



Winchester
City Council

**DECISIONS MADE BY DIRECTOR OF DEVELOPMENT
UNDER DELEGATED POWERS**

UP TO 12 May 2008

For Guidance

- 1 Those applications which have a **star** by them are FOR INFORMATION PURPOSES ONLY. Please see over for a list and description of application types.
- 2 If the **Grid Reference** is blank, this is because it is a property which is in the process of being entered on the Property Database for the District.
- 3 The Conservation Area only appears where the application is known to be in a **Conservation Area**.
4. The **Publicity Period** is 21 days after the Site Notice Date or 21 days after a Press Advert date, where this has been made, whichever is the later. Applications may be determined after this date
5. Representations totals are as received at the date of printing the list.

If you require any further information, please enquire at City Offices Reception. Colebrook Street, Winchester quoting the application number. We are open Monday - Friday 8.30am - 5.00pm.

APPLICATION CODES AND DESCRIPTION

AVC	Full Advert Consent	
AVT	Temporary Advert Consent (non-standard time limit)	
AGA	Agricultural Application	
APN	Agricultural Prior Notification	
CER	Certificate of Alternative Use	
CHU	Change of Use	
DEC	Demolition Consultation	
EUC	Established Use Certificate	
FUL	Full Planning Application	
GVN	Government Department (no comment)	
GVO	Government Department (outline)	
GVT	Government Department (temporary)	
HAZ	Hazardous Substances	
HCS	HCC Consultations (letter)	
HCM	HCC Consultation Minerals	
LBC	Conservation Area Application	
LDC	Lawful Development Certificate (existing use)	
LDP	Lawful Development Certificate (proposed use)	
LIS	Listed Building	
OUT	Outline Application	
REM	Reserved Matters	
TCP	Telecom Prior Notification	
TFE	Tree Felling Licence	
TPO	Tree Preservation Order	TPC Tree in Conservation Area

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/00632/FUL

Ref No: W10337/01

Date Valid: 28 March 2008

Grid Ref: 454902 117554

Team: WEST

Case Officer:

Applicant: Mr Robert Vose

Proposal: Proposed alterations to existing house and conversion of existing outbuilding (RESUBMISSION)

Location: Charest 2 Winchester Road Bishops Waltham Southampton Hampshire SO32 1BE

Decision: Not Required

Chilcomb

Ward

Itchen Valley

Conservation Area:

Case No: 08/00716/FUL

Ref No: W01706/14

Date Valid: 20 March 2008

Grid Ref: 451655 129243

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr Michael Smith

Proposal: Installation of 1 no. 9m high ground based dish antenna

Location: NTL Telegraph Way Winchester Hampshire SO21 1HX

Decision: Application Permitted
Conditions/Reasons

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 satellite dish antenna hereby approved shall be coloured white unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the dish antenna is sympathetic to the architectural theme of the site.

Informative

1. 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.

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

Winchester District Local Plan Review 2006: DP1, DP3.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/00958/HCS

Ref No: W21105

Date Valid: 16 April 2008

Grid Ref: 447183 121921

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Hampshire County Council Mrs W Agombar

Proposal: Construction of wastewater pumping station including: change of use land to be leased by southern water, construction of motor control centre kiosk, construction of 2 no. vent columns, steel palisade fence around area of the pumping station, permanent access road off highbridge road and change of ground levels.

Location: Land On Corner Of Kiln Lane And Highbridge Road Brambridge Hampshire

**Decision: Objection raised
Conditions/Reasons**

1 The local planning authority considers that the proposal is acceptable in principle, but is concerned that the proposal as it stands will constitute unacceptable visual intrusion into the countryside and have a detrimental impact on the character of the area. This objection can probably be overcome with a more extensive landscaping scheme, based on indigenous planting, in order to screen the palisade fencing.

2 The local planning authority is also concerned about the proposed access, due to the apparent lack of visibility splays. Providing an access with adequate visibility splays may require the removal of vegetation, which would exacerbate the visual intrusion of the proposed development. Furthermore the supporting statement in relation to the access road does not appear to be accurate (p.3) (as the access point has not been approved as part of application 06/02412/FUL).

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE4

2. The local planning authority also recommends that the Environment agency is consulted on the application, as the site lies within a groundwater protection zone. Furthermore, if consent is granted, the local planning authority recommends that a condition be attached requiring that the roadside ditch in Kiln Lane must be reinstated to its original condition once the development has taken place.

