



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

UP TO 30 July 2007

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 Avalon House Reception quoting the Case 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/01201/FUL

Ref No: W13870/02

Date Valid: 4 June 2007

Grid Ref: 447260 127971

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Malt

Proposal: Porch to front

Location: 31 Ivy Close Badger Farm Winchester Hampshire SO22 4QR

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/00276/FUL

Ref No: W05858/08

Date Valid: 5 February 2007

Grid Ref: 456277 120420

Team: WEST

Case Officer: Mrs Julie Pinnock

Applicant: Mr M Weinfeld

Proposal: Change of use and conversion works to existing barn to form farm

Location: and stud office, artists studio and ancillary storage space
Barn 40m N Of Farmhouse Dean Farm Dean Lane Bishops
Waltham Hampshire

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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), the development hereby permitted shall be used only for purposes within Class(es) B1(a) and B8 (with the exception of the ancillary artist studio) of the Schedule to the Town and Country Planning (Use Classes) Order 2006, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

02 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

03 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

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

04 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E14, E16, T5

Winchester District Local Plan Proposals: DP.3, CE.17, HE.1, HE.14, HE.16, HE.17, T.3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/00280/LIS
Ref No: W05858/09LB
Date Valid: 5 February 2007
Grid Ref: 456277 120420

Team: WEST **Case Officer:** Mrs Julie Pinnock

Applicant: Mr M Weinfeld

Proposal: External and internal alterations to convert existing barn to form farm and stud office, artists studio and ancillary storage space
Location: Barn 40m N Of Farmhouse Dean Farm Dean Lane Bishops Waltham Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.
(See advice notes on Mortars and Pointing attached).

02 Reason: To maintain the character of the listed building.

03 The extent of any repointing or brick replacement is to be agreed in writing with the Local Planning Authority before proceeding.

03 Reason: To maintain the character of the listed building.

04 The new windows shall be full height single glazed timber casements finished with a microporous paint. Generally if in brickwork they should be recessed within the opening by the width of a brick but in timber clad wall set flush with the outer surface of the timber. As there is considerable variation between buildings prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

04 Reason: To ensure the materials and details are satisfactory and respect the character of the (listed) building (and of the Conservation Area).

05 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

05 Reason: To protect the character and appearance of the (listed) building.

06 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

(a) a detailed design (including large scale elevations and sections) for the windows, glazed entrances and constructional details covering the means of insulating the walls and roof.

(b) a detailed design and specification for the rooflights to be used.

06 Reason: To ensure such details are appropriate to the character of the (listed) building.

07 Before development commences, a statement shall be submitted to and approved by the Local Planning Authority detailing the methods for forming openings in, and supporting the existing walls.

07 Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to a listed building.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E14, E16, T5

Winchester District Local Plan Proposals: DP.3, CE.17, HE.1, HE.14, HE.16, HE.17, T.3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/00934/LDP

Ref No: W08382/02

Date Valid: 12 April 2007

Grid Ref: 455522 119977

Team: WEST

Case Officer: Legal

Applicant: Mr And Mrs M L Smith

Proposal: Use of two semi detached dwellings as one

Location: Street End Farm Cottages Ashton Lane Bishops Waltham
Hampshire

Decision: **Application Permitted**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area: Bishops Waltham Conservation Area
Case No: 07/01058/FUL
Ref No: W06156/06
Date Valid: 14 June 2007
Grid Ref: 455457 117415
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Robert Symes
Proposal: Replacement of garden shed with summer house at the end of the garden
Location: Walnut House 11 Lower Basingwell Street Bishops Waltham
Southampton Hampshire SO32 1AJ
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 Prior to the commencement of works to erect the new summer house hereby permitted, details including a colour sample to paint the timber panels of the proposed summer house hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

02 Reason: In the interest of the visual amenity of the area.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Proposals: DP3, HE4, HE5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:
Case No: 07/01414/FUL
Ref No: W05135/02
Date Valid: 6 June 2007
Grid Ref: 456250 117669
Team: WEST **Case Officer:** Andrea Swain

Applicant: Mr And Mrs C Hayter
Proposal: Single storey side extension; conservatory to rear; new driveway to front
Location: Hazeldene Rareridge Lane Bishops Waltham Southampton
Hampshire SO32 1DX
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01430/FUL
Ref No: W03476/26
Date Valid: 8 June 2007
Grid Ref: 455577 118165
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr James Tuttiet
Proposal: Two storey side extension; conversion of store to living accommodation; glazed link to join store to dwelling
Location: Northbrook Farmhouse Beeches Hill Bishops Waltham
Southampton Hampshire SO32 1FB
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

03 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 elevation(s) of drawing room and bedroom barn conversion hereby permitted.

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

04 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

04 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: E6, E16.

Winchester District Local Plan Proposals: C23, DP3, HE14.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01431/LIS

Ref No: W03476/27LB

Date Valid: 8 June 2007
Grid Ref: 455577 118165
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr James Tuttiet
Proposal: Two storey side extension; conversion of store to living accommodation; glazed link to join store to dwelling
Location: Northbrook Farmhouse Beeches Hill Bishops Waltham
Southampton Hampshire SO32 1FB
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The development hereby permitted shall be constructed using (materials) to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

02 Reason: To maintain the architectural interest of the building.

03 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: To protect the character and appearance of the (listed) building.

04 The proposed development shall be carried out in accordance with the details specified in the 'Listed Buildings Detail' as submitted by the email of 19 July 2007.

04 Reason: In order to protect the character and historic interest of the Listed Building.

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

05 Reason: To protect the character and appearance of the building (or conservation area).

Informatives

01. 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.

02. 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 Proposals: HE14.

Bishops Waltham Ward Bishops Waltham

Conservation Area: Bishops Waltham Conservation Area
Case No: 07/01468/AVC
Ref No: W01299/34A
Date Valid: 13 June 2007
Grid Ref: 455236 117481
Team: WEST **Case Officer:** Lisa Booth
Applicant: Primesight Advertising Ltd
Proposal: Erection of 1 no. double sided internally illuminated free standing sign and 1 no. double sided internally illuminated pole mounted sign
Location: Budgens Stores Ltd Winchester Road Bishops Waltham
Southampton Hampshire SO32 1BE
Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to Hampshire County Structure Plan policy UB3 and E16, Winchester District Local Plan Review 2006 policies DP3, HE5 and HE11 and fails to comply with the City Council's supplementary planning guidance 'Design Guidance for the Control of Shopfronts and Signs' in that:

- i. the proposed illuminated sign, together with the existing signage (petrol station totem and supermarket freestanding sign), results in an accumulation of visually detracting advertising which results in visual clutter and is detrimental to the visual amenity of the Conservation Area;
- ii. the proposed signs, by reason of its size, height and illumination would be an unduly obtrusive feature in the general street scene to the detriment of the visual amenities of the locality.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Policies: DP3, HE5, HE11

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01483/FUL

Ref No: W20707

Date Valid: 13 June 2007

Grid Ref: 454708 117929

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Andy Gilbert

Proposal: Proposed vehicular access

Location: Waltham Contractors Claylands Road Bishops Waltham Hampshire
SO32 1DL

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The proposed access and drive, including the footway crossing 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.

