



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

**UP TO 5 November 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**

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

**Beauworth**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 07/02248/FUL

**Ref No:** W11331/04

**Date Valid:** 12 September 2007

**Grid Ref:** 457975 126627

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Shorley Farm

**Proposal:** Conversion of 2 no. redundant barns into holiday accommodation; landscaping and associated works (RESUBMISSION)

**Location:** Shorley Farmhouse Shorley Lane Beauworth Alresford Hampshire SO24 0NY

**Decision: Application Permitted  
Conditions/Reasons**

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

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

2 The holiday let hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying a holiday let for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of each of the chalets and their arrival and departure dates shall be kept by the owner and shall be produced to the Local Planning upon reasonable notice.

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

3 Prior to the commencement of works amended drawings shall be submitted to and approved in writing by the Local Planning Authority showing the roofs of both barns completed with full gables rather than half-hipped gables. The works shall be undertaken in accordance with the approved plans.

Reason: In the interests of the character and appearance of the area and to accord with policy RT16 of the Winchester District Local Plan Revised 2006 which allows the conversion of barns where the character of the barn is retained.

4 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. This shall include:

- natural slate roof tiles
- dark ridge tiles
- timber windows and doors to be recessed a minimum of 100mm
- black metal flues

- black cast iron rain water goods
- black metal conservation rooflights
- stock bricks;
- open eaves details.

Development shall be carried out in accordance with the approved details.

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

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

- means of enclosure;
- hard surfacing materials;
- proposed and existing functional services above and below ground (eg. power, communications cables, pipelines etc, including lines, manholes, supports etc.);

Soft landscape details shall include the following as relevant:

- 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:
- retained areas of grassland cover, scrub, hedgerow and trees;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

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

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

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

Reason: In the interests of the character and appearance of the area.

8 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building is first occupied.

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

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

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

10 The windows in the building hereby approved shall be glazed with non-reflective glass and retained in this condition thereafter.

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

11 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 and giving details of protective measures, including fencing and ground protection, shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

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 the Arboricultural Impact Appraisal and Method Statement. Telephone 01962 848317.

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

12 The works hereby approved shall be undertaken in accordance with the Structural Condition Reports No.s 4021A and 4021B dated June 2006 and submitted with this application and the existing roof trusses, wall panels and floor slab shall be retained. The Compliance Officer for the Local Planning Authority shall be contacted upon commencement of works so that an inspection can be carried out to demonstrate that these elements of the building have been retained. Telephone 01962 848178/ 848388.

Reason: To ensure that the existing buildings are retained as the development of new buildings for holiday accommodation would not be appropriate in this location in accordance with policies RT.16 and RT.18 of the Winchester District Local Plan Revised 2006.

## **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Revised 2006: DP1, DP3, CE6, CE16, CE28, RT16, RT17, RT18

3. 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.

4. 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.

5. 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.

6. The applicant is advised that they will need to consult the Environment Agency regarding the use of non mains drainage.

7. The applicant is advised that this planning permission relates only to the conversion of the barns. If the works are not strictly undertaken in accordance with the Structural Condition Reports No.s 4021A and 4021B (dated June 2006 and submitted with this application) and if any of the existing roof trusses, wall panels or floor slab are removed then the planning permission shall be void and the works shall be considered to be a new building for which planning permission would not be forthcoming.

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 07/02224/FUL

**Ref No:** W20830

**Date Valid:** 7 September 2007

**Grid Ref:** 456082 117515

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr And Mrs Salmon-Burgess

**Proposal:** Replacement boundary wall

**Location:** 33 Oak Road Bishops Waltham Southampton Hampshire SO32  
1ET

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Proposals: DP3

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 07/02236/FUL

**Ref No:** W04209/10

**Date Valid:** 11 September 2007

**Grid Ref:** 453869 119376

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr Biddlecombe

**Proposal:** Two storey side and single storey rear extension; detached two bay garage

**Location:** 2 Stakes Farm Cottages Cross Lane Bishops Waltham  
Southampton Hampshire SO32 1FL

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review: DP3; CE23

**Boarhunt**

**Ward**

**Boarhunt And Southwick**

**Conservation Area:**

**Case No:** 07/02214/FUL

**Ref No:** W16870/01

**Date Valid:** 7 September 2007

**Grid Ref:** 460301 111098

**Team:** WEST

**Case Officer:** Elaine Walters

**Applicant:** Mr J Saunders

**Proposal:** Erection of detached garage/machinery store with office and additional storage above (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