3. The local authority also recommends that if consent is granted, a condition be attached in order to address the encountering of any unexpected contaminated land, such as:

Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

04. If consent is granted, the local planning authority recommends that a landscape condition is attached to the consent, along the lines of:

A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local 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 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 Authority gives its written consent to any variation.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00676/FUL

Ref No: W21074

Date Valid: 26 March 2008

Grid Ref: 445960 124860

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr Steve Dunleavy

Proposal: Replacement five bedroom detached dwelling with detached double garage/store with studio above

Location: Shielings Shepherds Lane Compton Winchester Hampshire SO21 2AD

Decision: **Application Withdrawn**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00956/HCS

Ref No: W21104

Date Valid: 16 April 2008

Grid Ref: 446732 126363

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Hampshire County Council

Proposal: Erection of steel covered yard to house livestock and associated dungstead

Location: Attwoods Drove Farm Attwoods Drove Compton Winchester
Hampshire SO21 2AY

Decision: Objection raised
Conditions/Reasons

01 Development as proposed is contrary to Policies CE5 and DP3 of the Winchester District Local Plan Review in that the siting, design and materials of the building and dungstead would have an adverse visual impact upon the character and appearance of the countryside, which forms part of the Hursley Scarplands Landscape Character Area.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: CE5, CE13, DP3
2. The proposal is also contrary to 'Farm Buildings: A Design Guide for Hampshire'.

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/00703/FUL

Ref No: W06336/03

Date Valid: 19 March 2008

Grid Ref: 453285 113844

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr P A Teague

Proposal: Redevelopment of site for 2 no. four bedroom detached dwellings

Location: Former Dwelling Ard Coille Chapel Lane Curdrige Hampshire

Decision: Application Permitted
Conditions/Reasons

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

4 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.

5 The first floor window(s) in the north west elevations of the dwellings on both plots and the south east elevation of the dwelling on plot 1 hereby permitted shall be glazed in obscure glass and thereafter retained.

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

6 No development, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

7 Before the development hereby approved is first brought into use, a turning space shall be provided within each plot to enable vehicles using the plots to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

8 Before the development hereby approved is first brought into use, a minimum of three car parking spaces shall be provided within the curtilage of both of the plots and thereafter maintained and kept available solely for the parking of vehicles.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north west elevation(s) of the dwellings on both plots and the south east elevation of the dwelling on plot 1 hereby permitted.

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

10 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives

1. 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.

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

Hampshire County Structure Plan Review: H1, T5
Winchester District Local Plan Review 2006: DP3, DP4, H1, H4, H5, H7, T2

3. If the construction of the houses requires any work to the adjacent watercourse please be aware that under the terms of the Land Drainage Act 1991, Section 23 (1a), no person shall erect any mill, dam, weir or other like obstruction to the flow of any ordinary watercourse and Section 23 (1b) erect any culvert without the prior consent of the Environment Agency.

Denmead Ward Denmead

Conservation Area:

Case No: 08/00384/FUL
Ref No: W05079/21
Date Valid: 19 March 2008
Grid Ref: 466253 112765
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs Whitmore
Proposal: Conversion of old dairy/milking parlour to 2 no. two bedroom dwellings(RESUBMISSION)
Location: Milking Parlour Little Denmead Farm White Horse Lane Denmead Hampshire

Decision: Application Permitted
Conditions/Reasons

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 All precautions must be taken to avoid discharges and spills to ground both during and after construction. During development any visibly contaminated or odorous material encountered must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present.

Reason: As the Environment Agency has stated that the site lies within a sensitive groundwater area and therefore groundwater is potentially at risk from activities on this site.

Informatives:

1. 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.

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

Winchester District Local Plan Review 2006: DP3, CE24, HE14, HE16, HE17, RT4, T4
Planning Policy Guidance Note 15

Denmead Ward Denmead

Conservation Area:

Case No: 08/00385/LIS
Ref No: W05079/22LB
Date Valid: 19 March 2008
Grid Ref: 466253 112765
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs Whitmore
Proposal: Conversion of old dairy/milking parlour to 2 no. two bedroom dwellings(RESUBMISSION)
Location: Milking Parlour Little Denmead Farm White Horse Lane Denmead Hampshire

Decision: Application Permitted
Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: HE14
Planning Policy Guidance Note 15

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/00605/FUL
Ref No: W13823/05
Date Valid: 18 March 2008
Grid Ref: 452465 116903
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Alan Hounsham
Proposal: Removal of condition no. 8 of permission 02/01336/FUL to allow room over garage to be used as accommodation
Location: Appledown Barn Kytes Lane Durley Southampton Hampshire SO32 2AE

Decision: Application Permitted
Conditions/Reasons

1 The room over the garage shall only be used as accommodation in association with Appledown Barn as a single dwelling house and at no time be used as an independent unit of accommodation.

