

Case No: 14/01935/REM / W19499/32
Proposal Description: Approval of reserved matters for access, appearance, landscaping, layout and scale (Details in Compliance for Outline Planning Permission 10/03252/OUT) and information to discharge condition 5 (drainage), condition 6 (noise from road), condition 7 (extraction method) and condition 9 (contaminated land). AMENDED PLANS

Address: Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire

Parish, or Ward if within Winchester City: Denmead

Applicants Name: Highwood
Case Officer: Mrs Jill Lee
Date Valid: 18 August 2014
Site Factors: County Heritage Site
Solent Disturbance and Mitigation Zone

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Denmead Parish Council and Councillor Stallard, both requests are appended in full to this report.

This application is reported to Committee as it concerns development within the West of Waterlooville Major Development Area and is significant commercial development. An associated application for an Extra Care Home facility planning application reference 14/02215/FUL (Winchester City Council) and APP/ /14/00854 (Havant Borough Council) is on this agenda.

The originally submitted plans have been amended to respond to Officers' concerns. The amended plans have been publicised and are before Members for a decision.

Site Description

The application site covers an area of approximately 0.633 hectares within the Taylor Wimpey part of the West of Waterlooville major development area (MDA). The site is accessed off the Main Avenue which will eventually connect through to the part of the MDA being developed by Grainger. The site is on the opposite side of the road to the "crescent" of houses which have been constructed as part of phase 2 and dwellings that front Auger Row. The area currently comprises grassland and is defined by the high power overhead electricity lines and pylons that cross the western edge of the site. The Denmead gap (Winchester District Local plan 2006 Review) abuts the line of the overhead lines. This site was identified in the approved masterplan and design codes as being a site which should contain a landmark building of good quality contemporary design.

The site was identified as a mixed use site on the approved masterplan and design code addendum approved as part of the original outline application (05/00500/OUT). An outline planning permission for the use of the site for a nursing home was granted at joint committee on 13 June 2011.

There is no built form to the south of the site at the present time but the land is allocated for employment uses and will be developed in due course.

The development on the crescent is three storey and distinctive in form, the development fronting the road opposite the site is two and a half and three storey in height.

Proposal

It is proposed to erect an 80 bedroom nursing home in accordance with the outline consent. The reserved matters application is in accordance with the outline consent. The siting of the building is altered with the building moved closer to the road and the car parking moved to the rear and the proposed building will be three storeys high and this was indicated in the illustrative plans submitted with the outline application. The application also includes car parking and garden areas.

The originally proposed design has been amended and a flat roofed more contemporary design is now proposed.

Relevant Planning History

05/00500/OUT – the original outline consent for the northern part of the MDA.

10/03252/OUT – outline planning permission for the erection of a nursing home with approximately 82 bedrooms all matters reserved but supported with illustrative plans and elevations. Planning permission granted at joint committee on 13th June 2011.

At the same committee planning permission was granted in outline for the erection of an extra care home on the corner of Hambledon Road and Auger Way.

14/02215/FUL – A new full planning application for an extra care home also on the agenda for this committee.

Consultations

Engineers: Drainage: No objection to the application.

Condition 5 of the outline consent requires the applicant to submit drainage details proving that the development will not cause flooding elsewhere or be flooded itself. The applicant has submitted a Drainage Strategy and Drainage Plan which satisfy this condition.

Engineers: Highways: No objection to the application.

This application seeks full permission for the construction of an 80 bed nursing home, details of which are shown on the submitted layout plan (drg. No.27961-PD-101rev.K). A Transport Statement and Travel Plan Statement both dated August 2014 prepared by Odyssey Markides have also been submitted in support of the application. The proposed nursing home will comprise 55 nursing & specialist dementia beds; 25 residents beds and 10 day care places (not requiring beds) on a 5 day per week basis. The Transport Statement explains 26 car parking spaces are to be provided comprising 14 residential (4 of which will be disabled) and 12 staff, however I note on the layout plan that a further 6 car parking spaces have been indicated as "extra care staff" and do not appear to have been included in the total number of spaces provided (i.e. 32 spaces).

Reference has been made to the TRICS database regarding the anticipated vehicle trip movements to and from the proposed development throughout the day and the number of car parking spaces has been established using these predicted flows, together with knowledge regarding the number of staff to be employed. I am satisfied that sufficient car parking has been provided. This proposal is unlikely to impact on highway safety. If consent is forthcoming a condition will be required to ensure the car park is marked out and retained for the parking of cars (condition 1).

