policy D2 – Design Principles for Winchester Town

Strategic Policy HE1 – Historic Environment

HE2 – Designated Heritage Assets

Strategic Policy HE5 – Protecting the Significance of Heritage Assets (designated and non-designated heritage assets)

HE8 – Applications Affecting Listed Building

HE10 – Development in Conservation Area

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

Winchester City Centre Conservation Area Appraisal / Management Plans

Historic England Guidance

Conservation Principles Policies and Guidance 2008

Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment | Historic England (2015)

Good Practice Advice in Planning 3: The Setting of Heritage Assets | Historic England 2nd Edition (2017)

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Historic Environment Good Practice Advice in Planning: 4 Published 30 June 2020
Enabling Development and Heritage Assets

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 application site is within the defined settlement boundary of Winchester, wherein the principle of development such as that proposed is acceptable.

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.

Housing Provision and Mix

The proposed change of use involves the erection 2No. self-contained flats. One of the flats would provide 1 bed and the other would provide 2 beds.

The proposal would contribute both to the 1bed and 2bed flat market, therefore it is considered, on balance, to comply with policy H4 of the Local Plan.

All the proposed units are over 39 square metres which is the minimum requirement as outlined within the National Space Standards.

Impact on character and appearance of Winchester City Conservation Area

In visual terms, the proposal will retain the existing height of the parapet wall. The form and style of the proposed mansard style roof form is of a type seen on historic buildings throughout Winchester. Due to the proposed extension being set back approximately 1.2 metres from the front wall of the building, it is considered to be visually recessive from ground floor level, therefore limiting its visual impact. In addition, the extension is considered to preserve the visual balance of the terrace of No.s 5-7 Upper High Street. This is due to the existing front wall of the property being retained and the proposed roof extension being set back and set below the ridge of No.6 Upper High Street, which is a listed building, thus preserving its contextual hierarchical position within the street scene. The fenestration to the front is considered to be appropriate, retaining its original identity with appropriate spacing and proportion.

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As to the infilling of the shopfront, this is considered to be acceptable, due to lack of historic importance and that it does not contribute positively to the character of the immediate area.

In terms of the materials, the walls of the property would be rendered in a paint finish with its colour to be confirmed. The proposed extension would consist of a composite slate effect tile with a rolled head ridge. Given its prominent position within Winchester's Conservation Area and limited information as to the proposed materials, a condition requiring material details to be submitted and approved to the Local Planning Authority prior to the commencement of works has been recommended.

The proposal also involves the erection of 2No. cycle store within the rear garden. Due to limited details of its size and design, a prior commencement condition requiring floor plans and elevations to be provided has been recommended.

The proposed development is therefore considered to comply with policies D1, D7, HE1 and HE10 of the Local Plan and paragraphs 139 and 210 of the National Planning Policy Framework.

Development affecting the South Downs National Park

The application site is located 0.9 km from the South Downs National Park.

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

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

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

Impact on the Significance of the Listed Building No.6 Upper High Street

The building adjoins a listed building and also lies within the Winchester Conservation Area having due regard to Section 72(1) of the 1990 Act.)

There are residual concerns that the structural engineer's assessment is based on assumed loadings rather than evidenced loading, and the construction of an additional

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storey has potential to add to the weight carried by the external wall of No.6. However, it is appreciated that the structural design has yet to be finalised, noting the annotation to drawing TH0057 -PL13A 'Structural Design' subject to further input from structural engineer. It states that connections to the party wall are to be non-intrusive to ensure no extra loading on No.6. It is considered reasonable to seek clarification on how this would be achieved, therefore condition 8 has been recommended, requiring full details of structural works prior to the commencement of development.

The design, scale and form of the proposed extension particularly its subservient roof profile, setback position and retention of the existing parapet are considered to preserve the special architectural and historic interest of the Grade II listed building at No.6 Upper High Street and maintain its prominence within the terrace. To formally assess its impact on the structural loading on No.6, a condition seeking details prior to the commencement of development has been added to this decision.

Impact on Neighbouring amenity

To the front, the proposed roof extension would increase the height of the building and introduce new windows, facing out onto Upper High Street. These alterations are not considered to have an adverse impact on any residential properties.

On the north side, facing No.6 Upper High Street, the proposed roof extension would be set in and slightly hipped away from the side wall of No.6. Whilst it is noted the proposed roof extension would extend out across the entire existing roof form, due to its modest height increase and roof design it is not considered to have an adverse impact in way of overbearing or overshadowing to No.6 sufficient to warrant a reason for refusal. It is acknowledged that there would be some loss of outlook and natural light from the rear second floor window nearest to Monument House, however due to modest increase in roof form, the existing relationship between the properties and its dense urban setting, it is not considered to be adversely harmful on the occupiers of No.6 to warrant a reason for refusal. There would be no windows on this side other than rooflights, therefore it is not considered to cause harmful overlooking.