Reason - As the use of the room as an independent unit of accommodation would require the benefit of planning permission.

Informatives

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3

Hursley

Ward

Compton And Otterbourne

Conservation Area: Hursley Conservation Area
Case No: 08/00620/FUL
Ref No: W10430/10
Date Valid: 18 March 2008
Grid Ref: 442801 125356
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Steve Rogers
Proposal: Two storey side extension with 2 no. dormers and 2 no. roof lights to form annexe (amendment to planning permission 02/02352/FUL)
Location: 42 Main Road Hursley Winchester Hampshire SO21 2JW

Decision: Application Permitted
Conditions/Reasons

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).

Informatives

1. 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 Review 2006: DP3; HE4; HE5

Hursley

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00621/LIS

Ref No: W10430/11LB

Date Valid: 18 March 2008

Grid Ref: 442801 125356

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Steve Rogers

Proposal: Two storey side extension with 2 no. dormers and 2 roof lights with alterations to existing building (amendment to listed building consent 02/02354/LIS)

Location: 42 Main Road Hursley Winchester Hampshire SO21 2JW

Decision: Application Permitted
Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and integrity of the listed building.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: HE13

Itchenstoke And Ovington

Ward

Itchen Valley

Conservation Area:

Case No: 08/00337/FUL
Ref No: W17777/04
Date Valid: 11 February 2008
Grid Ref: 455845 132318
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mrs Clarissa Rose Lodge
Proposal: Change of use of land from agricultural to domestic garden
Location: The Shallows Itchen Stoke Alresford Hampshire SO24 0QZ

Decision: Application Permitted
Conditions/Reasons

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional development permitted by Classes E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior permission of the Local Planning Authority.

Reason: In the interests of preserving the rural character of the area.

3 No walls, gates or close board fencing / panel fencing shall be erected within the site (including upon the boundaries) without the written consent of the Local Planning Authority.

Reason: In the interests of preserving the rural character of the area.

4 The hedging upon the south and western boundaries as shown to be planted / retained in plan "Lodgeproposedlandscape1" shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. If within a period of 5 years from the date of consent the hedgerow should die, or be 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. The hedging shall be allowed to grow to a height above 1.8m in height and shall not be trimmed or cut to a height below this level unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the rural character of the area.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4 ,DP5 CE5, CE8, CE11, HE4, HE16,

Itchenstoke And Ovington **Ward** **Itchen Valley**

Conservation Area:

Case No: 08/00785/TPC
Ref No: W19757/01TPOCA
Date Valid: 31 March 2008
Grid Ref: 455800 132345
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Martin Burton
Proposal: 6no. Thuja trees - crown reduce by 35%
Location: Spring Cottage The Green Itchen Stoke Alresford Hampshire SO24 0QZ

Decision: **That no objection be raised**

Itchenstoke And Ovington **Ward** **Itchen Valley**

Conservation Area:

Case No: 08/00786/TPC
Ref No: W08114/04TPOCA
Date Valid: 31 March 2008
Grid Ref: 455619 132326
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr F Middleton
Proposal: 1no. Birch tree - crown reduce by 20%; - 1no. Eucalyptus tree, reduce by 40%
Location: Giles Barn Itchen Stoke Alresford Hampshire SO24 0QZ

Decision: **That no objection be raised**

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01990/LDC

Ref No: WLDC/451

Date Valid: 4 February 2008

Grid Ref: 454147 133093

Team: EAST

Case Officer: Legal

Applicant: Mr Maurice Slapak

Proposal: Continued use of converted stables as rented dwelling

Location: Abbey House Rectory Lane Itchen Abbas Winchester Hampshire
SO21 1BN

Decision: **Application Refused**

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/00673/FUL

Ref No: W09874/05

Date Valid: 17 March 2008

Grid Ref: 453334 132834

Team: EAST

Case Officer: Trish Price

Applicant: Mr T Gaster

Proposal: Conversion of attached garage to provide annexed accommodation
with new gable end (AMENDED DESCRIPTION)

Location: Candleford Green 3 Shelley Close Itchen Abbas Winchester
Hampshire SO21 1AU

Decision: **Application Permitted**
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the garage conversion hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/00681/FUL
Ref No: W09794/04
Date Valid: 18 March 2008
Grid Ref: 451073 131929
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Simon Struthers
Proposal: Single story and first floor rear extensions and incorporating alterations and enlargement of existing dormer
Location: Boundary Cottage Chapel Lane Easton Winchester Hampshire SO21 1EN

Decision: Application Permitted **Conditions/Reasons**

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the northern or western elevation(s) of the extension hereby permitted.