02 Reason: To ensure satisfactory means of access.

03 The gates provided shall remain inwardly opening unless details are submitted to and approved in writing by the Local Planning Authority.

03 Reason: In the interests of highway safety.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3, T2

04 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.

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

05 The proposed driveway shall be gravel surfaced as shown on Drg No 165 - 27 -02, unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, C1, E6, E7, E8,
Winchester District Local Plan Review: DP3, DP4, CE5, CE6,

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/00896/FUL

Ref No: W08497/05

Date Valid: 22 May 2007

Grid Ref: 450138 121392

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Messers E And R Bastian

Proposal: Two storey office block and ancillary parking with covered motorcycle and bicycle stores

Location: Marwell Hotel Thompsons Lane Owslebury Winchester Hampshire
SO21 1JY

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is contrary to Hampshire County Structure Plan Review policies C2 and EC3 and does not accord with the policies of the Winchester District Local Plan Review that provide for development in the countryside in that:

(a) The proposal is for new build office development unrelated to any existing settlement and for which there is no overriding justification and accordingly is contrary to the provisions of policy CE18 of the local plan.

(b) Development as proposed would represent an undesirable consolidation of built form which because of its scale, form and use would be out of keeping with the surroundings and detrimental to the character of the countryside.

02 The proposed development is contrary to Hampshire County Structure Plan Review policy UB3 and E11 and Winchester District Local Plan Review policies DP1, DP.3, DP 4 and CE 9 in that:

(a) The application is not supported by an accurate site survey or tree survey and arboricultural impact assessment and mitigation strategy, which is necessary as part of a contextual survey and analysis to support further development proposals within this sensitive area of woodland which is subject to a tree preservation order and adjoining Cowleaze Copse ancient woodland Site of Importance for Nature Conservation.

(b) The design, scale and materials proposed for the buildings are not in keeping with or complementary to the existing development, its countryside setting and spatial qualities and would be likely to result in an over dominant form of development out of scale with and detrimental to the character and appearance of the existing development.

(c) The proposed development fails to address the ecological importance of the site contrary to the requirements of PPS9 (Biodiversity and Geological Conservation), Structure Plan policy E11 and local plan policy CE9.

03 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the Strategy of the Hampshire County Structure Plan (Review) particularly policies T1 to T5 and the Winchester District Local Plan Review policies T1.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3, C1, C2, EC3, E11, T2, T4,
Winchester District Local Plan Review 2006: DP1, DP.3, DP 4, CE 9, CE.18, T1, T4,

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01155/FUL
Ref No: W14470/01
Date Valid: 12 June 2007
Grid Ref: 448055 122483

Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Blunt Construction Limited
Proposal: Two storey rear extension and external staircase to first floor; twin detached garages and associated parking to the rear
Location: Inglenook 52 Main Road Colden Common Winchester Hampshire SO21 1RS
Decision: **Application Withdrawn**

Colden Common

Ward

Colden Common And Twyford

Conservation Area:
Case No: 07/01379/FUL
Ref No: W11565/01
Date Valid: 1 June 2007
Grid Ref: 447733 121763
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs J Griffin
Proposal: Front Porch
Location: 1 Tees Green Colden Common Winchester Hampshire SO21 1UL
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 Protective measures, including fencing and ground protection, in accordance with BS5837 shall be submitted to and approved in writing by the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

03 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

04 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with BS5837. Telephone 01962 848317.

04 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Revised 2006: DP3, DP4

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01588/FUL

Ref No: W15006/04

Date Valid: 22 June 2007

Grid Ref: 447364 120743

Team: EAST

Case Officer: Lisa Booth

Applicant: Mr And Mrs Richard E Morris

Proposal: Erection of roof over existing open cattle yard

Location: Stoke Common Farm Bishopstoke Lane Brambridge Eastleigh
Hampshire SO50 6HY

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described in part 9 of the approved planning application forms.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01358/FUL

Ref No: W11868/05

Date Valid: 30 May 2007

Grid Ref: 446418 124758

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Vadher

Proposal: Two storey rear extension

Location: 1 New Barn Cottages Shepherds Lane Compton Winchester
Hampshire SO21 2AB

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 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 elevation(s) of extension hereby permitted.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

Denmead Ward Denmead

Conservation Area:
Case No: 07/01319/FUL
Ref No: W14958/01
Date Valid: 30 May 2007
Grid Ref: 466297 111271
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr D T Morrison
Proposal: First floor extension
Location: 15 Great Mead Denmead Waterlooville Hampshire PO7 6HH
Decision: **Application Withdrawn**

Denmead Ward Denmead

Conservation Area:
Case No: 07/01363/FUL
Ref No: W20682
Date Valid: 30 May 2007
Grid Ref: 463732 112771
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs Rolfe
Proposal: Demolition and reconstruction of garage and store
Location: Little Ervilles Farm Broad Lane Hambledon Waterlooville
Hampshire PO7 4QS
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

03. With respect to condition 2 the Council would recommend plain clay tiles on the roof of the garage, alternatively a natural slate may be considered.

Denmead

Ward

Denmead

Conservation Area:

Case No: 07/01371/FUL

Ref No: W20683

Date Valid: 31 May 2007

Grid Ref: 465031 111868

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs Carol Shipman

Proposal: Conservatory to rear

Location: 57 Hatchmore Road Denmead Waterlooville Hampshire PO7 6TE

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3

Denmead Ward Denmead

Conservation Area:

Case No: 07/01435/FUL
Ref No: W20705
Date Valid: 13 June 2007
Grid Ref: 466402 111691
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs G Colbourne
Proposal: Conservatory to rear
Location: 11 Mill House Gardens Denmead Waterlooville Hampshire PO7
6QE

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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, and type of boundary treatment / enclosures to be erected. The boundary treatment shall be agreed in writing by the Local Planning Authority before the Conservatory is erected. Development shall be carried out in accordance with the approved details.

02 To ensure that the conservatory will not be highly prominent.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Adopted 2006: DP3, DP4

Denmead Ward Denmead

Conservation Area:

Case No: 07/01439/FUL
Ref No: W20703
Date Valid: 11 June 2007
Grid Ref: 465025 112276
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Kevin Heath
Proposal: Demolition of existing single garage and erection of new detached double garage
Location: Alberstone Hambledon Road Denmead Waterlooville Hampshire
PO7 6LR

Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing building (main dwelling) unless otherwise agreed in writing by the Local Planning Authority.

