

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**10.01.2008**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

Item

01

**Parish** Winchester Town

**Conservation Area:**

**Case No:** 07/02101/FUL

**Ref No:** W12804/39

**Date Valid:** 28 August 2007

**Grid Ref:** 447234 129183

**Team:** WEST

**Case Officer:** Mr Dave Dimon

**Applicant:** Domain Queen's Road LP

**Proposal:** Erection of student accommodation containing 382 rooms and ancillary facilities following the demolition of Colebrook and Parchment former nurses accommodation houses in Queens Road (AMENDED PLANS increasing number of units from 375 to 382 and showing reduced height at southern end and consequent increased height to block adjacent to Queens Road and including minor changes to footprint and layout)

**Location:** University Centre, The University Of Winchester, Sparkford Road, Winchester, Hampshire, SO21 4NR

**Recommendation:** PER

**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 for 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 The developer must advise the local authority (in consultation with Southern Water) of the measures that will be undertaken to divert the public sewers, prior to the commencement of the development.

Reason: To ensure that the development does not prejudice existing sewage disposal infrastructure and makes satisfactory provision to connect into it.

- 4 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. These details shall include the following, as relevant:

(A) existing and proposed finished levels or contours:

(B) means of enclosure, including any retaining structures:

- (C) car parking layout:
- (D) other vehicle and pedestrian access and circulation areas:
- (E) hard surfacing materials:
- (F) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- (G) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- (H) retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant:

- (I) planting plans:
- (J) written specifications (including cultivation and other operations associated with plant and grass establishment:
- (K) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- (L) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- (M) manner and treatment of watercourses, ditches and banks:
- (N) implementation programme:

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

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of commencement of works on site. The management plan shall include the following information:
- i. A landscape management key plan coordinating all requirements for external areas as covered by other conditions and including landscape, trees, levels and drainage.
  - ii. All plans for the external areas based on an accurate topographical survey.

The landscape management plan shall be carried out in accordance with the details hereby approved and implemented for a period of 20 years following completion of landscape works on site as agreed with the LPA.

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

- 7 Prior to the commencement of any site groundwork, ground preparation, demolition or construction, an arboricultural impact assessment shall be submitted to and approved by the Local Planning Authority. The method statement shall be written in accordance with British Standard 5837:2005 and shall include the following information:
- (i) Tree Protection plan, to an appropriate scale, showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement which can be shown graphically;
  - (ii) Clear information on the location of construction exclusion zones which shall include areas for future planting to maintain the integrity of soil in such areas;
  - (iii) Performance specifications for any technical or engineering solutions which will be required to affect development within the root protection areas or construction exclusion zone;
  - (iv) A program of site supervision by the appointed project arborist.

Reason: to ensure the protection of existing trees and areas for future planting.

- 8 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, 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 subject to any arboricultural works other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any arboricultural works 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, and any other protective measures for the protection of any retained tree shall be undertaken in accordance with details, in the form of an arboricultural method statement and associated tree protection plan, 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 or other works be carried out, without the written consent of the Local Planning Authority.

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

- 9 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect existing and proposed trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

- 10 No excavation of the land, no demolition of the building and no works to trees shall commence pursuant to this permission until such time as an ecological mitigation strategy has been submitted to and approved in writing by the local planning authority. The mitigation strategy shall clarify the likely impact that the proposed development would have on any bat and reptile population on and adjacent to the site and include mitigation measures to be implemented should any protected species be found during development. The demolition of the buildings shall be supervised by a licensed bat worker and in the event of bats being found all demolition works shall cease until the mitigation measures contained in the approved mitigation strategy have been implemented.

Reason: To ensure that appropriate regard is had to the protection of protected species in accordance with national and local ecological policies and relevant legislation (see informative 5 below).

- 11 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.

- 12 Detailed proposals for the disposal of foul and surface water 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 [the use hereby approved is commenced and the buildings are occupied]

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

- 13 Storm water from the development must be disposed of via a sustainable drainage system and a drainage strategy submitted to and approved by the LPA prior to commencement of development on site.

Reason: In order to ensure that the development addresses the need to meet sustainability objectives in accordance with policy DP6 of the Winchester District Local Plan.

- 14 Details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building and to protect the amenities of the occupiers of nearby premises.

- 15 Details of the provision to be made for the storage and disposal of refuse from the units of accommodation 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 units are occupied.