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

4 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3, CE23, HE5
Planning Policy Guidance Note 15

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/00690/FUL

Ref No: W01603/05

Date Valid: 18 March 2008

Grid Ref: 451514 136345

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Winchester Gospel Halls Trust

Proposal: Temporary siting of modular building for a two year period for use as gospel hall

Location: Lunways Inn London Road Micheldever Hampshire

Decision: Application Permitted
Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 14 May 2010 on or before which date the modular building and associated car parking and fencing shall be removed from the site and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority unless otherwise agreed in writing.

Reason: The development is of a type not considered suitable for permanent retention.

2 The use of black tarmac for surfacing of the temporary car park is not approved. No development shall take place until details and samples of permeable materials to be used for the surfacing of the car park hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, SF7, T1, T2, T4, HE1

Kilmeston

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/00946/LIS

Ref No: W

Date Valid: 6 May 2008

Grid Ref: 458969 126195

Team:

Case Officer:

Applicant: Mrs Lucy Pease

Proposal: Swimming pool with associated plant room

Location: Manor Farm Kilmeston Road Kilmeston Hampshire

Decision: Not Required

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/00369/TPO
Ref No: WTPO/1895
Date Valid: 13 February 2008
Grid Ref: 449072 132929
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr B M Farrow
Proposal: 1no. Beech tree - remove all deadwood, crossed and rubbing branches and die back visible in crown; 1no. Beech tree - crown lift to 4m. and remove all dead wood, crossed and rubbing branches
Location: Tanglewood 1 Campion Way Kings Worthy Hampshire SO23 7QP

Decision: Application Permitted
Conditions/Reasons

The works hereby consented shall not be commenced other than under the supervision of the local planning authority arboricultural officer. Please telephone 07980 732 257 to arrange a mutually convenient time for the arboricultural officer to attend site.

Reason - to safeguard the amenity value and health of the trees

Limit of tree work - the work hereby permitted shall be limited to remove branch tips only. Limbs greater than 50mm in diameter should not be removed.

Reason - to safeguard the amenity value and health of the trees

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/00370/TPO
Ref No: WTPO/1895/01
Date Valid: 13 February 2008
Grid Ref: 449107 132979
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr B M Farrow
Proposal: 3no. Beech trees - remove all deadwood, crossed and rubbing branches to lift crown to 4m.
Location: 5 Campion Way Kings Worthy Winchester Hampshire SO23 7QP

Decision: Application Permitted
Conditions/Reasons

The works hereby consented shall not be commenced other than under the supervision of the local planning authority arboricultural officer. Please telephone 07980 732 257 to arrange a mutually convenient time for the arboricultural officer to attend site.

Reason - to safeguard the amenity value and health of the trees

Limit of tree work - the work hereby permitted shall be limited to remove branch tips.

Limbs greater than 50mm in diameter should not be removed.

Reason - to safeguard the amenity value and health of the trees

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/00642/FUL

Ref No: W14623/05

Date Valid: 18 March 2008

Grid Ref: 449171 133878

Team: EAST

Case Officer: Trish Price

Applicant: Mr / Hammond

Proposal: Conservatory to rear

Location: 22 Fryers Close Kings Worthy Winchester Hampshire SO23 7LP

**Decision: Application Permitted
Conditions/Reasons**

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 materials to be used in the construction of the external surfaces of the conservatory hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/00624/TPO
Ref No: WTPO/1142/12
Date Valid: 17 March 2008
Grid Ref: 446547 131807
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr M A Rich
Proposal: Fell 1no. Yew tree and replace with a native species
Location: 4 Hickory Drive Harestock Winchester Hampshire SO22 6NJ

Decision: Application Permitted
Conditions/Reasons

Following the removal of the tree hereby consented, a heavy standard ash tree shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the Local Planning Authority.