On the south side, facing Wessex Court, the distance between the side walls of the buildings would remain approximately 3.5 metres. Due to the modest increase in the height of the building, the proposed roof design being set back from the main façade, the separation distance between buildings and its orientation, the proposed works are not considered to appear harmful overbearing or result in the harmful loss of light to the occupiers of Wessex Court. There would be new windows added to the proposed roof extension facing the side of Wessex Court. As the eaves of Wessex Court and the top of the parapet wall of the application site are almost equal, and as the windows proposed would be within the roof space, the majority of the views would be onto the roof of Wessex Court, where there are no habitable rooms with windows. As such, the proposed windows are not considered to cause directly harmful overlooking into the private amenity space of Wessex Court. It is worth acknowledging there is existing neutral overlooking from the existing windows on both the application site and at Wessex Court on this side. The use of the building as residential was approved under the Prior Approval application, planning reference 24/02048/PNRCOU.

On the west (rear) side of the building, the proposed roof would be brought forward to form a mansard design. The proposed roof extension would be offset from the rear retaining
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wall by approximately 0.5 metres and hipped back slightly. Due to the relationship with Wessex Court where the eaves and parapet wall align, the bulk of the roof form increase would not be felt from the top level of Wessex Court, already having built form in view. It is noted there is an existing roof terrace at Wessex Court, partly facing out onto the rear wall of the application site. Due to its relationship outlined above, the proposed works are not considered to appear overbearing so as to exacerbate the existing position. Whilst it is acknowledged there would be some degree of loss of natural light, due to its orientation this not considered to be sufficient to warrant a reason for refusal. It is worth acknowledging again that this is a dense urban setting, in which close relationships between properties are expected. There would be a rear window within the roof extension, serving a kitchen/lounge. Due to the close relationship to the roof terrace and the fact there is no second-floor window in this position, this window has been recommended to be conditioned to be obscurely glazed and non-opening below 1.7 metres. This is not considered to have a harmful impact on the occupiers of the flat, as there would be another window in this room to offer sufficient levels of natural light and outlook.

There would be shared amenity space within the rear garden for the occupiers of the flats. This is considered to offer an appropriate level of amenity. It is worth noting there are numerous parks and open spaces surrounding the site within Winchester.

Therefore, the proposal complies with policies D1 of the Local Plan.

Transport

The application site is considered to be within a sustainable location within the city of Winchester. It is close to the services of the city centre, with good access to public transport routes. These include being nearby to bus stops and approximately 0.2km from Winchester Railway Station. The scheme only relates to the addition of two flats, all the other flats on the site have been approved under the Prior Approval application planning reference 24/02048/PNRCOU. Whilst there would be no car parking spaces provided for the additional flats, due to its sustainable location and the provision of cycle storage, the proposal is considered to be acceptable.

Therefore, the proposal complies with policies T1, T2 and T3 of the Local Plan.

Flooding / Drainage

The application site is located within Flood Zone 1 (lowest risk of flooding). No information has been provided in terms of surface and foul water drainage. A condition for drainage details to be provided prior to the commencement of development has been added to the decision.

Nitrates and Phosphates

The proposal seeks an increase in the amount of overnight accommodation and the application will have a likely significant effect in the absence of avoidance and mitigation measures on the European sites (Solent and Southampton Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC), Portsmouth Harbour SPA and Ramsar site, Chichester and Langstone Harbours SPA and SAC, collectively known as Solent SPAs), as a positive contribution of 7.66 Kg/TN/year / 25.64Kg/TN/year pre 2030 and 0.13Kg/TP/year / 0.81Kg/TN/year pre 2030 is made. The authority has
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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 applicant has submitted a nutrient budget that indicates the amount of nitrogen and phosphates which the Council will require to be mitigated. The Agent has applied for credits to mitigate the phosphate load. They are currently awaiting confirmation from the provider as to the capacity allowance. Once provided, this will be an acceptable approach. A water efficiency calculator is required to meet the final section of the Grampian condition which is secured by condition 5.

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.

Impact on Protected Species

A Preliminary Roost Appraisal was carried out on the building as evidence by the Phase 1 Daytime Bat Survey Report by Dr Jonty Denton (June 2025). The assessment concluded that the building has negligible potential for roosting bats. It is considered satisfactory survey work has been undertaken and is in accordance with best practice guidelines.