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

03 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

04 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 souther (side) and rear (western) elevation(s) of the garage hereby permitted.

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

05 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, removal of trees, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Method statement and impact assessment shall include the following details:-

1) 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 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, to ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

02 No development shall take place until details and samples of the materials (including windows and rainwater goods) 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16

Adopted Winchester District Local Plan Review: DP3, CE6, HE5

Durley

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01755/FUL

Ref No: W13823/04

Date Valid: 12 July 2007

Grid Ref: 452429 116935

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr J Travers

Proposal: Removal of condition no. 2 of permission 00/01311/FUL, to allow the commercial use of stables and menage; temporary siting of a mobile home for 3 years to house equine manager (RESUBMISSION)

Location: Equine Facility Adjacent To Sports Ground Kytes Lane Durley Southampton Hampshire

Decision: **Application Withdrawn**

Hambleton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/00799/LIS

Ref No: W03628/04LB

Date Valid: 25 May 2007

Grid Ref: 464374 114256

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: General HDG Butler

Proposal: Alterations to existing building to create additional living space including windows, new roof lights and porch

Location: Bury Lodge West Street Hambledon Waterlooville Hampshire PO7
4QL

Decision: Application Permitted

Conditions/Reasons

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

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

02 Any alterations and repairs to brickwork and flintwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.
(See advice notes on Mortars and Flintwork).

02 Reason: To maintain the character of the listed building.

03 Prior to the commencement of works the following details shall be submitted to and approved in writing by the Local Planning Authority:

- (a) a method statement for the alterations to the roof, including the insertion of roof lights;
- (b) a method statement for the temporary removal (and reinstatement) of the dado wall panelling and loose box partitions to facilitate the lining of the wall and insertion of suspended floor;
- (c) details of alterations to the existing staircase in order to comply with Building Regulations requirements;
- (d) details at 1:20 scale or larger of new suspended floor and dry lining of walls, to include interface with existing fabric, including window frames; and
- (e) external works including any new landscaping or hard surfaces.

All works shall be completed in accordance with the approved details.

03 Reason: To maintain the character of the listed building.

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

04 Reason: To protect the character and appearance of the building (or conservation area).

05 This consent is for the conversion not the rebuilding of the stables so any subsequent requirement for underpinning or rebuilding of any parts shall first be agreed in writing with the LPA prior to commencement of work.

05 Reason: To protect the character and appearance of the listed building.

06 All rooflights hereby approved to be inserted within the building shall be Conservation rooflights.

06 Reason: To protect the character and appearance of the building.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, C1, C2 and E16

Winchester District Local Plan Review Proposals: DP.3, HE.14 and HE.16

03. Repairing and repointing flint walls is a skilled task and should only be carried out by a specialist experienced in such work. Unfortunately, a great deal of repair and repointing of flint walls is poorly executed with mortar smeared crudely over the faces of the flints, using an incorrect cement rich mortar. The points below are intended for guidance and close reference should be made to match existing historic finishes. More detailed Guidance is given in SPAB Technical Pamphlet 16: Care and Repair of Flint Walls (Tel. 0207 377 1644 or www.spab.org.uk).

1. All new flintwork should be bedded and pointed using a lime based mortar; a mix of 1:3 (lime: sharp sand/course aggregate) is normally recommended as this is breathable and flexible and unlikely to crack. Non-hydraulic lime putty or alternatively a naturally hydraulic lime can be used, these are easy to work and readily available (The Lime Centre, 01962 713636 and Bursledon Brickworks, 01489 576248, are local suppliers). The aggregate should match as closely as possible the size and colour of the aggregate used in the original mortar.

2. The pointing finish should either be flush or slightly recessed to flint face. A rough 'battered' appearance is relatively common on boundary walls and rural buildings. However, smooth flat joints, weather struck pointing, beak pointing - with a 'V' point, raised strap pointing and other obviously modern joints which draw attention to the joint and not the flints, should not be used. Semi-set pointing should be stippled with a brush, as this will expose the aggregate to give it a weathered textured appearance.

3. A sample panel of a minimum 600mm x 600mm should be provided for the Council's approval (if requested).

4. New pointing should not be carried out when there is a risk of frost.

5. All new pointing should be protected from rain, wind and direct sun with loose covers and kept slightly damp for several days to avoid cracking.

Hambleton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/01185/FUL

Ref No: W18942/02

Date Valid: 29 May 2007

Grid Ref: 464204 114618

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Soper

Proposal: Erection of timber frame garage

Location: Quarry Wood West Street Hambleton Waterlooville Hampshire
PO7 4SN

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

03 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, removal of trees, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Method statement shall include the following details:-

1) 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 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, to ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

2) Details regarding the retention of trees at the site, and the further planting of trees and vegetation at the site to remediate for the loss of trees at the site and to provide additional screening.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement.

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 The ground floor of the garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

04 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

04 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, C1, C2
Winchester District Local Plan Proposals: DP.3, CE.23

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01372/FUL

Ref No: W20684

Date Valid: 11 June 2007

Grid Ref: 453666 133114

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs K Adams

Proposal: Single storey porch extension

Location: September Cottage 15 Little Hayes Lane Itchen Abbas Winchester
Hampshire SO21 1XA

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/01298/FUL

Ref No: W14623/03

Date Valid: 30 May 2007

Grid Ref: 449202 133897

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Liddel

Proposal: Detached three bed dwelling with attached garage and new

vehicular access
Location: 62 Lovedon Lane Kings Worthy Hampshire SO23 7NS
Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is contrary to policies DP3 of the Winchester District Local Plan Review Adopted 2006 and Policy UB3 of the Hampshire County Council Structure Plan Review 1996 - 2011 in so far as:-

- 1) The proposed will have a detrimental impact upon the amenity of the occupiers of nearby properties due to overlooking / loss of privacy.
- 2) The amenity of the future occupiers of the proposed dwelling will be compromised due to the direct overlooking arising from the dormer windows serving the dwelling directly to the east of the application site.

02 The proposed development is contrary to policy DP3, of the Winchester District Adopted Local Plan Review, and Policy UB3 of the Hampshire County Council Structure Plan Review 1996 - 2011 in so far as:-

The proposed development will give rise to a cramped relationship with no 62 Lovedon Lane and will have a detrimental visual impact upon the street-scene.

03 The proposal is contrary to policy R2 of the Hampshire County Structure Plan Review and 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

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

Hampshire County Structure Plan Review: UB3, R2
Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, RT2, T2, T3, T4.