**Location:** The Yard Trampers Lane North Boarhunt Hampshire

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and

surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

5 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

6 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.

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

7 No development shall take place until a schedule of tree and woodland protection and management relating to the woodland edge of the site for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Woodland protection and management shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

8 The use hereby permitted shall be carried on only by Mr J Saunders and shall not enure for the benefit of the land. When the premises cease to be occupied by Mr J Saunders the use hereby permitted shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

Reason: To define the permission and to limit the use of the site and occupation of the building in accordance with the terms of the application.

9 There shall be no external storage of vehicles, plant, machinery, materials, waste or other products anywhere within the site, following the substantial completion of the building hereby approved, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the visual amenities of the countryside.

### **Informatives**

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

Winchester District Local Plan Review: DP3, CE18

**Bramdean And Hinton Ampner**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 07/02171/LIS

**Ref No:** W19493/01LB

**Date Valid:** 12 September 2007

**Grid Ref:** 460908 127837

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Beacham

**Proposal:** Replacment of interlocking concrete/clay roof tiles with natural slate tiles

**Location:** Bramdean Manor Church Lane Bramdean Alresford Hampshire  
SO24 0JS

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

2 The slate to be used in the re-roofing of the part of the property in question shall be the Canadian/North American slate referred to in the letter from the agent dated 22nd of October 2007, and submitted as a sample to the local planning authority, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the character of the listed building.

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: H.14

**Cheriton                      Ward                      Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 07/02277/FUL

**Ref No:** W10158/02

**Date Valid:** 13 September 2007

**Grid Ref:** 455374 125414

**Team:** EAST                      **Case Officer:** Andrea Swain

**Applicant:** Mr And Mrs Byford

**Proposal:** 2 storey west extension, single storey west extension, single storey south extension and entrance access to garage on east elevation

**Location:** The Granary Lane End Farm Longwood Dean Lane Owslebury  
Winchester Hampshire SO21 1JZ

**Decision:            Application Refused**  
**Conditions/Reasons**

1 The proposed development is contrary to policy E7 of the Hampshire County Structure Plan and policies DP3, DP4, CE6 and CE23 the Winchester District Local Plan in that:

1. the proposed extensions, by reason of their size, design and use of extensive glazing will significantly change the character of the original building, be more visually intrusive in the landscape of the South Downs Area of Outstanding Natural Beauty, and will not respond positively to the character of the area.
2. the proposed materials will significantly change the character of the original building.
3. the proposals result in the loss hedgerow which will not maintain or enhance the landscape of the area.

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Proposals: DP3, DP4, CE6 and CE23



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

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 07/02343/FUL

**Ref No:** W14379/01

**Date Valid:** 20 September 2007

**Grid Ref:** 447923 122010

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mrs Jane Robertson

**Proposal:** Replace existing summerhouse with new shed/playroom (Part Retrospective)

**Location:** 25 Birch Close Colden Common Winchester Hampshire SO21 1XE

**Decision: Delegated**  
**Conditions/Reasons**

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

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

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

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

## Informatives

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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

3. The applicant is advised that the play structure located within the garden also requires planning consent and has not been considered as part of this application.

**Corhampton And Meonstoke**

**Ward**

**Upper Meon Valley**

### Conservation Area:

**Case No:** 07/02000/FUL

**Ref No:** W19353/01

**Date Valid:** 17 August 2007

**Grid Ref:** 461334 119742

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr & Mrs S Bull

**Proposal:** Single storey rear extension, first floor rear extension and loft conversion with velux windows front and rear

**Location:** 3 The Porches High Street Meonstoke Southampton Hampshire SO32 3NH

### Decision: **Application Permitted** Conditions/Reasons

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

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

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

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

3 Prior to the commencement of works 1:20 scale plans of the new windows and doors shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved plans.