Head of Environmental Protection: No objection to the application. An acoustic report has been submitted to satisfy the requirements of condition 6 on the outline consent which required details of the measures to protect the residents from noise from the road. The acoustic report submitted by Sound Advice shows that the noise levels within the bedrooms and living areas of the proposed Nursing Home will be within acceptable limits and that condition 6 can be discharged.

Head of Landscape: No objection to the application.

The site is 0.687 ha, 22.2% of which is developed, leaving 77.8% of the site area as green landscaped amenity space. This is to be welcomed. Furthermore, the landscape scheme has been carefully considered and is entirely acceptable. The only question is, in view of the significant degree of exposure to the prevailing south-west winds on this site, what is proposed for the southern boundary of the site, to the south of the access road? According to the Design Code, there will be a pedestrian connection through to the Western Open Space at this point. Does there need to be an additional line of trees along this boundary to buffer the site from the strong prevailing winds?

The other issue: The northern corner of the building, containing a ground floor bedroom, comes very close to the road. It is shown only 1.0 m from the edge of the site. In terms of townscape design this makes for an awkward corner jutting into the street. I would defer to the Council's Urban Design Officer on this point nevertheless; can the footprint of the building be tweaked to avoid this difficult corner? *[It should be noted that the plans have now been amended and this corner has been moved away from this boundary now.]*

It should be noted that the landscape plans have also been further amended to take comments into account and provide a feature tree to the front of the building whilst still providing amenity space that suits the needs of the occupiers of the nursing home.

Environment Agency: No objection to the application. The site drainage connects to the wider strategic drainage at the permitted rate.

Urban Design: No objection to the application.

In urban design terms this is a better design than the originally submitted scheme. There is more consistency in the architectural language, in the architectural details and the materials. The regular articulation and modelling of the elevations provided by the bays and recesses, both of which contain regular sized windows and window panels, will provide visual order and rhythm which the submitted scheme lacked.

The elevations show some metal framing with climbing plants indicated. The Council will need to be convinced about the design of these and will require large scale drawings (Condition 5). The principle of establishing climbing plants within the recesses is sound. It will visually reduce the mass of the building and be good for residents to see from their

rooms.

It is a great shame that the entrance to the building has not been expressed and is not visible from the main road. This has resulted in a potentially inactive frontage from the public realm. The applicant has insisted that it is not possible to have an entrance onto the street because of the way the nursing home is to be operated, which has to be secure. As this is the case it is all the more important to create liveliness and interest along the elevations and a series of climbing frames for plants will play an important role. Require conditions to cover the submission of 1:20 scaled plans of the details of the building and samples of the materials to be used.

Representations:

Denmead Parish Council; Strong objection to the application for the following reasons and requested that the application be determined at joint committee.

- The position of the plant room and refuse collection facility is located close to existing residential properties and the noise from these facilities will have a detrimental impact on the quality and amenity of those properties.
- There is insufficient parking on site and there is no provision within the site for Ambulance or mini bus parking both of which could be required on a regular basis.
- The applicant states that there is not full access for Fire and Rescue should this be required. This matter needs to be addressed to ensure full access if required.
- The proposed access to Phase VI is too narrow.
- Darnell Road, in its current state, is inadequate for the amount of traffic it currently carries (only road available for the HWRC) and for this reason no further development should take place until this road is fully made up and adopted by the Highway Authority, Sickle Way should not be closed until the link road from the Berewood estate has been constructed and is available for use and any proposed day patients should not be accepted in the facility until outstanding highways issues have been resolved.

Councillor Stallard: Objects to the application for the following reasons;

Following numerous representations made to me by residents in the vicinity of this application I write to record my objections to the Application for Approval of reserved matters as set out below.

Access: The sole access to the site is currently over a road which is sub-standard and has not been adopted by the County Council. The additional construction traffic for this site on the road which serves as access to the Household waste Recycling Centre, plus the residents in the Taylor Wimpey developments and the current construction traffic for houses which will continue until phase 5 is completed in 2016, will generate a series of problems including safety, pollution and noise

The road access to the building shown as being from Darnel Road/Auger Row appears to be of insufficient width to let two commercial vehicles to pass safely.

