

CASE SUMMARY RESULTS FROM COMMITTEE :- 31 January 2008

Case No:	07/02872/FUL	
W No:	W08537/05	
Case Officer	Mr Robert Ainslie	Team: EAST
Applicant:	Mr Julian House	
Proposal:	2 no. flues/chimneys to plots 1 and 3 (Retrospective)	
Location:	Windmill House, Geranium Gardens, Denmead, Hampshire	

Recommendation

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

Conditions/Reasons

- 1 The chimney flues, by virtue of their size and industrial nature, would have a detrimental impact on the amenity of neighbouring properties and would not respond positively to the residential character of the surrounding area and would therefore be contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006.
- 2 The retention of the chimneys would set a precedent and make it difficult to resist future similar applications which would result in a proliferation of similar structures which would be out of keeping with the character with the area and contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006.

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: No relevant policies
Winchester District Local Plan Review 2006: DP3

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Case No:	07/03020/FUL	
W No:	W02889/03	
Case Officer	Mr Neil Mackintosh	Team: WEST
Applicant:	Mr Neil Briefcliffe	
Proposal:	Erection of 1 no. detached four bedroom dwelling (RESUBMISSION)	
Location:	Riverside Cottages, Finches Lane, Twyford, Hampshire	

Recommendation

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

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 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the building, the adjacent listed building and the Twyford Conservation Area.

4 Full details of all timber framing, windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The framing, windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building, the adjacent listed building and the Twyford Conservation Area.

5 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 and to ensure that planting is ecologically appropriate adjacent to the River Itchen SAC and SSSI.

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6 The existing trees shown as being protected on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 8 metres from the tree trunks in accordance with BS 5837 (2005).

Reason: To retain and protect the trees which form an important part of the amenity of the area.

7 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 development permitted by Classes A, B, C, D and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality, maintain a good quality environment and protect the character and appearance of the River Itchen.

8 Details of the provision to be made for the storage and disposal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the dwelling is first occupied.

Reason: In the interests of the amenities of the locality.

9 No development approved by this planning permission shall be commenced until details of surface water drainage have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include provision for all surface water drainage from parking areas and areas of hardstanding to be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

10 Foul drainage from the development shall connect to the public mains foul sewer.

Reason: To prevent pollution of the water environment.

11 The development shall fully comply with the mitigation strategy detailed within the submitted Flood Risk Assessment (FRA) before the development is occupied.

Reason: To ensure that the site can be developed safely the FRA is proposing mitigation measures that ensure the development/existing development is safe from flooding. It is essential that this mitigation is completed before any of the site is occupied.

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, E16

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Winchester District Local Plan

Review:H3,DP1,DP3,DP8,HE4,HE5,HE16,CE7,CE8,T1,T2,T4

3. It is a requirement of Southern Water that no development, or new tree planting, should be located within 3 metres either side of the centre line of the public sewer that crosses the site and that all existing infrastructure should be protected during the course of construction works.

4. A formal application for connection to the public sewerage system is required and this should be made to Southern Water, Network Development Team (Wastewater), Southern House, Sparrowgrove, Otterbourne, Winchester.

Case No:	07/02579/FUL	Team:	WEST
W No:	W20896		
Case Officer	Mr Neil Mackintosh		
Applicant:	Mr J Venn		
Proposal:	Revocation of section 106 Agreement which restricts the occupancy of the dwelling house to persons solely or mainly working, or last working in the locality in agriculture or forestry and required a contribution towards open space		
Location:	Four Dell Bungalow, Poles Lane, Otterbourne, Winchester, Hampshire, SO21 2DY		

Case No:	07/02698/FUL	Team:	MAJORS
W No:	W07604/02		
Case Officer	Mr James Jenkison		
Applicant:	Heritage Property Group		
Proposal:	Erection of 3 no. one bedroom, 3 no. two bedroom, 1 no. three bedroom, 4 no. four bedroom dwellings with associated garaging, car parking, landscaping and new access from Bull Lane to include land at Fairlawn and Cherry Trees		
Location:	St Aubyns, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS		

Recommendation

DEFERRED FOR VIEWING SUB COMMITTEE - FRIDAY 22nd JANUARY.

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.

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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 details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- Landscape areas.

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-reinforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features.