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

- 16 Before the development hereby permitted is commenced a construction traffic routing plan shall be submitted to and approved in writing by the Local Planning Authority to require that all construction traffic or deliveries of materials to the site shall access the site only via Romney Road and Queens road in connection with the development hereby permitted.

Reason: In the interests of road safety and the amenity of neighbouring properties.

- 17 No development shall take place until a Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all demolition and construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented and they shall be adhered to throughout the construction period

Reason: To protect the amenities of the occupiers of nearby residents.

- 18 The development and use hereby permitted shall be implemented in strict conformity with the accompanying management plan and any variation thereto which shall be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the site in particular and the area in general.

- 19 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.

Reason: In the interests of highway safety.

- 20 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.

- 21 The accommodation hereby permitted shall not be used for any other purposes than halls of residence to serve students of the University of Winchester including university courses run outside of normal term time.

Reason: The development is not of a type that would be satisfactory for other residential use and does not incorporate sufficient parking provision for alternative types of

occupancy.

- 22 Before the development hereby permitted is commenced details of the measures to be incorporated within the design and management of the development to meet sustainable development objectives, including renewable energy provisions, carbon footprint reduction, sourcing of materials and local labour shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the development addresses the need to meet sustainability objectives in accordance with policy DP.6 of the Winchester District Local Plan and Planning Policy Statement 1.

### **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, E16,  
Winchester District Local Plan Review: DP.1, DP.2, DP.3, DP.4, DP.5, DP.6,  
SF.6, H.3, T.1, T.2, T.3, T.4, W.1,
- 3 The applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewage infrastructure required to service this development. Please contact Atkins Ltd Anglo St James House, 39 Southgate Street, Winchester, SO23 9EH (TEL 01962 858600. or [www.southernwater.co.uk](http://www.southernwater.co.uk)).
- 4 A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd Anglo St James House, 39 Southgate Street, Winchester, SO23 9EH (TEL 01962 858600. or [www.southernwater.co.uk](http://www.southernwater.co.uk)).
- 5 The applicants attention is drawn to the fact that it is an offence to undertake works that affect the habitat of protected species without first undertaking appropriate surveys and providing a mitigation strategy and first obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005. You should accordingly liaise with Natural England to ensure that the provisions of the following legislation are satisfied before any work is commenced on site pursuant to the permission hereby granted: Parts IV and Annex A of circular 06/2005 'Biodiversity and Geological Conservation'; Section 40(1) of the Natural Environment and Rural Communities Act 2006 and Regulation 3(4) of the Conservation (Natural Habitats & c ) Regulations 1994 and section 74 of the Countryside and Rights of Way Act 2000.
- 6 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are

substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

- 7 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Item  
02

<b>Parish</b>	<b>Crawley</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02404/FUL
<b>Ref No:</b>	W14622/03
<b>Date Valid:</b>	26 September 2007
<b>Grid Ref:</b>	444068 133411
<b>Team:</b>	WEST <b>Case Officer:</b> Mr Dave Dimon
<b>Applicant:</b>	Dr And Mrs A Fernando
<b>Proposal:</b>	Demolition of existing dwelling and erection of replacement 6 six bed detached dwelling with access, landscaping and associated works
<b>Location:</b>	The Paddocks, Long Park Lane, Crawley, Winchester, Hampshire, SO21 2QE
<b>Recommendation:</b>	REF

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

**Conditions/Reasons**

- 1 The proposed replacement house and garage is of a size, height, scale, mass and design quite unrelated to that of the existing dwelling or any other dwelling within the immediate vicinity. This would consequently result in an unduly dominant and uncharacteristic dwelling that would be incongruous to the context of its setting and contrary to the provisions of policy CE.23 of the Winchester District Local Plan Review.
- 2 The proposed development involves an enlargement of the residential curtilage and associated extension of domestication into the countryside by virtue of the new access drive, hardstanding areas and planting. It would create a suburban form of development, out of keeping with and injurious to the simple rural character of the area and its existing unpretentious development, and would consequently conflict with the new development and landscape objectives of policies DP.3 and DP4 of the Winchester District Local Plan Review.
- 3 Insufficient information has been provided to demonstrate that the proposal would amount to a sustainable form of development in accord with the objectives of policy DP.6 of the Winchester District Local Plan Review or PPS's 1 and 7.