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority give their written consent.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/00724/FUL
Ref No: W00561/10
Date Valid: 25 March 2008
Grid Ref: 458580 132041
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Ms Caroline Lowman
Proposal: Single storey extension to front
Location: 23 Benenden Green Alresford Hampshire SO24 9PE

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3

New Alresford	Ward	The Alresfords
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Conservation Area:	New Alresford Conservation Area	
Case No:	08/00773/LIS	
Ref No:	W	
Date Valid:	6 May 2008	
Grid Ref:	458817 132858	
Team:	EAST	Case Officer:
Applicant:	Mr And Mrs J Vail	
Proposal:	Remove existing conservatory and rebuild with lead roof remodel roof to single storey extension to include gable end	
Location:	48 Broad Street Alresford Hampshire SO24 9AN	

Decision: Application Withdrawn

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00471/FUL

Ref No: W12788/03

Date Valid: 17 March 2008

Grid Ref: 445424 122324

Team: WEST

Case Officer: Elaine Walters

Applicant: Pauline Knott

Proposal: Single storey gable end and side extension to existing storage building in car park

Location: The Otter Boyatt Lane Otterbourne Winchester Hampshire SO21 2HW

**Decision: Application Permitted
Conditions/Reasons**

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE18

Soberton Ward Swanmore And Newtown

Conservation Area:

Case No: 07/02086/LDC
Ref No: WLDC/447
Date Valid: 15 January 2008
Grid Ref: 460368 113770
Team: WEST **Case Officer:** Legal
Applicant: Mrs Hunt
Proposal: Change of use of land for storing caravans (CERTIFICATE OF
LAWFULNESS)
Location: Oak View Liberty Road Newtown Fareham Hampshire PO17 6LB

Decision: Application Refused

Soberton Ward Swanmore And Newtown

Conservation Area:

Case No: 08/00687/FUL
Ref No: W13857/05
Date Valid: 18 March 2008
Grid Ref: 460652 114037
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Roger Wannop
Proposal: New chimney to front elevation
Location: Hazeldene Forester Road Soberton Heath Southampton
Hampshire SO32 3QG

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/00561/TPO

Ref No: WTPO/1096/16

Date Valid: 11 March 2008

Grid Ref: 446548 135677

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Shirley Thorne

Proposal: 1 No. Ash situated on front border - reduce lateral limbs towards house to give a 3m clearance.
1 No. Hawthorn adjacent to house - reduce lateral limbs towards house to give a 2m clearance
1 No. Sycamore adjacent to house - reduce lateral limbs towards house to give a 2m clearance
1 No. Ash adjacent to garage - reduce lateral limbs towards house to give a 2.5m clearance
1 No. Ash in side border - reduce lateral limbs towards house to give a 3m clearance
(AMENDED)

Location: Kentsbray Lower Road South Wonston Winchester Hampshire SO21 3ER

Decision: Application Permitted

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/00653/FUL

Ref No: W21062

Date Valid: 14 March 2008

Grid Ref: 447214 135721

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Donald Strange

Proposal: Change of use from 1 dwelling back to 2 semi detached dwellings

Location: 14 Anders Road South Wonston Hampshire SO21 3EL

Decision: Application Permitted
Conditions/Reasons

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).

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3, H3, H7, RT4, T4

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/00720/FUL

Ref No: W20826/01

Date Valid: 20 March 2008

Grid Ref: 458075 117111

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs C Bennett

Proposal: Single storey extension with attached carport (RESUBMISSION)

Location: Well Cottage Well Lane Swanmore Southampton Hampshire SO32
2QU

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3; CE23

Informatives

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

Hampshire County Structure Plan Review: E14

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE6, CE23, HE1, T2, T4

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/00651/FUL

Ref No: W05200/04

Date Valid: 14 March 2008

Grid Ref: 463435 124473

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs T Bond

Proposal: Demolition of garage and conservatory, 1 two storey extension to the rear and 1 single storey extension to the front and loft conversion

Location: Court Farm House Lippen Lane West Meon Petersfield Hampshire GU32 1JE

Decision: **Application Refused** Conditions/Reasons

1 The proposed development is contrary to policy CE.5, CE.6 and CE.23 of the Winchester District Local Plan Review in that the proposals result in development which changes the character of the existing dwelling and results in increased intrusion by virtue of its size and design which result in harm to the landscape setting of this rural countryside location an Area of Outstanding Natural Beauty.