Appearance and scale: The design of this building as being a 'statement' building similar in appearance to those already along Hambledon Road and which have been much criticised by the public and planning professionals alike as being stark and aggressive, is to be deplored. Residents definitely do not want "more of the same" design which is unanimously disliked and unsympathetic. The extent of the building which is an

unrelieved 3 stories means that it is unnecessarily dominant over the surroundings.

Landscaping: Of the four areas of informal open space around the site, three will be affected by either parked cars, the road or nearby houses being close to them.

Layout: The arrangement of the building with both the Plant Room and the Refuse Collection on the side of the building nearest the homes where residents now live is detrimental to their health (by reason of noise and fumes) and their enjoyment of their existing amenities.

There is no clearly indicated route or access path for ambulances which is unacceptable in a facility of this nature.

The car park contains 32 spaces of which 6 are to be reserved for staff at the Extra care home. This leaves insufficient spaces for visitors and staff of the Home. Whilst statements have been made about public transport, the bus service ends in the early evening and does not run at all on Sundays when the maximum number of visitors might reasonably be expected.

All these matters could, and should be addressed by careful re-consideration of the proposal, save for the problem of the state of the road. The construction should therefore be deferred until after the housing planned has been completed in 2016 or 2017.

Letters from four households received objecting to the application for the following reasons:

- Road safety issues
- Increased traffic
- Insufficient car parking
- Noise from delivery vehicles
- Noise from plant
- Noise from the home itself
- Layout is unattractive
- Design not appropriate to the setting
- Planned closure of Sickle Way will worsen the traffic situation.
- The building is overbearing for the neighbours
- No sun modelling was provided with the application.
- Were unaware that the land would be developed.
- Design doesn't address the street.

Relevant Planning Policy:

Winchester District Local Plan Review

Saved policies DP3 (General design criteria), DP4 (Landscape and the built environment), DP5 (Design of amenity open space), CE2 (local gaps), T2 (Development access) and T3 (Development layout).

Winchester Local Plan Part 1 – Joint Core Strategy

SH1 (Development strategy for South Hampshire Urban Areas), SH2 (Strategic housing allocation West of Waterlooville), CP1 (Housing provision), CP10 (Transport), CP11

(Sustainable low and zero carbon built development), CP13 (High quality design), CP15 (Green infrastructure), CP18 (settlement gaps), CP20 (Heritage and landscape character).

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Chapters 4 (sustainable transport), 6 (high quality design), 7 (good design), 11 (conserving and enhancing natural environment).

Planning Considerations

Principle of development

The site lies within the West of Waterlooville MDA the principle of which was established through the Hampshire Structure Plan and the saved Local Plan policies of the Winchester and Havant local plans.

When outline consent was granted for the Taylor Wimpey part of the MDA reference 05/0500/OUT this site was shown in the Master plan as an intended mixed use site providing an opportunity for a gateway/landmark building. Outline consent for the use of the site for the erection of an approximately 82 bedroom nursing home was granted by the joint committee in June 2011. The use of the site for a nursing home was considered to be appropriate for a mixed use site as it provided a mix of residential and employment. This conforms to the development plan policies and the approved master plan and design codes. The principle of the use of the site for the purposes of a nursing home is therefore established and this application for an 80 bedroom nursing home accords with the outline consent and the principle has therefore been established at the site.

The application site is identified in the master plan as being suitable for the provision of a landmark building of good quality contemporary design. The indicative plans submitted with the outline application showed that a three storey building would be appropriate and that the level of accommodation proposed could be accommodated on the site without detriment to the amenities of the area or neighbours.

The layout and design of the building in this reserved matters application has changed from the illustrative plans that were submitted to support the outline application. The applicant is now the proposed nursing home provider and has specific requirements for accommodation and layout which has resulted in a revised scheme being submitted. This is acceptable as the plans submitted in support of the outline planning application were illustrative only with all matters reserved so they served a purpose of indicating that an 82 bedroom nursing home could be accommodated on the site.

The proposal is for a scale and height of built form similar to that indicated on the illustrative outline plans and is considered to be acceptable and in general accordance with the outline.

The proposed development therefore accords with policies SH1, SH2 and CP1 (LPP1) which allow for the principle of development at West of Waterlooville.

The proposed development does not exceed the previously approved site boundary and will not encroach within the settlement gap between Denmead and Waterlooville and so accords with policies CE2 (WDLPR) and CP18 (LPP1).