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/01325/FUL
Ref No: W14666/01
Date Valid: 6 June 2007
Grid Ref: 448772 134033
Team: EAST **Case Officer:** Mr Ian Cousins
Applicant: Michael Sykes
Proposal: Roof alterations including dormer to rear
Location: 57 Springvale Road Kings Worthy Hampshire SO23 7ND
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/01453/FUL

Ref No: W20701

Date Valid: 12 June 2007

Grid Ref: 449070 132990

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Sweeting

Proposal: Conservatory to rear replacing existing conservatory

Location: 17 Lynn Way Kings Worthy Hampshire SO23 7TG

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:
Case No: 07/01270/TPO
Ref No: WTPO/1008/24
Date Valid: 30 May 2007
Grid Ref: 446274 131514
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mrs P.V.Healey
Proposal: Crown lift to 4m 1no. Fir tree in front garden; crown lift to 3m 1no. Yew tree in rear garden.
Location: 81 Harestock Road Winchester Hampshire SO22 6NY
Decision: **Application Permitted**

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:
Case No: 07/01367/TPO
Ref No: WTPO/1008/23
Date Valid: 30 May 2007
Grid Ref: 446234 131487
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mrs P V Healey
Proposal: Remove overhanging branches in garden of 81 Harestock Road near shed of 2no. trees species unknown .
Location: Pathside Verge In Front Of Nos 81 To 85 Harestock Road Winchester Hampshire
Decision: **Application Permitted**

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:
Case No: 07/01292/FUL
Ref No: W10274/01
Date Valid: 31 May 2007
Grid Ref: 445451 132405

Team: EAST **Case Officer:** Mr Simon Avery
Applicant: D Edgington
Proposal: Single storey side extension; rear conservatory; front entrance canopy
Location: 2 Rozelle Close Littleton Winchester Hampshire SO22 6QP
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Revised 2006: DP3

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

05. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01394/FUL

Ref No: W04770/07

Date Valid: 4 June 2007

Grid Ref: 454726 142622

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mrs Gray De Walden

Proposal: Replace garage with annexe

Location: Bradley House Basingstoke Road Micheldever Winchester
Hampshire SO21 3BQ

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

03 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

03 Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

Informatives

01. 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.

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

Hampshire County Structure Plan Review:UB3

Winchester District Local Plan Review:Proposals: C1 , DP3

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01212/LIS
Ref No: W15390/04LB
Date Valid: 11 June 2007
Grid Ref: 458723 132646
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mrs Helen Fleming And Andrena Luce
Proposal: Re-painting of external fascia of shop front
Location: Bomon Electrical 29 West Street Alresford Hampshire SO24 9AB
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 As agreed between the conservation officer and the applicant, the colour used for the painting of the building should be Fired Earth China Clay 28.

02 Reason: To maintain the character of the listed building and protect and enhance the character of the conservation area.

Informatives

01. 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.

02. 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 Proposals: HE.14

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01239/FUL
Ref No: W06317/02
Date Valid: 1 June 2007
Grid Ref: 457553 132207
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Dr And Mrs Ower
Proposal: Extension to provide first floor

Location: The Everglades Winchester Road Alresford Hampshire SO24 9EZ
Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 The floor window in the north elevation serving bathroom 2 and the first floor windows in the west elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

04 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 north elevation of development hereby permitted.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: C1, UB3
Winchester District Local Plan Revised 2006: DP3, CE23

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

05. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

New Alresford

Ward

The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 07/01249/FUL
Ref No: W10250/04
Date Valid: 5 June 2007
Grid Ref: 458803 132936
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr N Jefford
Proposal: Replacement wall
Location: Chestnut Cottage 1 The Soke Alresford Hampshire SO24 9DB
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Proposals: DP.3, HE.5

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01250/LIS

Ref No: W11206/01LB

Date Valid: 1 June 2007

Grid Ref: 458803 132936

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr N Jefford

Proposal: Replacement wall

Location: Chestnut Cottage 1 The Soke Alresford Hampshire SO24 9DB

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Prior to the commencement of works a sample panel of (brickwork) shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

02 Reason: To ensure the detailing and materials maintain the architectural interest of the building.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: DP.3, HE.5

03. The applicant is advised to contact Winchester City Council Conservation Officer prior to construction of a sample panel to satisfy condition 2. The conservation officer can advise on appropriate stretcher bond and it is recommended that an English Garden Wall bond, or Flemish Garden Wall bond be most appropriate.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01252/FUL

Ref No: W12488/01

Date Valid: 5 June 2007

Grid Ref: 458409 131566

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs T Bullard

Proposal: Single storey rear extension

Location: 9 Shepherds Down Alresford Hampshire SO24 9PP

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan revised 2006: DP3

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

New Alresford Ward The Alresfords

Conservation Area:
Case No: 07/01376/FUL
Ref No: W17414/02
Date Valid: 13 June 2007
Grid Ref: 458433 131811
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr R Marshall
Proposal: Erection of 1no. three bed house
Location: 1 Russet Close Alresford Hampshire SO24 9PS
Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to policies UB3 of the Hampshire County Structure Plan and policies DP.1 and DP.3 of the Winchester District Local Plan Review, in that the proposed dwelling by virtue of its size, siting and proximity to the boundaries of the site would result in an unacceptable erosion of the spacious character and appearance of this leafy area.

02 The loss of trees at the front south east corner of the site would have an adverse impact on the character and appearance of the surrounding area and would therefore be contrary to Policy DP4 of the Winchester District Local Plan Review.

03 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and policy RT.4 of the Winchester District Local Plan Review 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 not provide a satisfactory level of amenity for the occupiers of the units.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, H1, R2, E6, E8
Winchester District Local Plan Polycys: DP.1, DP.3, DP.4, DP.5, H.3, RT.4, T.1, T.2, T.3, T.4

New Alresford Ward The Alresfords

Conservation Area:
Case No: 07/01411/FUL
Ref No: W19992/01
Date Valid: 4 June 2007

Grid Ref: 458770 131968
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr B Fletcher
Proposal: Construction of pergola
Location: 73 Oak Hill Alresford Hampshire SO24 9JZ
Decision: **Application Permitted**

Informatives

01. 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.

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

Hampshire County Structure Plan Review: DP3
Winchester District Local Plan Revised 2006: UB3

New Alresford	Ward	The Alresfords
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Conservation Area:		
Case No:	07/01401/FUL	
Ref No:	W12959/03	
Date Valid:	5 June 2007	
Grid Ref:	458509 131810	
Team:	EAST	Case Officer: Mr Simon Avery
Applicant:	Mr And Mrs Banting	
Proposal:	Two storey side extension	
Location:	3 Linnets Road Alresford Hampshire SO24 9LP	
Decision:	Application Permitted	

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 Prior to the commencement of development an arboricultural method statement in accordance with BS 3998, giving details of the pruning of the adjacent trees, shall be

submitted to and approved in writing by the Local. The works to the trees shall be carried out in accordance with the approved details.