Informatives

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

Winchester District Local Plan Review 2006: CE.5, CE.6, CE.23

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 08/00617/LBC
Ref No: W01569/19
Date Valid: 25 March 2008
Grid Ref: 457089 111430
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr And Mrs Cartmell
Proposal: Demolition of all buildings at Wickham Laboratories with the exception of a single storey brick outbuilding
Location: Wickham Laboratories Ltd Winchester Road Wickham Fareham Hampshire PO17 5EU

Decision: Application Permitted
Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides (and the redevelopment shall be commenced within 1 month following the completion of the demolition).

Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

Informatives

1. 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.

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

Hampshire County Structure Plan Review: E17
Winchester District Local Plan Review 2006: HE7

3. The consent hereby granted does not confer consent to demolish any of the boundary walls to the site. The wall at the north-west boundary of the site is regarded as being a listed curtilage structure and requires listed building consent for any alteration.

Wickham Ward Wickham

Conservation Area:

Case No: 08/00648/FUL
Ref No: W20729/02
Date Valid: 14 March 2008
Grid Ref: 456912 111487
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Thomas Watts
Proposal: Demolish existing detached garage and replace with double detached trellis carport
Location: Lower Wickham Lodge Winchester Road Wickham Fareham Hampshire PO17 5EX

Decision: Application Permitted
Conditions/Reasons

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3; HE4; HE5; HE6; HE16

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 08/00649/LIS
Ref No: W20729/03LB
Date Valid: 14 March 2008
Grid Ref: 456912 111487
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Thomas Watts
Proposal: Demolish existing detached garage and replace with double detached trellis carport
Location: Lower Wickham Lodge Winchester Road Wickham Fareham Hampshire PO17 5EX

Decision: Application Permitted
Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3; HE4; HE5; HE6; HE16

3. The applicant is advised that this consent should be implemented in conjunction with the planning permission and associated conditions issued under reference 08/00648/FUL

Wickham Ward Wickham

Conservation Area:

Case No: 08/00671/FUL
Ref No: W21067
Date Valid: 17 March 2008
Grid Ref: 456239 109274
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr And Mrs Andrews
Proposal: Conservatory to rear
Location: 16 Charity View Knowle Fareham Hampshire PO17 5NG

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

3 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3

Wickham Ward Wickham

Conservation Area:

Case No: 08/00736/APN
Ref No: WAG/PN/298
Date Valid: 11 April 2008
Grid Ref: 455286 111252
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr John Rope
Proposal: Erection of hay/fertiliser and machinery storage building
Location: Field And Woodland Biddenfield Lane Wickham Hampshire

Decision: **That no objection be raised**
Informatives

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

Winchester District Local Plan Review 2006: CE13

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/00395/FUL
Ref No: W21035
Date Valid: 18 February 2008
Grid Ref: 446266 130162
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs K White
Proposal: Single storey rear extension; loft conversion including dormer window and alterations to rear elevation; two storey side extension
Location: 97 Teg Down Meads Winchester Hampshire SO22 5NG

Decision: **Application Withdrawn**

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/00503/FUL

Ref No: W09803/06

Date Valid: 25 March 2008

Grid Ref: 447375 131149

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr John Burrows

Proposal: Remove existing lean to conservatory and replace with open sided porch

Location: 109 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/00644/FUL

Ref No: W09195/01

Date Valid: 19 March 2008

Grid Ref: 447142 130862

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Kevin Nutbeam

Proposal: Replacement of existing dwelling with 1 no. three bedroom dwelling and 2 no. two bedroom dwellings

Location: 57 Berewecke Avenue Winchester Hampshire SO22 6BL

Decision: Application Refused
Conditions/Reasons

1 The proposed development, by virtue of its design, scale, height, massing and siting, would result in a prominent and cramped form of development that would be harmful to the visual amenities and character of the area and would detract from the street scene. The proposal is contrary to policies DP3, DP4 of the Winchester District Local Plan Review Adopted 2006.

2 The proposed development will have a detrimental impact upon the amenity of the occupants of dwellings to the west of the site due to direct overlooking originating from the proposed rear, first floor bedroom windows. The proposal represents a cramped form of development that will appear to be overbearing and visually prominent from the west, the proposal is therefore contrary to policy DP3 of the Winchester District Local Plan Review Adopted 2006.