The development has been planned to respect its context and the location of the adjacent residential properties whilst still providing a landmark building. It is not considered that the proposal will adversely impact on neighbours or adjoin land uses and the design has been amended to take into account comments from the City Council's urban designer. The design, layout and impacts of the proposed development are therefore considered to be acceptable and the proposed development therefore accords with policies DP3 (WDLPR), CP13 and CP20 (LPP1).

The proposed development incorporates several garden areas which are intended both as a setting for the building and to provide usable outside amenity space for future occupiers of the development. The details of the planting and maintenance have been submitted and agreed. The proposed development is therefore in accordance with policies DP4, DP5 (WDLPR) and CP15 (LPP1).

The proposed development is expected to achieve BREEAM "Excellent" which accords with policy CP11 (LPP1) and a condition to secure this is recommended (condition 2).

The access to the site, car parking and manoeuvring have been considered by the Council's highways engineer and are acceptable and in accordance with policies T2, T3 (WDLPR) and CP10 (LPP1).

The principle of the development is therefore considered to be acceptable.

Design/layout

The design and layout of the proposed development is now set out to suit the needs of the end user rather than a speculative development. There are specific requirements for a nursing home which have resulted in a different layout to that illustrated at outline stage.

The building has moved closer to Auger Row and at the closest point is now approximately 26m away from the dwellings fronting Auger Row on the opposite side of the road. This is closer than indicated on the outline illustrative plans but is still a considerable distance from the dwellings and is not considered to result in an overbearing form of development. Sections have been submitted to illustrate this relationship and it is considered to be an acceptable distance.

The site is heavily constrained by the high voltage overhead wires and pylons which run to the west of the boundary. This layout has moved the building forward and put the car parking underneath the wires. This is an improvement in terms of the residents amenity. There will also be private garden areas to the west of the building which will be underneath the wires, this is acceptable but building underneath the wires would not be.

The layout still allows for the public access to the western open space via the access road to the site which runs along the southern boundary. This is in accordance with the requirements of the master plan and design codes.

Some concerns have been raised over the location of the plant room which is to the front of the building facing Auger Way. This general servicing area contains plant, laundry, refuse bin storage area with the delivery point all within the building. There is also a cycle parking area.

The applicant has submitted a noise assessment report which deals with the issue of the possibility of noise arising from the plant. The report recommends that any external plant/machinery should be at least 10dB below background noise levels and this will ensure that they are inaudible to the future and current occupants. There is not considered therefore to be any amenity issues arising from the proposed position of the plant room.

There is also a condition on the outline consent (condition 8) that requires a full acoustic report to be submitted and approved before any air conditioning or refrigeration equipment is installed on site. Details to satisfy this condition have not been submitted at this stage.

The overall design of the scheme has been amended from that originally submitted and now is a three storey building with a flat roof rather than the previously submitted pitched roof. This amendment has reduced the overall height of the building by approximately 1.5m. The elevations are broken up into feature bays with recesses which give the building articulation. There are also some changes in the height of the building which will help to break up the overall mass. The elevations will vary in appearance with some being clad with timber and some buff brick. Some recessed areas of the elevations will feature powder coated metal trellis framing to introduce green onto the built form as well as the surrounding gardens. The principle of establishing climbing plants within the recesses is sound. It will visually reduce the mass of the building and provide visual amenity for residents to see from their rooms. The parapet walls will be capped with powder coated metal and the windows will be grey. It is suggested on the plans that the windows could be grey upvc but until a sample is received and considered to be of sufficiently high quality then this matter remains conditioned. The window openings have been regularised which provides visual order and rhythm which was lacking in the originally submitted scheme. The detailing indicated on the amended plans is generally supported and should provide a suitably high quality building for this land mark site. Because the detailing is important a condition has been added to request large scale plans of the details (condition 5).

The layout has been criticised for turning its back on the road, the entrance is down the side of the building and there is no active frontage to Auger Row. This is a specific requirement of the nursing home operator and required for residents security. A specimen tree has been agreed to provide a focal point to the front of the building in a position where it will be viewed on approaching the site from the Hambledon Road as well as from the properties and open space in front of the crescent on the opposite side of the road.