Reason: To ensure the materials and details are satisfactory and respect the character of the Conservation Area.

4 The rooflights should be conservation rooflights.

Reason: In the interests of the character and appearance of the Conservation Area.

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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

3. 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.

4. 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.

5. 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.

**Corhampton And Meonstoke**

**Ward**

**Upper Meon Valley**

**Conservation Area:**

**Case No:** 07/02305/FUL

**Ref No:** W19678/04

**Date Valid:** 17 September 2007

**Grid Ref:** 461199 120171

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

**Applicant:** Mr And Mrs B Harris

**Proposal:** Rebuild Chimney(RESUBMISSION)

**Location:** Church Cottage Church Lane Meonstoke Southampton Hampshire  
SO32 3NA

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: E7, E16

Winchester District Local Plan Review: HE.4, HE.5

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 07/02462/REM

**Ref No:** W09526/08

**Date Valid:** 22 October 2007

**Grid Ref:** 446728 124985

**Team:** WEST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Mr Mark And Chris Dewey

**Proposal:** 1 no. 4 bedroom house with detached double garage(Reserved Matters W09526/04)

**Location:** Land Adjacent To Highdown Cliff Way Compton Down Hampshire

**Decision:** **Application Withdrawn**

**Denmead**

**Ward**

**Denmead**

**Conservation Area:**

**Case No:** 07/02103/FUL

**Ref No:** W08410/02

**Date Valid:** 13 September 2007

**Grid Ref:** 466125 111359

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr I Upton

**Proposal:** Conservatory to side

**Location:** 28 Mead End Road Denmead Waterlooville Hampshire PO7 6PZ

**Decision:** **Application Permitted**  
**Conditions/Reasons**

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

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

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

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







2. 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: DP3; HE5

**Durley                      Ward              Owslebury And Curdrige**

**Conservation Area:**

**Case No:** 07/02249/FUL

**Ref No:** W13301/02

**Date Valid:** 12 September 2007

**Grid Ref:** 452844 117691

**Team:** WEST

**Case Officer:** Elaine Walters

**Applicant:** Ms K North

**Proposal:** Two storey side and rear extension and conversion of roof space to bedroom

**Location:** 1 Beacon Cottages Manor Road Durley Southampton Hampshire SO32 2AF

**Decision:      Application Refused**  
**Conditions/Reasons**

1 The proposal is contrary to Policies DP.3 and CE.23 of the Winchester District Local Plan Review in that:

(i) the proposal, by virtue of its size, siting and design, would harm materially the character of the existing house and, given its prominent location, would result in increased visual intrusion in the countryside

(ii) the extension would, by virtue of its floor space, result in the loss of a small more affordable dwellinghouse in the countryside.

**Informatives**

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

Winchester District Local Plan Review: DP3, CE23

**Durley                      Ward                      Owslebury And Curdridge**

**Conservation Area:**

**Case No:** 07/02284/FUL

**Ref No:** W02156/14

**Date Valid:** 24 September 2007

**Grid Ref:** 452981 117471

**Team:** WEST                      **Case Officer:** Miss Megan Birkett

**Applicant:** Mr John Edward Mills

**Proposal:** 1 no. 4 Bedroom Dwelling with garage and ancillary parking (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

**Location:** 2 Durley Manor Cottage Manor Road Durley Hampshire SO32 2AF

**Decision:            Application Permitted**  
**Conditions/Reasons**

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

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

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

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

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

Reason: To protect the amenities of the locality and to maintain a good quality environment.

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

- hard surfacing materials:
- means of enclosure, including any retaining structures:

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

5 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

6 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.