03 Reason: To ensure that the trees are not poorly or excessively pruned.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan revised 2006: DP3

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/01289/FUL

Ref No: W20719

Date Valid: 25 June 2007

Grid Ref: 446096 127735

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs N C Emmott-dart

Proposal: Erection of greenhouse (retrospective)

Location: 28 Parliament Place Olivers Battery Winchester Hampshire SO22
4QS

Decision: **Application Permitted**

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/01505/FUL

Ref No: W06033/01

Date Valid: 21 June 2007

Grid Ref: 445565 127598

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Malcolm Fred Matthewman

Proposal: Single storey front extension

Location: 4 Treble Close Olivers Battery Winchester Hampshire SO22 4JN

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3

03. It is noted on the plans submitted that it is intended to build a single storey rear extension as permitted development. You are advised that the rear extension would not be

permitted development if it is built at the same time or after the extension hereby permitted and would therefore require the benefit of planning permission from the council.

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01338/LIS

Ref No: W15644/06LB

Date Valid: 15 June 2007

Grid Ref: 446693 121274

Team: WEST

Case Officer: Lisa Booth

Applicant: Henry Russell

Proposal: Rebuild upper part of chimney stack

Location: Highbridge Farmhouse Highbridge Road Highbridge Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Prior to the commencement of works a sample panel of brickwork shall be constructed on site for the consideration of the Local Planning Authority's Conservation Officer before any rebuilding upon the 55th course. When a panel has been completed that meets with the approval of the Local Planning Authority and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

02 Reason: To ensure the detailing and materials maintain the architectural interest of the building.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Policies: DP3, HE14

Otterbourne Ward Compton And Otterbourne

Conservation Area:
Case No: 07/01424/FUL
Ref No: W03477/12
Date Valid: 7 June 2007
Grid Ref: 446186 123484
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs Stafford
Proposal: Detached garage
Location: The Maltings Main Road Otterbourne Hampshire SO21 2EE
Decision: **Application Refused**

Conditions/Reasons

01 The proposal is considered to be contrary to policy UB3 of the Hampshire County Structure Plan (Review) and policy DP3 of the Winchester District Local Plan (Review) in that the proposed garage, by virtue of its prominent location will;

- i) be visually detrimental to the street scene;
- ii) detract from the architectural interest of the existing terrace;
- iii) be detrimental to the visual outlook and amenities of the occupier of the adjoining neighbour at Brewers Cottage.

Informatives

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3

Otterbourne Ward Compton And Otterbourne

Conservation Area:
Case No: 07/01525/FUL
Ref No: W15644/07
Date Valid: 15 June 2007
Grid Ref: 446693 121274
Team: WEST **Case Officer:** Lisa Booth
Applicant: Henry Russell
Proposal: Replace upper part of chimney stack
Location: Highbridge Farmhouse Highbridge Road Highbridge Hampshire
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Policies: DP3, HE14

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01236/FUL

Ref No: W02561/06

Date Valid: 8 June 2007

Grid Ref: 452331 123536

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Jason Lawrence

Proposal: Single storey extension to existing storage unit, change of use from storage of timber to storage of classic car parts

Location: Scandors Yard Baybridge Lane Owslebury Hampshire

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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), the development hereby permitted shall be used only for the storage of car parts and spares and for no other purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s), and at no time shall any direct retail sales take place to members of the public of other businesses on the site.

Shedfield Ward Shedfield

Conservation Area:
Case No: 07/01444/FUL
Ref No: W20714
Date Valid: 18 June 2007
Grid Ref: 456495 113061
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr P Cochran
Proposal: Two storey side extension
Location: 27 Heathlands Shedfield Southampton Hampshire SO32 2JD
Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to Policy H7 of the Hampshire County Structure Plan Review and Policy CE23 of the Winchester District Local Plan review 2006 in that it would result in the loss of a small dwelling in the defined countryside.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, H7
Adopted Winchester District Local Plan 2006: CE23

Shedfield Ward Shedfield

Conservation Area:
Case No: 07/01516/FUL
Ref No: W15337/01
Date Valid: 15 June 2007
Grid Ref: 456436 115304
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr B G Pink
Proposal: Detached garage
Location: 43 Forest Close Waltham Chase Southampton Hampshire SO32
2ND
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

03 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 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.

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

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals Review: DP3

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/01592/FUL

Ref No: W20549/01

Date Valid: 25 June 2007

Grid Ref: 456830 113536

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs E And S Cooper

Proposal: Two storey extensions and detached garage building
(RESUBMISSION)

Location: Nightingale Cottage High Street Shirrell Heath Southampton
Hampshire SO32 2JH

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

03 Reason: The site is in a prominent location and the trees on the site form an important part of the woodland character of the locality and act to screen the size and mass of the building hereby approved, ensuring that it does not become a visually intrusive feature in the countryside here.

04 Prior to work commencing on the site the existing dwelling on the site, which was subject to Lawful Development Certificate application WLDC 326, shall be demolished and all resultant material removed from the site.

04 Reason: The proposed development is contrary to Local Plan policy and can only be justified on the basis that the whole site is maintained for use by a single dwelling house.

05 There shall at all times be only one dwellinghouse located on the site.

05 Reason: For the avoidance of doubt as to the scope of this planning permission.

06 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-inforcement of the existing hedgerow and new hedgerow planting:
 - manner and treatment of watercourses, ditches and banks:
 - implementation programme.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: H10, C1, C2, E6

Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Paul Edward Smith
Proposal: Two storey side extension
Location: Tanglefoot 10 Blackthorn Close South Wonston Winchester
Hampshire SO21 3BU

Decision: Application Refused

Conditions/Reasons

01 Insufficient / inaccurate information has been submitted to illustrate the relationship of the proposed extension to the dwelling and surrounding area, the proposal therefore does not comply with the requirements of policy DP.1 of the Winchester District Council Adopted 2006 Local Plan Review.

02 The proposed development is contrary to policies DP3 of the Winchester District Local Plan Review 2006 and policies UB3 of the Hampshire County Council Structure Plan Review 1996 - 2011 for the following reason:-

The proposal represents a cramped form of development in relation to the site's boundaries and spatial characteristics / layout of the area, and will thus have a detrimental impact upon the appearance of the street-scene and visual amenity of the occupants of nearby dwellings.

The proposal will appear to be prominent and overbearing when viewed from the public access road to the garage / parking area to the side of the dwelling.