5 In this condition "retained tree" means an existing tree which is to be retained in accordance with the arboricultural impact appraisal and method statement prepared by Barrell Tree Consultancy and dated 6 November 2007 ref: 7404-AIA-PB and submitted as a part of this application and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery

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and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

6 The proposed access and drive, including the ditch pipe shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

7 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 39 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

8 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site 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.

9 The garages, car ports and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the carparking spaces in the interests of local amenity and highway safety.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

11 The windows at 1st floor level in the elevations or roof slopes of the dwellings on the plots of the approved plans listed below and hereby permitted shall be glazed in obscure glass and fixed shut to a height of 1.8 metres above floor level and thereafter retained.

- (i) west elevation of the dwelling on plot 7 (facing 50 and 52 Brooklyn Close).
- (ii) west window on south elevation of the dwelling on plot 4 (facing 34 Brooklyn Close).
- (iii) Bathroom window in south elevation of the dwelling on plot 3 (facing 20 and 34 Brooklyn Close).
- (iv) Bathroom windows in north elevations of the dwellings on plots 1 and 2.

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

12 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, and no enlargement of the windows expressly authorised by this permission shall, at any time, be constructed in the elevation(s) listed below:

- (i) all walls and roofs in the west rear elevation of the dwelling on plot 7 (facing 50 and 52 Brooklyn Close) above ground floor level .
- (ii) all walls and roofs in the south rear elevation of the dwellings on plots 3 and 4 (facing over 20 and 34 Brooklyn Close) above ground floor level.
- (iii) north side elevation of the dwelling on plot 8 above ground floor level.

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

13 The dwellings shall be constructed in accordance with the approved plans and at no stage thereafter shall any of the dwellings hereby approved be combined to form a larger dwelling unit.

Reason: To ensure that a mix of small and larger dwellings is retained in accordance with Policy H7.

14 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

15 None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

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

16 Prior to work commencing on the site details for the provision and retention of cycle parking in a satisfactory manner shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

Reason: To ensure the provision of cycle parking and to promote sustainable forms of transport.

17 The hedgerows along the site's southern and western boundaries shall be retained in perpetuity at a minimum height of 3 metres (or other such height as may be agreed in writing by the local planning authority). Nevertheless, in the event that these hedgerows are removed, die, or become seriously diseased or damaged (in whole or in part) replacement planting shall be carried out in the following planting season the details of which shall first be agreed in writing by the local planning authority.

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Reason: In the interests of the visual amenities of the area and amenities of neighbouring residential properties.

18 There shall be no vehicular or pedestrian access from Plots 9-11 onto Bull Lane.

Reason: In the interests of highway safety.

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: T5

Winchester District Local Plan Review 2006: DP1, DP3, DP4, RT4, T3, T4, T5

3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

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Case No:	07/02460/FUL	
W No:	W20430/02	
Case Officer	Mr Simon Avery	Team: EAST
Applicant:	Mr And Mrs A Hammond	
Proposal:	Loft conversion including 3 no. dormers to the rear, 1 no. dormer window to front; garage, extension with accommodation in roof (AFFECTS THE SETTING OF A LISTED BUILDING)	
Location:	20 Bere Close, Winchester, Hampshire, SO22 5HY	

Recommendation

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

Conditions/Reasons

1 The proposed development is contrary to DP3 of the Winchester District Local Plan Review in that:

(i) the volume and design of the extensions do not respond positively to the character and appearance of the local environment;

(ii) it has an unacceptable adverse impact on the residential amenity of the occupants of Pond Cottage.

2 The proposed development is contrary to HE16 of the Winchester District Local Plan Review in that it would have an adverse effect on the setting of Pond Cottage which is a grade II listed building.

Informatives

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: DP1, DP3, HE16

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Case No:	07/02687/FUL	
W No:	W02350/09	
Case Officer	Mr Simon Finch	Team: WEST
Applicant:	Foreman Homes Ltd	
Proposal:	Demolition of existing bungalow and replace with 3 no. detached five bedroom houses, 1 no. detached four bedroom chalet style bungalow and 4 no. one bedroom apartments with associated detached garages and cycle/bin stores, access from Ashley Gardens	
Location:	Lawsonia, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS	

Recommendation

DEFERRED FOR VIEWING SUB COMMITTEE - FRIDAY 22ND FEBRUARY

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 Detailed proposals for the disposal of foul and surface water for the dwellings, including a drainage strategy for the site; shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before any of the dwellings are first occupied.