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

7 The existing footpath shall remain clear from obstruction and any development with a minimum width of 1.8m and no development shall commence before means of enclosure for the public footpath have been erected on site in accordance with details to first be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of enclosure shall be retained and maintained in a sound and effective condition.

Reason: In order to safeguard a public right of way.

8 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 dwelling hereby permitted.

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

9 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

### **Informatives**

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations, i.e. there is an extent planning permission on this site and therefore can be developed for a dwelling house, 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.





**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 07/02324/FUL

**Ref No:** W05281/05

**Date Valid:** 18 September 2007

**Grid Ref:** 453790 132969

**Team:** EAST

**Case Officer:** Mr Robert Ainslie

**Applicant:** Mr And Mrs S Lock

**Proposal:** Demolition of conservatory and replace with two storey extension to west side

**Location:** The Dower House Main Road Itchen Abbas Winchester Hampshire SO21 1BQ

**Decision: Application Permitted  
Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: None relevant  
Winchester District Local Plan Proposals: DP3

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 07/02417/TPC

**Ref No:** W20854/TPOCA

**Date Valid:** 27 September 2007

**Grid Ref:** 451335 132029

**Team:**

**Case Officer:** Mr Kevin Cloud

**Applicant:** Mr And Mrs R Hall

**Proposal:** In front and rear garden - 1no. Sycamore tree - crown lift limbs away from house by 5m/6m east side ; 1no. Hornbeam tree - crown lift over garden by 4m east side; 1 Beech tree - crown lift back to boundary west side; 1no. Goat Willow tree - reduce limbs back to clear house and roof west side

**Location:** Bacton House Avington Park Lane Easton Winchester Hampshire SO21 1EG

**Decision:** That no objection be raised

**Kings Worthy**

**Ward**

**Kings Worthy**

**Conservation Area:**

**Case No:** 07/02274/FUL

**Ref No:** W05996/22

**Date Valid:** 14 September 2007

**Grid Ref:** 449345 133296

**Team:**

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr & Mrs A Gallagher

**Proposal:** Erection of Conservatory to the rear of the property. Face brick walls to match existing, with A White PVC-U with glass roof.

**Location:** 20 Gillingham Close Kings Worthy Hampshire SO23 7RL

**Decision:** Application Permitted  
**Conditions/Reasons**

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

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

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

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

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3  
Kings Worthy Village Design Statement

**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 07/00080/OUT

**Ref No:** W05589/20

**Date Valid:** 15 January 2007

**Grid Ref:** 454259 141864

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr F Doe

**Proposal:** Redevelopment of land to include 2 no. buildings for class B1, B2 and B8 purposes, open storage, vehicular parking and landscaping (OUTLINE) (RESUBMISSION)

**Location:** Drivers Diner Hillcroft Farm Basingstoke Road Micheldever  
Winchester Hampshire SO21 3BW

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

Reserved and other Matters:

Landscape considerations including:

- (i) details of existing and proposed finished levels or contours;
- (ii) details of the alignment, height and materials of all means of enclosure, including any retaining structures;
- (iii) details of materials/treatment to be used for hard surfacing.

The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

Prior to any development commencing the applicant must submit to and have approved in writing a detailed drainage strategy for the new development. Development shall be carried out in accordance with the approved details.

The provision to be made for the storage and disposal of refuse.

The finished levels, above ordnance datum, of the ground floor of the proposed buildings.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with our without modification), Building A as hereby permitted and defined on the approved drawing Ref. DOEW1000/05 shall be used only for purposes within Classes B1 and B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (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). The parking, loading, unloading and turning of vehicles that takes place within the curtilage of Building A as defined on the above drawing shall only be in association with the B1 or B2 use operating from this building.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with our without modification), Building B as hereby permitted and defined on the approved drawing Ref. DOEW1000/05 shall be used only for purposes within Classes B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (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). The parking, loading, unloading and turning of vehicles that takes place within the curtilage of Building B as defined on the above drawing shall only be in association with the B2 or B8 use operating from this building.