03 The proposal is contrary to policy T4 of the Winchester District Local Plan Review Adopted 2006 for the following reason:-

The proposal will result in a loss of parking to serve the dwelling. The applicant has not demonstrated to the Local Planning Authority, that there is other parking used in connection with the dwelling / under the control of the owner, that may mitigate the loss of the parking provision.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4, T4

Sparsholt

Ward

Sparsholt

Conservation Area:

Case No: 07/01202/FUL
Ref No: W07727/03
Date Valid: 29 May 2007
Grid Ref: 443516 130913
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: P Giles
Proposal: Single storey rear extension

Location: 3 Sparsholt Fields Woodman Lane Sparsholt Winchester
Hampshire SO21 2NZ

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/00843/FUL

Ref No: W07897/02

Date Valid: 31 May 2007

Grid Ref: 457263 115684

Team: WEST

Case Officer: Elaine Walters

Applicant: Dave Rope

Proposal: Change of use of land for temporary storage of containers
[RETROPSECTIVE]

Location: Land OS 2563 The Lakes Swanmore Hampshire

Decision: **Application Refused**

Conditions/Reasons

01 The proposed change of use of the land would be contrary to PPS7, policies C1 and C2 of the Hampshire County Structure Plan Review and policies CE2, CE3, CE5, CE10, E1, DP3 of the Adopted Winchester District Local Plan 2006 in that:

(i) it would result in an undesirable and visually intrusive form of development in the rural

- landscape, detrimental to countryside character and amenities.
- (ii) it would physically and visually diminish the important Local Gap.
 - (iii) The Lakes is unsuitable in its present condition to take the type and amount of traffic likely to be generated.
 - (iv) insufficient information has been submitted on the impact of the development on wildlife habitats to demonstrate that this proposal will not harm the local environment.

02 The proposal would set an undesirable precedent that would make it difficult for the Council to refuse similar applications the cumulative impact of which would further harm the rural environment of the district.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review:
C1, C2, E6
Adopted Winchester District Local Plan Review 2006:
CE2, CE3, CE5, CE10, E1, DP3

Swanmore	Ward	Swanmore And Newtown
Conservation Area:		
Case No:	07/01572/FUL	
Ref No:	W20717	
Date Valid:	21 June 2007	
Grid Ref:	457668 116113	
Team:	WEST	Case Officer: Lisa Booth
Applicant:	Mrs Hamill	
Proposal:	Conservatory to rear	
Location:	21 Spring Lane Swanmore Southampton Hampshire SO32 2PT	
Decision:	Application Permitted	

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. This permission is granted for the following reasons:

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Whiteley

Ward

Whiteley

Conservation Area:

Case No: 07/01425/FUL

Ref No: W14217/02

Date Valid: 7 June 2007

Grid Ref: 453273 108189

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Camargue Property Developments Limited

Proposal: Erection of B1, B2 and B8 Unit with parking and landscaping.

Location: Land Opposite Tannery House Concorde Way Segensworth
Hampshire

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

10 No additional floorspace shall be created within the building hereby approved including the installation of a mezzanine floor, unless otherwise approved in writing by the Local Planning Authority.

10 Reason: In the interests of the amenities of the area and highway safety.

00 02 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.

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

03 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 building is brought into use. Development shall be carried out in accordance with the approved details.

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

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building and parking/turning/pedestrian areas 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.

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

05 No development shall commence until details for bridging the drainage ditch at the front (south west) boundary of the site and for surface water disposal have been submitted to and approved by the local planning authority. Such details shall include provision for all surface water drainage from parking areas and hardstandings to be passed through an oil separator designed to have the capacity and details compatible with the site being drained. Roof water should not pass through the separator. The development shall not be brought into use before the agreed bridging of the ditch and the drainage of the development have been provided.

05 Reason: To ensure that the receiving environment has adequate protection from pollution arising from the activities permitted at the site.

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

06 Reason: To ensure adequate on-site car parking provision and turning facilities within the site are made available in accordance with the standards of the Local Planning Authority.

07 The access drive and service yard shall be kept available at all times for the manoeuvring/loading and unloading of vehicles and for no other purposes.

07 Reason: In the interests of highway safety.

08 No storage or industrial or other process shall take place within the site other than within the confines of the building.

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

09 The units hereby permitted shall not be used other than for purposes falling within Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 (as amended).

09 Reason: To ensure the use of the units is compatible with its location within an industrial area.

Informatives

01. 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.

00. 02. Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters.

03. 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, Hants.

04. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

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

Hampshire County Structure Plan Review: UB1, UB3, EC1, T1, T2, T5, E8.
Winchester District Local Plan Review Policies: DP3, E1, T1, T2, T4.

Whiteley	Ward	Whiteley
Conservation Area:		
Case No:	07/01518/FUL	
Ref No:	W20712	
Date Valid:	15 June 2007	
Grid Ref:	452777 109387	
Team:	WEST	Case Officer: Miss Megan Birkett
Applicant:	Mr Stephen R Gooch	
Proposal:	Widening of existing hard-standing and existing drop kerb	
Location:	8 Lovage Road Whiteley Fareham Hampshire PO15 7LD	
Decision:	Application Permitted	

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3, T2

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 07/01553/TPO
Ref No: W1612/22TPOCA
Date Valid: 19 June 2007
Grid Ref: 453492 108330
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Chris Brine-Howe
Proposal: Remove one limb overhanging 7 Bader Way of 1no. Oak tree
Location: 16 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ
Decision: **Application Permitted**

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/01347/FUL
Ref No: W02517/04
Date Valid: 12 June 2007
Grid Ref: 457342 111161
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Vollenting
Proposal: Erection of conservatory
Location: Meon Croft Fareham Road Wickham Fareham Hampshire PO17 5DB
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/01364/FUL

Ref No: W11497/03

Date Valid: 30 May 2007

Grid Ref: 456104 109086

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Townsend

Proposal: Single storey side (garage) and rear extension

Location: 10 Dean Villas Knowle Fareham Hampshire PO17 5LR

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3

Wickham Ward Wickham

Conservation Area:

Case No: 07/01487/FUL

Ref No: W15302/10

Date Valid: 14 June 2007

Grid Ref: 455673 111534

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Paine

Proposal: Side extension to provide double garage with en-suite bedroom over ((THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Oakridge Biddenfield Lane Shedfield Southampton Hampshire SO32 2HP

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 The hedgerow comprising the north west boundary shall be retained and maintained at a minimum height of 1.5 metres, kept in a 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.