## Informatives

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

Hampshire County Structure Plan Review No applicable saved policies  
Winchester District Local Plan Review: DP.3, DP.4, DP.6, CE.23

Item

03

Parish	Itchen Valley
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02650/REM
<b>Ref No:</b>	W02224/11
<b>Date Valid:</b>	23 October 2007
<b>Grid Ref:</b>	452380 132942
<b>Team:</b>	EAST
<b>Applicant:</b>	Goodall Barnard Holdings Ltd
<b>Proposal:</b>	1 no. four bed; 2 no. two bed dwellings; carport and alterations to existing access (details in compliance with outline planning permission W02224/06)
<b>Location:</b>	Land Adjacent To Chillandham Cross, Chillandham Lane, Martyr Worthy, Hampshire
<b>Recommendation:</b>	PER

### APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

#### Conditions/Reasons

1 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 south elevation(s) of units 2 and 3 hereby permitted.

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

2 The first floor window(s) in the rear (north) elevation of the two bedroom properties hereby permitted shall be glazed in obscure glass and thereafter retained.

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

3 No development shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following as relevant:

- existing and proposed finished levels and contours;
- hard surfacing materials.

4. A revised planting scheme and boundary treatment for the area between the access road and the southern boundary from the pedestrian access and steps to the site entrance shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species,

density, size and layout. The scheme approved shall be carried out in the first planting season following occupation of the buildings, 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 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 unless otherwise agreed in writing by the Local Planning Authority.

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:-

Winchester District Local Plan: DP1, DP3, DP4, DP5, DP6, and H7.

- 3 The applicant is advised that the following conditions attached to the outline consent W02224/06 still apply and must be complied with.
- 1 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

- 4 The existing trees and hedges shown as being retained 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 in accordance with details specified on drawing number CBA5911.04 and the revised Arboricultural Impact Assessment Report by Colin Bashfords Associates dated August 2004 Ref CBA5911 Revised and in accordance with BS5837.

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

- 5 No works, vehicular access to the site or storage of materials shall take place until the protective fencing shown on drawing CBA5911.04 dated August 2004 has been erected and its location and form has been agreed in writing by the Planning Authority's Arboricultural Officer.

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

- 6 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 - F of Part 1 and Class A of Part 2 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 and to maintain a good quality environment.

- 7 The design of the two 2 bed properties shall be restricted to a maximum of 75sqm gross floor area measured externally; any first floor windows in the northern elevation shall either be obscure glazed or be highlights with a minimum sill height of 1.7 metres; and following first occupation of the building no roof lights or opening shall be constructed in the roof or the end gable to allow further accommodation in the roof space.

Reason: To ensure that the properties are built and remain as small dwellings in accordance with policy H.7 of the Local Plan Review and to protect the amenities of the adjacent properties.

- 8 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces, including doors and windows of the dwellings 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.

- 9 The parking area including the car port shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles.

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

- 10 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.

Item  
04

Parish	Winchester Town
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02490/FUL
<b>Ref No:</b>	W12466/10
<b>Date Valid:</b>	8 October 2007
<b>Grid Ref:</b>	447773 128420
<b>Team:</b>	WEST
<b>Applicant:</b>	Straun Investments Ltd
<b>Proposal:</b>	Erection of 2 no. detached dwellings, conversion of existing house to 3 no. 2 bedroom flats and 1 no.4 bedroom house with associated parking, cycle and bin stores, replace northern boundary wall with railings [AMENDED DESCRIPTION]
<b>Location:</b>	Chestnut Mead, Kingsgate Road, Winchester, Hampshire, SO23 9QQ
<b>Recommendation:</b>	REF

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

**Conditions/Reasons**

- 1 The proposed development by reason of its location, scale and design and the extent of hard surfacing to provide parking for the development, would be detrimental to the character and appearance of the Winchester conservation area contrary to the Winchester Conservation Area Project and policies DP.3, HE4 and HE5 of the Winchester District Local Plan Review 2006.
- 2 The thoroughfare along the northern boundary of this site and the boundary wall defining it contribute to the character of the Conservation Area. The replacement of this wall with railings as proposed would be harmful to the character and appearance of the Conservation Area, contrary to policies DP.3 and HE5 of the Winchester District Local Plan Review 2006.
- 3 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the 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: DP.1, DP.3, DP.4, DP.5, HE4, HE.5, HE8, H3, H7,