Whilst there will be no access from Auger Row into the site there will be visual interaction along this elevation with secure garden areas with railings and planting to allow residents views out to the street should they wish with other more private garden areas with patios to the rear of the building and the southern side where a sheltered garden will provide for access for beds to be wheeled outside. The elevations of the building will be attractive and well planted and high quality materials are proposed so although there may not be a front door it certainly will appear as a main elevation and not the "back" of the building. The amended design and layout of the building is therefore considered to be acceptable.

Impact on character of area and neighbouring property

There are now neighbours occupying the dwellings on the opposite site of Auger Way who have objected to the application. The amenity of these residents must be taken into account in assessing any new planning applications. In the case of the original outline application it was known that there would be residential development on the opposite side

of the road and that it would be 2.5 and 3 storeys in height and this was taken into account when determining the outline consent. The original master plan and design code documents plan the entire MDA and help to ensure that neighbouring uses are appropriate and set guidelines for heights and densities of development as well as the uses.

The use of the site for a nursing home is already established in the outline consent. This application is for approval of reserved matters and discharge of conditions only. The layout has changed from the illustrative plans submitted with the outline planning application because of the needs of the end user.

Comment has been made about the positioning of the plant room but there will be no noise issues arising from it and a noise report has been submitted. There is also a condition to require details of all air conditioning or refrigeration equipment, on the outline to provide further protection. It is not considered that the use of the site as a nursing home will adversely impact on neighbours residential amenity. The site is allocated as mixed use and would always have had an element of commercial activity on it and the nursing home operation is considered to be acceptable in this location.

The highest point of the proposed building will still be lower than the ridge height of the three storey houses on the opposite side of Auger Row. The built form is approximately 26m away from these dwellings at the closest point and this relationship is considered to be acceptable. The building will enclose the street without being overbearing to the neighbours. There will be habitable room windows on the ground, first and second floors of the proposed building which will look over Auger Row towards the existing dwellings, but at a distance of just over 26m this is not considered to result in harmful overlooking.

The site will operate 24 hours a day, 7 days a week and there will be vehicular movements including some larger delivery vehicles. Some staff and visitors will arrive by car but it is unlikely that there will be much overnight activity apart from shift changes.

Auger Row is a main road into the MDA and will be expected to be a relatively busy road. It is not considered that the traffic movements from this site will adversely impact on neighbours particularly as the scheme contains 2 less bedrooms than the permitted outline.

The proposed development will be a high quality, well designed building which should provide a high level of amenity for its future occupiers. The design solution combined with the well considered landscaping and use of feature tree will contribute to the character of the area and provide a suitable land mark development for this prominent site.

It is considered that the impact of the proposed development on the character of the area and residential amenity is acceptable.

Landscape/Trees

There are no trees on the site and therefore no tree issues arising. An amended landscaping and planting plan has been submitted to overcome the concerns of the landscape officer. The landscaping for the site has been designed by a company called Influence Landscape Architects. They have dealt with the landscaping of the site, having

particular regard to the very specific requirements of the nursing home operator. The site has been divided into specific areas in terms of the proposed landscaping.

Auger Row Frontage – this is an important area in terms of the street scene it being the most public view of the site. The sites boundary with the street will be of railings with formal native hedgerow planting inside it to provide some privacy but also the opportunity for residents to be able to look out over the street. It is proposed to provide a second row of tree planting to complement that already planted in the street. This will provide an avenue of tree planting to the front of the site. To the front of the building will be a feature garden which will be visible to pedestrians on Auger Row. The larger area of open space will also contain a feature tree to provide a focal point visible from the north and east.

To the west of the building is the rural edge that fronts the western open space. This area is constrained by the overhead wires. This area of garden will contain a community terrace and garden, a garden path to allow access to other areas, a wildflower meadow, native tree and scrub boundary with glimpses across the western open space and private terraces separated from the communal areas by sensory planting.

There will also be formal garden areas which are accessible from the communal day lounge within a walled area to provide shelter and privacy and from this area a formal kitchen garden with raised planters can be accessed.

The landscaping for the site has been carefully considered to provide suitable levels of amenity for the residents whilst still contributing to the street scene and amenities of the area more generally. The amended landscaping details for the site are considered to be acceptable.

Highways/Parking

The access to the site is via the existing bell mouth from Auger Row as set out in the master plan and design codes. This access will be extended west and will also provide for future access to the commercial site to the south as well as access to the western open space. A transport statement and travel plan was submitted with the application. An assessment of the proposed use and car parking requirements has been undertaken and 26 car parking spaces have been provided, 4 of which will be accessible for disabled people. An additional 6 spaces are shown on the plan to be set aside for use by staff at the extra care facility if needed.