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

Informatives

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C1
Winchester District Local Plan Review Proposals: DP3, CE23

Winchester Town	Ward	St Bartholomew
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Conservation Area:		
Case No:	07/00156/FUL	
Ref No:	W20673	
Date Valid:	1 June 2007	
Grid Ref:	448288 129796	
Team:	WEST	Case Officer: Mrs Jane Rarok
Applicant:	Mr David Allam	
Proposal:	Conversion of an existing dwelling into 2no. one bed and 2no. 2 bed apartments and the erection of 2no. two bed houses on land to rear	
Location:	17 North Walls Winchester Hampshire SO23 8DB	
Decision:	Application Refused	

Conditions/Reasons

- 01 The proposal is contrary to Hampshire Country Structure Plan UB3 and Winchester District Local Plan DP3, HE4, HE5 and HE8 in that insufficient information has been submitted to support the application and illustrate the context of the proposed development to the existing surrounding development. The lack of contextual analysis for the new dwellings and elevation details of the existing results in the Local Planning Authority not being satisfied that the proposal can be satisfactorily accommodated without visually detracting from the character and appearance of the Conservation Area.
- 02 The proposal is contrary to DP8 of the Winchester District Local Plan in that it is located in an area identified by the Environment Agency as being at risk of flooding and the applicant has failed to provide a Flood Risk Assessment (FRA).
- 03 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan RT6 in that it fails to make adequate provision for public recreational open space in accordance with Winchester District Open Space Strategy to the required standard and would therefore be detrimental to the amenities of the area.
- 04 The proposed development in contrary to Winchester District Local Plan Policy HE8 in that the Local Planning Authority is not satisfied, based on the information supplied, that the development can be undertaken without harm to the large Sycamore and Apple Trees located to the rear of the site and which provide wider visual amenity in the Conservation

Area. The application is not accompanied by an Arboricultural Method Statement which illustrates that these trees can be adequately safeguarded.

Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01204/FUL

Ref No: W20651

Date Valid: 30 May 2007

Grid Ref: 447439 129939

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs J Wiseman

Proposal: Single storey rear extension and garden room

Location: 36 Elm Road Winchester Hampshire SO22 5AG

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

03 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 east elevation(s) of extension hereby permitted.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 07/01222/FUL

Ref No: W02845/09

Date Valid: 4 June 2007

Grid Ref: 448209 130253

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Greene King Pub Partners

Proposal: Timber framed structure with flat polycarbonate roof to side in garden area

Location: King Alfred Pub 11 Saxon Road Winchester Hampshire SO23 7DJ

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3; E16
Winchester District Local Plan Proposals: DP3; HE4; HE5

Winchester Town Ward St Michael

Conservation Area:

Case No: 07/01244/TPC

Ref No: W20681/TPOCA

Date Valid: 4 June 2007
Grid Ref: 447869 129061
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr R Honeybell
Proposal: Crown lift and crown clean 2no. Maple trees in front of development up to 5m.; reduce by 1m. south facing of 1no. Yew tree in rear of development
Location: 1A St Michaels Gardens Winchester Hampshire
Decision: That no objection be raised

Winchester Town Ward St Paul

Conservation Area:
Case No: 07/01291/FUL
Ref No: W08900/06
Date Valid: 31 May 2007
Grid Ref: 447220 130130
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Hollington Architect And Design Team Ltd
Proposal: Two tiled canopies to front and side elevations
Location: The Roebuck Inn 57 Stockbridge Road Winchester Hampshire SO22 6RP
Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Proposals:
Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01322/LIS

Ref No: W01060/02LB

Date Valid: 11 June 2007

Grid Ref: 448058 129374

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Welby-Everard

Proposal: Convert garage into office, replacing internal window and door facing property

Location: 4 Great Minster Street Winchester Hampshire SO23 9HA

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

02 Reason: To protect the character and appearance of the building (or conservation area).

Informatives

01. 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.

02. 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: HE14

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area

Case No: 07/01330/AVC

Ref No: W02751/06A

Date Valid: 6 June 2007

Grid Ref: 448143 129480

Team: WEST **Case Officer:** Elaine Walters
Applicant: Phase Eight
Proposal: Non-illuminated hanging projecting sign
Location: Next 111 - 112 High Street Winchester Hampshire SO23 9AS
Decision: **Application Permitted**

Conditions/Reasons

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

02 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

02 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

03 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

03 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

04 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

04 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

05 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

05 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

06 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

06 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review 2006: DP3, HE11

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01345/FUL

Ref No: W07462/04

Date Valid: 5 June 2007

Grid Ref: 446692 130674

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs J Green

Proposal: Single storey front extension

Location: 6 Weeke Manor Close Winchester Hampshire SO22 5JE

Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan revised 2006: DP3

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

05. The applicant is advised that the south-west elevation as shown on drawing no. P3 does not appear to show the half-gable in the roof as shown on the south-east and north-east elevations and that amended plans are required to regularise this situation.

	Winchester Town	Ward	St Bartholomew
05	Conservation Area:		
	Case No:	07/01349/FUL	
	Ref No:	W20690	
	Date Valid:	5 June 2007	
	Grid Ref:	447884 130199	
	Team:	WEST	Case Officer: Lorna Hutchings
	Applicant:	Winchester City Council	
	Proposal:	Change of use to parking	
	Location:	Direct Feeds Andover Road Winchester Hampshire SO23 7BT	
	Decision:	Application Permitted	

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The car park shall be constructed and marked out in accordance with the approved plans and surfaced in materials to match the existing car park, unless otherwise agreed in writing by the Local Planning Authority.

02 Reason: In order to ensure that parking and turning facilities are marked out appropriately and in the interests of visual amenity.

03 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, T2, E16.

Winchester District Local Plan Proposals: W6, SF7, H3.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01353/FUL

Ref No: W20689

Date Valid: 30 May 2007

Grid Ref: 446377 130463

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Colin Murdoch

Proposal: Two storey side extension

Location: 34 Teg Down Meads Winchester Hampshire SO22 5NE

Decision: **Application Refused**

Conditions/Reasons

01 The proposals are contrary to Policy UB3 of the Hampshire County Structure Plan and Policy DP.3 of the Winchester District Local Plan Revised 2006 in that:

i) the design of the proposed development will result in excessive building bulk at almost two storey height across the width of the site which would adversely affect the spatial characteristics of the site and would therefore be detrimental to the character of the area and visual amenities of the street scene.

ii) The proposals would set an undesirable precedent for similar like development which would be of detriment to the character of the wider area.

Informatives

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

Hampshire County Structure Plan Review: DP3

Winchester District Local Plan Revised 2006: UB3

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01361/TPO
Ref No: WTPO/1735/04
Date Valid: 30 May 2007
Grid Ref: 446600 129387

Team: EAST **Case Officer:** Mr Michael Edwards

Applicant: Mrs Elaine Goodchild

Proposal: Crown lift including small dropping and lateral limbs to a height of 7m. of 1no. Horse Chestnut tree

Location: 8 Bath Place Winchester Hampshire SO22 5HH

Decision: **Application Permitted**

Conditions/Reasons

01 the work hereby consented shall be restricted to the removal of small lateral branches to effect a crown lift to give a maximum clearance of 7 metres from ground level at the base of the tree. Removal of branches to the main stem is not permitted.

01 to ensure the ongoing health and vitality of the tree.