RT4, W1, T2

Item  
05

<b>Parish</b>	<b>Winchester Town</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02496/FUL
<b>Ref No:</b>	W12466/11
<b>Date Valid:</b>	8 October 2007
<b>Grid Ref:</b>	447773 128420
<b>Team:</b>	WEST
<b>Applicant:</b>	Struan Investments Ltd
<b>Proposal:</b>	Erection of 2 no. detached dwellings, conversion of existing house to 3 no. two bedroom flats and 1 no. four bedroom house with associated parking, cycle and bin stores
<b>Location:</b>	Chestnut Mead, Kingsgate Road, Winchester, Hampshire, SO23 9QQ
<b>Recommendation:</b>	REF

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

**Conditions/Reasons**

- 1 The proposed development by reason of its location, scale and design and the extent of hard surfacing to provide parking for the development, would be detrimental to the character and appearance of the Winchester conservation area contrary to the Winchester Conservation Area Project and policies DP.3, HE4 and HE5 of the Winchester District Local Plan Review 2006.
- 2 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the 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: DP.1, DP.3, DP.4, DP.5, HE4, HE.5, HE8, H3, H7, RT4, W1, T2

Item  
06

Parish	Shedfield
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02793/FUL
<b>Ref No:</b>	W03995/02
<b>Date Valid:</b>	7 November 2007
<b>Grid Ref:</b>	455976 115025
<b>Team:</b>	WEST
<b>Applicant:</b>	Southcott Homes Ltd
<b>Proposal:</b>	Erection of 2 no. two bedroom detached houses and 1 no. four bedroom detached house with detached garage.
<b>Location:</b>	Smithy Cottage, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS
<b>Recommendation:</b>	PER

**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 The proposed access and driveway 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.

- 4 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5metres from the highway boundary.

Reason: In the interests of highway safety.

- 5 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

- 6 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.

- 7 Before the development hereby approved is first brought into use Plots 1 & 2 shall be permanently allocated 2 carparking spaces each and plot 3 shall be permanently allocated three carparking spaces. All carparking spaces shall be kept available for the plots too which they are allocated.

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

- 8 Details of the methods for the disposal and management of surface and storm water for the three dwellings and the culverting and future maintenance of the drainage ditch along the frontage of Bull Lane, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the occupation of the first dwelling.

Reason: In the interests of highway safety.

- 9 No development, or works of site preparation or clearance, shall take place until details of the finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings 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.

- 10 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 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.

- 11 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. These details shall include the following, as relevant:

- hard surfacing materials:
- planting plans:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- written specifications (including cultivation and other operations associated with plant and grass establishment:

Soft landscape details shall include the following as relevant:

- means of enclosure, including any retaining structures.

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

- 12 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 13 The hedgerows identified on drawing number 1389-01 rev. A along the north-east, western and southern boundaries shall be retained and maintained at a minimum height of 1metre along the north-east boundary and 2 metres along the western and southern boundaries in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

- 14 The dwellings on plots 1 and 2 shall remain as separate dwellings at all times.

Reason: To comply with proposal H7 of the Winchester District Local Plan Review and to ensure that a range of dwelling sizes are provided.

- 15 The first floor window(s) in the western elevation of the dwelling on plot 1 and the south-west elevation of plot 3 hereby permitted shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the adjoining 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the western elevation elevation(s) of dwelling on plot 1 or the south-west elevation of plot 3 hereby permitted.

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

- 17 The 1st floor window(s) in the west side 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.

### 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 Policies: DP1, DP3, H3, H7, RT4, T2

Item  
07

Parish	Swanmore
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02408/FUL
<b>Ref No:</b>	W06434/06
<b>Date Valid:</b>	27 September 2007
<b>Grid Ref:</b>	457898 116363
<b>Team:</b>	WEST
<b>Applicant:</b>	Mr R Everitt
<b>Proposal:</b>	Proposed two bed detached dwelling (RESUBMISSION)
<b>Location:</b>	Fair Winds, Vicarage Lane, Swanmore, Southampton, Hampshire, SO32 2PW
<b>Recommendation:</b>	REF

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

#### Conditions/Reasons

- 1 The proposed development is considered to be contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006 and harmful to the spatial characteristics of the locality in that:
- (i) it would be too large for the plot in which it is situated; and
  - (ii) the building would appear too large in relation to its surroundings and visually damaging

when viewed in relation to existing development, which consists predominantly of dwellings fronting the road with back gardens adjacent to open fields, resulting in an isolated and discordant building form.

