



Basingstoke
and Deane

Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
Follow us on [@BasingstokeGov](https://twitter.com/BasingstokeGov)

REF:19/03081/FUL

RDJW Architects
RDJW Architects Limited
Quoin House
9-11 East Park
Crawley
RH10 6AN
United Kingdom

NOTICE OF APPROVAL

Town & Country Planning Act 1990 Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby GRANTS planning permission for the:

Proposal: Change of use of part of upper ground floor class A1 shop storage and utility space to Class C3 to form 2 no. 2 bed dwellings. Demolition of part of the existing building and reconfiguring roof to create a flat roof element with two rooflights inserted for new bedrooms.
Location 20/20a Winchester Street Basingstoke RG21 7DZ
Applicant: 20/20A Winchester Street

in accordance with your application, plans and particulars unless otherwise agreed in writing with the Local Planning Authority **and subject to compliance with the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan - 5580-001
Plan as proposed - 5580-009 Rev B
Plan as proposed 5580-008 Rev D
Roof plan and sections - upper ground floor apartments 5580-012
Roof plan 5580-013
Overall provision of cycles 5580-011
Existing and proposed elevations - 5580-010 Rev A

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. No development shall commence on site until a schedule of materials and finishes to be used for the external walls and roof(s) of the proposed building(s) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture to those on the existing building.

REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5. No development shall take place on site until a scheme for protecting the proposed dwellings from noise has been submitted to, and approved in writing by the Local Planning Authority. Any proposed mitigation scheme shall have regard to the Basingstoke & Deane Guidance note for Noise assessments and reports for planning applications.

Mitigation proposals will consider and utilise where possible, reduction in noise exposure achieved by effective site layout, building orientation, the use of physical barriers, utilising open space as a buffer, internal room configurations and any other available mitigation strategies. The following noise levels shall be achieved with mitigation in place.

a) Internal day time (0700 - 2300) noise levels shall not exceed 35dB Lea, 16hr for habitable rooms (bedrooms and living rooms with windows open*)

b) Internal night time (2300 - 0700) noise levels shall not exceed 30dB Lea with individual noise events not exceeding 45dB Lama (windows open*).

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply outside air to habitable rooms with windows closed, and relieve the need to open windows. Background and passive ventilators, and system 3 extraction systems are not considered adequate for this purpose. Methods shall include a system 4 MVHR with cool air by-pass, or standalone mechanical units supplying outside air to each affected habitable room.

REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2020.

6. The internal noise levels associated with any mechanical units and associated ductwork shall not exceed NR25. The ventilation system shall be designed to ensure that noise from external sources is not conducted into any habitable room.

REASON: In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

7. No dwelling shall be occupied until all the works which form part of the scheme for protecting the proposed dwellings from noise as approved by the Local Planning Authority under condition 5 above have been completed. All works which form part of the approved scheme shall be completed prior to first occupation.

The approved scheme shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

8. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 5. A method statement should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken.

REASON: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

9. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Borough Local Plan 2011-2029.

10. No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

11. No development shall commence until details and position of the relocated extraction system have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and residential amenity, in accordance with Policies EM10, EM11 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

12. No related /development shall commence on site until full working details of all new and modified windows and external doors to be incorporated in the scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing members, glazing, glazing units, glazing bars, means of achieving background ventilation, and methods of opening. They shall also include details of modifications to existing openings and shall clearly show the nature and relationship of new and retained/modified elements of construction. Details shall be at a minimum scale of 1:20 and 1:5. The works shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted in this regard, with the application to ensure preservation of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

13. No dwelling shall be occupied on site until a Construction Statement detailing how the new flats shall meet a water efficiency standard of 110 litres or less per person per day (unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this

requirement for sustainable water use cannot be achieved on technical or viability grounds) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

14. The service yard shown on Drawing No. 5580-003 Rev E shall not be used for the parking of motor vehicles at any time but shall be kept available at all times for service and delivery/removal vehicles only.

REASON: In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

15. The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the additional secure cycle parking for 4 long and 2 short stay places have been made within the curtilage of the property in accordance with Drawing No. 5580-011 and the areas of land so provided shall not be used for any other purpose other than the secure parking of cycles.

REASON: In order to promote sustainable development with particular regard to transport and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029 and the advice contained within National Planning Policy Framework (February 2019).

16. The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the additional refuse and recycling storage (prior to disposal) have been provided within the site for 3 no. containers [1 number 1100ltr refuse 4-wheeled bin, 1 number 1100ltr recycling 4-wheeled bin and 1 no. 240ltr glass recycling bin], as indicated on Drawing No. 5580-003 Rev E. The areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) of refuse and recycling and shall be thereafter maintained.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

Notes to Applicant

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

- 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
- proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
 - seeking further information following receipt of the application;
 - seeking amendments to the proposed development following receipt of the application;
 - considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

- the applicant was updated of any issues after the initial site visit;
- was provided with pre-application advice;

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.

The officer's report can be viewed on the council's website www.basingstoke.gov.uk.

A handwritten signature in black ink, appearing to read 'M. Sturges', is located at the bottom left of the page.

Planning and Development Manager

Date: 23 October 2020

It is important that you read the notes overleaf

NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

19/03081/FUL

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, *or*
 - within 6 months of the date of this notice, whichever period expires earlier; or,
- (iii) this is a decision to refuse planning permission for a minor commercial application you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)