The applicant has provided information regarding the anticipated vehicle trip movements to and from the nursing home and this information is based on existing operating facilities and so is accepted as being accurate. The residents of the nursing home will not have parking requirements and the demand for parking will be from staff and visitors.

Auger Way is not yet adopted but will be in due course, with other triggers that control this. It is not considered reasonable or necessary to delay the development of this site, pending the road adoption, particularly as the outline consent has already been granted and the applicant is required to submit the reserved matters within a defined timescale or risk losing the benefit of the outline consent. There is no justification for refusing this application on the basis that the road is not yet adopted. It has been built to adoptable standards and will appropriately serve the development.

On the basis of the information submitted the access and parking arrangements are considered to be acceptable and adequate car parking has been provided.

Other Matters

Some residents have raised issues regarding them not being aware that the site was going to be developed at all. The site has always been in the master plan and has the benefit of the overall outline planning permission for the northern part of the MDA under reference 05/0500/OUT as well as the specific outline consent for a nursing home under reference 10/03252/OUT. This is not a site which has come forward speculatively for development with no history. and if purchasers are unaware of adjacent development then it is a matter between them and their solicitor and is not something that can be taken up during the planning application process.

Recommendation

That the Reserved Matters Application be Permitted subject to the following conditions, and conditions 5, 6, and 7 be discharged.

Conditions

01 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

01 Reason: To ensure that adequate on-site parking and turning facilities are made available.

02 No works on the development hereby permitted shall commence until a BREEAM 2008 pre-assessment for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. This submission shall demonstrate how the development will achieve a minimum rating of 'excellent' under the BREEAM 2008 method of assessment. Thereafter, the development shall not be carried out other than in accordance with the approved assessment, or any subsequent revision approved in writing by the Local Planning Authority, which shall achieve a minimum rating of BREEAM 'excellent' or other such rating as may be agreed by the Local Planning Authority. No building shall be occupied until such time as it has achieved a minimum rating of BREEAM 2008 'excellent'.

02 Reason: To ensure that the development is sustainable and accords with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

03 The proposed development shall be undertaken in accordance with the following approved plans and documents;

Revised covering letter dated 6 November 2014

Revised plan schedule

Revised site plan 27961 - PD - 101 revision L

Revised block plan 27961 - PD - 102 revision D

Revised ground floor plan 27961 - PD - 103 revision L

Revised first floor plan 27961 - PD - 104 revision L

Revised second floor plan 27961 - PD - 105 revision L

Revised roof plan 27961 - PD - 106 revision E

Revised elevations 27961 - PD - 200 revision G

Revised elevations 27961 - PD - 201 revision H

Revised sections 27961 - PD - 300 revision C
Revised Landscape GA S167(20)002 revision B
Revised detailed planting plan S167 (96)002 revision B
Revised design and access statement.

03 Reason: To ensure that the development presents a satisfactory appearance, for the avoidance of doubt and in the interests of the amenities of the area.

04 No development shall take place until details and samples of the windows and all the external materials to be used in the construction of the building and hard surfaced areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding.

Development shall be carried out in accordance with the approved details.

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

05 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Metal framing and plant screens fixed to the elevations
- Any security railings/boundaries around flat roofs
- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junctions with façade's and head and sill details,
- Window central panels and side panels
- Doors and shutters together with framing and their reveals and junctions with the elevations
- Parapet cappings
- Canopy and main entrance
- All rainwater goods
- Materials and detailing of ceilings to any overhangs and under-crofts
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with there fixing to all external materials
- Garden gates, and all fences, walls and railings
- Metre boxes/cabinets and other utilities where they will be visible from the public realm including their positions, colours and materials
- Bike storage structure and any other structures that need to be erected within the grounds of the development.

The approved details shall be implemented in full before that building is occupied.

05 Reason: to ensure that the external appearance of the development is of a high quality on this prominent site.

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, 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.

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

Winchester District Local Plan Part 1 - Joint Core Strategy; SH1, SH2, CP1, CP10, CP11, CP13, CP15. CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP5, T2, T3

The applicant is advised that condition 8 of outline planning permission reference 10/03252/OUT remains to be discharged.