- 2 The proposal is contrary to policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.

### Informatives

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

Adopted Winchester District Local Plan Review 2006: DP3, RT4

Item	<b>Parish</b>	<b>Swanmore</b>
<b>08</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	07/02207/REM
	<b>Ref No:</b>	W05585/03
	<b>Date Valid:</b>	06.09.2007
	<b>Grid Ref:</b>	451559 123415
	<b>Team:</b>	EAST
	<b>Applicant:</b>	Mr Michael Chase
	<b>Proposal:</b>	Detached four bed dwelling (details in compliance with 06/01846/OUT)
	<b>Location:</b>	Pitcot House, Pitcot Lane, Owslebury, Winchester, Hampshire, SO21 1LR
	<b>Recommendation:</b>	PER
	<b>Case Officer:</b>	Mr Nick Fisher

### Recommendation

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

#### Conditions/Reasons

1. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling 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.

2. Annotated drawings at a scale of 1:20 and sections showing the detail of the windows to be used, the treatment and reveals of the windows and doors and the overhang of the eaves in relation to the elevations of the approved dwelling, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be undertaken in accordance with the details approved unless otherwise agreed in writing.

Reason: To ensure a high standard of development in the interests of protecting the rural character

and appearance of the area.

3. 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.

4. 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.

Reason: In the interests of highway safety.

**Informatives:**

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE23

2. This application has been determined on the basis of the revised plans received on the 21st November 2007 and 11th December 2007.

3. The applicant is advised that the following conditions attached to outline consent ref 06/01846/OUT still apply and must be complied with:

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

a) Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

---

- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

b) The siting of all buildings, the means of access thereto from the highway, parking and turning areas, including layout, construction and sight lines.

c) The design of the building, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

d) The details of materials treatment to be used for hard surfacing.

e) The finished levels above ordnance datum, of the ground floor, eaves and maximum ridge heights of the proposed building and their relationship to the levels of the existing building.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

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 development permitted by Classes A, B, C, D, or E of Parts 1 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 and to maintain a good quality environment.

4 Detailed proposals for the disposal of foul and surface water 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 the dwelling is first occupied;

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

5 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 33.0 metres to the north and 2.0 metres by 23.0 metres to the south 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.

6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

7 The existing trees shown as being retained 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 7 metres from the tree trunks in accordance with BS 5837.

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

Item	<b>Parish</b>	<b>Winchester Town</b>
<b>09</b>	<b>Conservation Area:</b>	
	<b>Case No:</b>	07/02632/FUL
	<b>Ref No:</b>	W10746/06
	<b>Date Valid:</b>	19 October 2007
	<b>Grid Ref:</b>	447644 128383
	<b>Team:</b>	WEST <b>Case Officer:</b> Mr Ian Cousins
	<b>Applicant:</b>	Mr And Mrs Galloway
	<b>Proposal:</b>	Three storey side extension and erection of boundary wall and boundary railings
	<b>Location:</b>	1 Lansdowne Avenue Winchester Hampshire SO23 9TJ
	<b>Recommendation:</b>	PER

**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 extension 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 details of the materials to be used in the construction of the boundary wall, railings and gates 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 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: DP3; HE5

Item  
10

<b>Parish</b>	<b>Crawley</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02799/FUL
<b>Ref No:</b>	W02314/46
<b>Date Valid:</b>	8 November 2007
<b>Grid Ref:</b>	442174 135014
<b>Team:</b>	WEST
<b>Applicant:</b>	Mr Andrew Douglas
<b>Proposal:</b>	1.8m satellite dish to replace the existing 1.2m satellite dish
<b>Location:</b>	Arqiva Site, Crawley Court Transmitting Station, Peach Hill Lane, Crawley, Hampshire
<b>Case Officer:</b>	Lorna Hutchings
<b>Recommendation:</b>	PER

**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 In the event that the development hereby approved becomes redundant or otherwise not required for the purpose permitted, the mast and all associated equipment and enclosures shall be dismantled and permanently removed from the site, which shall be restored to its former condition.

Reason: In the interests of visual amenity.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the 2 no. satellite dishes to be removed as shown on plan DOP2-30109 rev.1 shall be removed within 21 days of the date of installation of the satellite dish hereby approved.

Reason: In the interests of avoiding visual clutter.

**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, DP4, DP14, CE4.

---