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/01366/FUL
Ref No: W07104/03
Date Valid: 11 June 2007
Grid Ref: 445848 128188

Team: EAST **Case Officer:** Mr Andrew Rushmer

Applicant: Mr And Mrs Rattue

Proposal: Conservatory to rear

Location: 53 Olivers Battery Road North Olivers Battery Winchester Hampshire SO22 4JB

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3

Winchester Town **Ward** **St Paul**

Conservation Area:

Case No: 07/01382/LDP
Ref No: WLDC/167/01
Date Valid: 31 May 2007
Grid Ref: 447278 129847
Team: EAST **Case Officer:** Legal
Applicant: Mr Hurren
Proposal: Loft conversion with rear dormer (CERTIFICATE OF
LAWFULNESS - PROPOSED) (RESUBMISSION)
Location: 16 Cheriton Road Winchester Hampshire SO22 5EF
Decision: **Application Permitted**

Winchester Town **Ward** **St Barnabas**

Conservation Area:

Case No: 07/01378/FUL
Ref No: W13078/01
Date Valid: 5 June 2007
Grid Ref: 447197 131369
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Harris
Proposal: Conservatory to side
Location: 23 Halls Farm Close Winchester Hampshire SO22 6RE
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, removal of trees, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Method statement and impact assessment shall include the following details:-

1) 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 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, to ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement.

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

02 Reason: In the interests of tree protection and to maintain the existing character and appearance of the area.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Adopted 2006: DP1, DP3, DP4

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01384/FUL

Ref No: W20693

Date Valid: 4 June 2007

Grid Ref: 447686 130116

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr P Urquhart

Proposal: Two storey and single storey rear extensions and alterations

Location: 8 Cranworth Road Winchester Hampshire SO22 6SD

Decision: **Application Refused**

Conditions/Reasons

04 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

04 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

05 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

05 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

06 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

06 Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

07 No internal or external illumination whether free standing or affixed to the sign or an existing structure / building , shall be provided at any time.

07 To protect visual amenity and ensure that the signage does not become excessively prominent within the street-scene.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Adopted 2006: DP3, HE11

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01422/FUL

Ref No: W20691

Date Valid: 7 June 2007

Grid Ref: 448510 131138

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr P Mills

Proposal: Two storey side extension and single storey rear extension

Location: 55 Francis Gardens Winchester Hampshire SO23 7HD

Decision: **Application Refused**

Conditions/Reasons

01 The proposed change of use of the land would be contrary to policy UB3 of the Hampshire County Structure Plan Review and policies DP3 and DP4 of the Adopted Winchester District Local Plan 2006 in that:

- (i) it would cause harm to the trees adjacent, the loss of which would harm the character and appearance of the area.
- (ii) the extension would have an overbearing impact on the footpath adjacent which would harm the character and appearance of the area.

02 The proposal would set an undesirable precedent that would make it difficult for the Council to refuse similar applications the cumulative impact of which would further harm the character and appearance of the area.

Informatives

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

Hampshire County Structure Plan Review:

UB3

Adopted Winchester District Local Plan Review 2006:

DP3 and DP4

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01426/FUL

Ref No: W13369/02

Date Valid: 7 June 2007

Grid Ref: 446515 128960

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr And Mrs I Fleming

Proposal: Two storey rear extension single storey side extension

Location: Highcroft Cottage Sleepers Hill Winchester Hampshire SO22 4NA

Decision: Application Withdrawn

Conditions/Reasons

01 It has not been demonstrated, on the basis of the information submitted, that the proposals would not have an adverse impact, or threaten the long term retention of trees within the site, or have an impact on the landscape character of the surrounding area and would therefore be contrary to Policy DP4 of the Winchester District Adopted Local Plan.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3, DP4

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01432/FUL

Ref No: W20073/01

Date Valid: 8 June 2007

Grid Ref: 447361 130996

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs S Nichols

Proposal: Single storey rear extension (RETROSPECTIVE)

Location: Brandelhow 4A Stoney Lane Winchester Hampshire SO22 6DN

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the side (eastern) elevation of the single storey rear extension hereby permitted.

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

03 At no time shall the external roof space be used as a balcony (i.e. for recreational purposes) in connection with the enjoyment of the property

03 To prevent the creation of a balcony in the interests of protecting the residential amenity of the occupiers of properties in close proximity to the dwelling-house.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01440/FUL

Ref No: W20694

Date Valid: 11 June 2007

Grid Ref: 448482 128074
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Holborn Properties (UK) Ltd
Proposal: Two storey extension and new two storey 4 bedroom terrace dwelling.
Location: Hillside Garnier Road Winchester Hampshire SO23 9PA
Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

03 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 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the south-west side elevation elevation(s) of development hereby permitted.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Adopted Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01445/TPC
Ref No: W20695/TPOCA
Date Valid: 11 June 2007
Grid Ref: 447793 130026
Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr P.A. De Lacy Troath
Proposal: Remove lower branches of 1no. Beech tree 3m from gable wall of
48A Stockbridge Road
Location: Land Adjacent To 48A Stockbridge Road Winchester Hampshire
Decision: That no objection be raised

Winchester Town

Ward

St Barnabas

Conservation Area:
Case No: 07/01447/FUL
Ref No: W12170/02
Date Valid: 11 June 2007
Grid Ref: 447147 130542
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Mr And Mrs N Brown
Proposal: Replacement of existing garaging/outbuildings by new double
garage/store with room above; porch extension to front
Location: Honeywick 17 Bereweeke Avenue Winchester Hampshire SO22
6BH
Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the double garage, workshop, garden store and playroom over hereby permitted shall match those used in the existing building.

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

03 The proposed rooflights in the eastern roof slope facing the garden of number 15b Bereweeke Avenue shall, notwithstanding the plans hereby permitted, be set at a sill height from floor level of 1.75 metres.

03 Reason: To minimise any overlooking of the neighbours rear garden area.

Informatives

01. 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.

Ref No: W09523/04TPOCA
Date Valid: 24 July 2007
Grid Ref: 448453 129194
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Patrick Wadham
Proposal: 1no. Weeping Willow - crown thin by 15% and shorten 2 lower lateral limbs extending over garden
Location: 24 Colebrook Street Winchester Hampshire SO23 9LH
Decision: That no objection be raised

Wonston Ward Wonston And Micheldever

Conservation Area: Sutton Scotney Conservation Area
Case No: 07/01407/FUL
Ref No: W10312/02
Date Valid: 5 June 2007
Grid Ref: 446394 139710
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Henry Neild
Proposal: Two storey side extension replacing existing garage and single storey rear extension (RESUBMISSION)
Location: 2 Wisteria Cottages Oxford Road Sutton Scotney Winchester Hampshire SO21 3JJ
Decision: Application Permitted

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Revised 2006: DP1, DP3, HE5, HE6

03. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

05. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.