3 The proposed removal of existing vegetation and hedging upon the southern and eastern boundaries will have a detrimental impact upon the street-scene and character of the area. Insufficient information has been supplied regarding the impact of the development upon trees within the site that play an important role within the area and street-scene, the proposal is therefore contrary to policies DP1, DP3, DP5 of the Winchester District Local Plan Review Adopted 2006.

4 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner, which will make it difficult for drivers using these spaces to safely identify approaching traffic consequently the proposed development would be likely to add to the hazards of road users at this point. The proposal is contrary to policies T2 and T3 of the Winchester District Local Plan Review Adopted 2006.

5 The proposal is contrary to policy RT4 of the Winchester District Local Plan Review in that it fails to make adequate provision (through a financial contribution) for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area and would not be provided a satisfactory level of amenity of the occupiers of the units.

6 The proposal is contrary to policy DP1 of the Winchester District Local Plan Review 2006 because the application contains insufficient information regarding the relationship of the proposed buildings in relation to neighbouring buildings and the potential impact upon the street-scene. The application contains insufficient information regarding the proposed boundary treatment and future landscaping of the site.

7 The proposal provides poor privacy / amenity provision for the future occupants of the three bed dwelling located in the southern section of the site, because the rear and side gardens are likely to be overlooked from Vernham Road to the south of the site. The proposal is therefore contrary to policy DP3 of the Winchester District Local Plan Review 2006.

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, H7, RT4, T2, T3

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/00669/FUL

Ref No: W06018/02

Date Valid: 17 March 2008

Grid Ref: 446369 128432

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Beacon Hill Garage Ltd

Proposal: Single storey rear extension and single storey side extension to garage and conversion to annex

Location: 31 Fox Lane Winchester Hampshire SO22 4DY

Decision: Application Permitted Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

3 The parking area shall be provided in accordance with the approved plans before the garage conversion takes place and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

4 The garage which is to be converted to an annex shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwelling house, including the annex, shall only be used as a single unit of accommodation.

Reason: The application has been assessed on the basis of the description of the proposal on the application form, namely that it is an annex, and therefore not as a separate unit of accommodation. The use of the annex as a separated unit would be subject to different criteria; therefore, this condition has been attached in order to ensure that the policies of the Winchester District Local Plan Review 2006 will be complied with should the annex be used as a separate dwelling.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3, T4

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

4. The application form states that the proposed garage conversion is to be used as an annex. Therefore, the application has been assessed on that basis and a condition has been attached requiring the annex to remain ancillary to the main house. If the use of the annex ceases to be compatible with its use as an annex, i.e. it is being used effectively as a separated unit of accommodation, then planning permission will be required.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00680/FUL

Ref No: W21069

Date Valid: 18 March 2008

Grid Ref: 448170 130415

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Lucas Dawe

Proposal: Single storey rear extension and loft conversion including rooflights

Location: 34 Arthur Road Winchester Hampshire SO23 7EA

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation(s) of rear extension hereby permitted.

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

Informatives

1. 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.

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3, HE4, HE5.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/00688/FUL

Ref No: W21071

Date Valid: 18 March 2008

Grid Ref: 445825 130469

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Gerard Miles

Proposal: Two storey side extension; single storey rear extension

Location: 15 Sawyers Close Winchester Hampshire SO22 5JX

Decision: Application Permitted
Conditions/Reasons

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

3 The proposed first floor bathroom window in the north east elevation shall be fitted with obscure glazing.

Reason: To protect the privacy of the neighbouring property.

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/00817/FUL
Ref No: W09346/08
Date Valid: 26 March 2008
Grid Ref: 447082 128796
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Keith Knox
Proposal: Single storey front extension
Location: Eldon Sleepers Hill Winchester Hampshire SO22 4ND

Decision: Application Permitted
Conditions/Reasons

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).

Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00829/TPC
Ref No: W18258/01TPOCA
Date Valid: 3 April 2008
Grid Ref: 448323 130245
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Ms S M Nightingale
Proposal: 4no. Conifer trees - cut down by 15ft back to previous cut
Location: 33 Monks Road Winchester Hampshire SO23 7EQ

Decision: That no objection be raised

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/00858/FUL

Ref No: W21107

Date Valid: 8 April 2008

Grid Ref: 446104 130170

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr & Mrs Parker

Proposal: Erection of two storey side and single storey rear extension

Location: 104 Teg Down Meads Winchester Hampshire SO22 5NN

Decision: **Application Withdrawn**