Equality

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

Planning Balance and Conclusion

The proposal has been assessed against the Development Plan, the National Planning Policy Framework, and all other relevant material considerations. The site lies within the defined settlement boundary of Winchester, wherein residential development is considered acceptable in principle. The scheme would provide two additional self-contained flats of an appropriate size and mix, contributing positively to local housing provision and complying with policy H4.

The design, scale and siting of the proposed mansard roof extension are considered to preserve the character and appearance of the Winchester City Conservation Area and maintain the setting and hierarchy of the adjoining listed building at No.6 Upper High Street. Conditions relating to materials and cycle store design will ensure the quality of the development is secured.

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The proposal would not give rise to unacceptable impacts on neighbouring amenity in terms of overlooking, overshadowing, or overbearing effects. The site is in a highly sustainable location, and the absence of on-site car parking is acceptable given the proximity to services, public transport, and cycle provision.

Matters relating to drainage can be satisfactorily addressed by condition. The development would result in a net increase in overnight accommodation and therefore requires mitigation for additional nitrogen and phosphate loading. Suitable mitigation would be secured through a Grampian Condition, supported by an Appropriate Assessment under the Habitats Regulations for nitrates. As to the phosphate credits, the Agent has applied for mitigation. They are currently awaiting confirmation from the provider as to capacity allowance. Subject to this being secured, the development is acceptable.

A Preliminary Roost Appraisal was carried out on the building as evidence by the Phase 1 Daytime Bat Survey Report by Dr Jonty Denton (June 2025). The assessment concluded that the building has negligible potential for roosting bats. It is considered satisfactory survey work has been undertaken and is in accordance with best practice guidelines.

Overall, the proposed development accords with the Development Plan when read as a whole, with no material considerations indicating otherwise. Approval is therefore recommended, subject to the conditions outlined.

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 received: -

- Proposed Basement and Ground Floor Plans - PL06
- Proposed First and Second Floor Plans - PL07
- Proposed Loft and Roof Plans - PL08 REV B
- Proposed Elevations - PL09 REV A
- Proposed Street View - PL10 REV A
- Proposed Sections - PL11 REV A
- Location Plan, Existing and Proposed Block Plan - PL12
- Proposed Connection Details - PL13 REV A
- Heritage Statement
- Planning Statement
- Structural Engineer Notes
- Design and Access Statement - REV A
- European Sites Checklist

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- Nutrient and Phosphates Budget Calculator
- Phase 1 Daytime Bat Survey

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. No related works shall commence on site until full details of all new materials and finishes to be used for the new extension have been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by labelled samples. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

The details to be submitted shall include:

- Rendered masonry, including type of render and paint finish colour.
- Roofing, including the type, size and colour of slates, tiles and membranes, and to the detailing of ridges and flashing

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policies HE1, HE2, HE3 (Designated Heritage Assets), HE5 (Protecting Significance), HE8 (Listed Buildings), and HE14 (Energy Efficiency) of the Winchester District Local Plan 2020-2040.

4. Prior to the commencement of development hereby approved, details of surface and foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface and foul water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface and foul water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan

Reason: To ensure satisfactory provision of surface and foul water drainage in a sustainable way.

5. 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,

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- 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 CN4 of the Local Plan 2020-2040.

6. Prior to the commencement of development, floor plans and elevations of the cycle stores shall be submitted and approved by the Local Planning Authority and implemented in accordance with the approved details and retained thereafter.

Reason: To ensure that the development presents a satisfactory appearance.

7. The loft level window in the west (rear) elevation serving the kitchen/lounge nearest to Wessex Court shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, fixed shut below 1.7 metres finished floor level and shall be retained thereafter in this condition at all times.

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

8. Notwithstanding the approved drawings, no works related works shall commence on site until full details of all works of structural reinforcement and repair have been submitted to and approved in writing by the Local Planning Authority.

This requirement includes the provision of the following information:

- The location of the proposed repair/reinforcement,
- Detailed drawings, specifications or sketches of the means of reinforcement/type of repair, including its relationship with existing and surrounding fabric,
- A brief structural engineer's note, to explain the rationale for the reinforcement considering the present issue and nature of the proposed measures,
- A brief method statement for the installation of new reinforcement and repairs.

Following approval of these details, all works shall be carried out and thereafter maintained in strict accordance with the details so approved.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024.

Informatives:

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1. In accordance with paragraph 39 of the NPPF (2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC: - offer a pre-application advice service and, - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance pre-application was sought.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Local Plan – DS1, D1, D7, HE1, HE2, HE3, HE5, HE8, HE14, T1, T2, T3, T4, CN4

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.