NB: The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the local planning authority and supported by a drainage strategy with detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff of the undeveloped site. The scheme shall include a maintenance programme and establish responsibility for the system. Foul sewage should be to mains drainage unless otherwise agreed by the local planning authority.

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

3 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

4 The existing bank and hedgerow growing along the site's south boundary fronting on to Bull Lane shall be retained in perpetuity and the hedge shall be maintained at a height of at least 2 metres unless otherwise agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the street scene.

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5 In this condition "retained tree and hedge" means an existing tree/hedge which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the occupation of the building(s) for its permitted use.

a) No retained tree/hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree/hedge is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree/hedge shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees/hedges.

6 An Arboricultural Method Statement, in accordance with BS5837:2005, relating to the development of Plots 6 and 7 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The development shall not be built other than in accordance with approved method statement unless otherwise agreed in writing by the local planning authority.

Reason: To protect trees in the interests of the visual amenities of the area.

7 No development, or works of site preparation or clearance, 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.

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

8 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

9 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

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Reason: In the interests of highway safety.

10 None of the dwellings hereby permitted shall be brought into use before the parking spaces for each unit (including garages) and turning areas have been provided in accordance with the approved plans and thereafter retained solely for these purposes unless otherwise agreed in writing by the local planning authority.

Reason: To make appropriate provision for off street parking.

11 The existing access onto Bull Lane shall be permanently stopped up and abandoned and the verge crossing reinstated (if applicable) to the requirements of the local planning authority immediately after the completion of the new site access and before the new access is brought into use.

Reason: In the interests of highway safety.

12 There shall be no means of access (vehicular or pedestrian) to and from the site on to Bull Lane

Reason: In the interests of highway safety.

13 The proposed access and drive onto Ashley Gardens, including any footway; shall be laid out and constructed in accordance with plans, sections and specifications to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling unless otherwise agreed in writing by the local planning authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

14 None of the dwellings shall be brought into use before bin and cycle storage for each unit has been provided in accordance with details to first be submitted to and approved in writing by the local planning authority.

Reason: To secure a satisfactory form of development.

15 The first floor dormer window in the north elevation of Plot 5, the first floor windows north and south elevations of Plots 1-4, the dormer windows in the west elevation of Plot 5 and the east and west elevations of Plots 8 and 9 hereby permitted shall be glazed in obscure glass and thereafter retained. The rooflight windows in the north elevation of Plot 5 and west elevation of Plot 6 shall be high level with a minimum floor to cill height of 1.75 metres.

Reason: To protect the amenities of neighbouring residential properties.

16 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 development permitted by Classes A,B and C of Parts 1 of Schedule 2 of the Order, shall be carried out to the dwelling on any plot without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of neighbouring residential properties.

17 None of the dwellings shall be occupied before the existing dwelling known as Lawsonia has been demolished and the resultant debris removed from the site.

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Reason: To secure an appropriate form of development.

18 No development shall commence before details of hardsurfacing materials (including porous materials in the vicinity of the Monterey cypress tree located in the garden of Hawthorn Cottage) have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

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

19 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 including any retaining walls or similar structures. The boundary treatment shall be completed before the dwellings are first occupied. Development shall be carried out in accordance with the approved details.

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

20 No development shall commence before samples of all external walling and roofing materials 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 agreed details.

Reason: To protect the visual amenities of the area.

21 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

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:-

Hampshire County Structure Plan Review: T5, E8.
Winchester District Local Plan Review : DP.1, DP.3, DP.4, H.3, H.5, H.7, RT.4, T1, T.2, T.4.

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Case No:	07/02392/FUL	
W No:	W20858	
Case Officer	Mr Neil Mackintosh	Team: WEST
Applicant:	Mr McNeely	
Proposal:	Replacement 1 no. six bedroom dwelling with associated parking	
Location:	Crabwood Vale Farm, Lanham Lane, Sparsholt, Winchester, Hampshire, SO22 5QS	

Recommendation

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

Conditions/Reasons

1 Development as proposed is contrary to Policies DP3(ii) and CE23 of the Winchester District Local Plan Review in that it would result in a dwelling which would be of a substantially greater scale and mass than the existing bungalow and it would result in increased visual intrusion in the countryside.

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: CE23, DP3, DP4