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

5 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 secure open storage area as hereby permitted and defined on the approved drawing Ref. DOEW1000/05 shall be used only for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (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). The parking, loading, unloading and turning of vehicles that takes place within the area to be used in association with this permitted open storage as defined on the above drawing shall only be in association with the B8 use operating from this area.

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

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

Reason: In the interests of highway safety.

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

Reason: To ensure that adequate on-site parking and turning facilities are made available.

8 The buildings hereby permitted shall be single storey only and shall not incorporate mezzanine floors or other first floor areas.

Reason: To ensure that the development is appropriate in scale in the interests of highway safety and local amenity.

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

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

10 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

11 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

1. A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason: To protect the major aquifer beneath the site, the site lies within a source protection zone 3 for the Easton Public water supply, potable supplies are therefore at risk from activities on site. The site may be contaminated due to previous activities that have taken place onsite. Risk to controlled waters has not yet been fully established at the site.

12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To protect the major aquifer beneath the site, the site lies within a source protection zone 3 for the Easton Public water supply, potable supplies are therefore at risk from activities on site. There may be areas of the site, which can not be fully characterised by a site investigation and unexpected contamination may be identified.

13 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to controlled waters.

Reason: To protect the major aquifer beneath the site, the site lies within a source protection zone 3 for the Easton Public water supply, potable supplies are therefore at risk from activities on site. SUDS can increase the potential for pollution if located in contaminated ground.

14 Piling or any other foundation designs using penetrative methods shall not be used other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater.

Reason: To protect the major aquifer beneath the site, the site lies within a source protection zone 3 for the Easton Public water supply, potable supplies are therefore at risk from activities on site. If used, piling may provide direct pathways for contaminants to groundwater.

15 No development approved by this planning permission shall be commenced until a scheme for the foul drainage has been submitted to and approved in writing by the local planning authority.

Reason: This site is located in a source protection zone 3 and this valuable resource needs to be protected.

16 No development approved by this planning permission shall be commenced until details for the surface water drainage have been submitted and approved in writing by the local planning authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding 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. All loading / delivery areas should discharge into a sealed tank or the foul sewer.

Reason: This site is located in a source protection zone 3 and this valuable resource must be protected.

17 No development approved by this planning permission shall be commenced until a scheme for the storage of any contaminated materials and chemicals has been submitted and approved in writing by the local planning authority. This should include provision for any chemicals to be stored in a bunded area and for any working areas used for the storage of oils to be in a building or an on area of hard standing with dedicated drainage to interceptors.

Reason: The site is located on a source protection zone 3 for the protection of groundwater and this valuable resource must be protected.

## **Informatives**

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

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

Hampshire County Structure Plan Review: C1, C2, T4, E1

Winchester District Local Plan Revised 2006: DP1, DP3, DP10, DP13, CE18, T1, SF7

3. 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.

4. The applicant is advised that there may be asbestos within the fabric of the buildings that are due to be demolished. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact The Health and Safety Executive on Tel: 01256 404000.

5. The proposed development must comply with the Control of Pollution (Oil Storage)(England) Regulations 2001.

The Regulations apply where more than 200 litres of oil are stored (excluding waste oil) in one or more containers. The Regulations stipulate requirements for the standard of tanks, pipework and secondary containment, including bund walls

Under the terms of the Water Resources Act 1991 this development may need a Discharge Consent from the Environment Agency. Permission might not be forthcoming.

**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:** East Stratton Conservation Area  
**Case No:** 07/02405/TPC  
**Ref No:** W13993/11TPOCA  
**Date Valid:** 26 September 2007  
**Grid Ref:** 454146 140025  
**Team:** EAST **Case Officer:** Mr Kevin Cloud  
**Applicant:** Mrs Vanessa Winters  
**Proposal:** 8no. Lime trees on boundary of Church Bank Road opposite All Saints Church - prune overhanging branches to give 6m clearance from road and crown reduce by up to 15%  
**Location:** Linden Barn Church Bams Church Bank Road East Stratton Winchester Hampshire SO21 3XA

**Decision:** That no objection be raised

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**  
**Case No:** 07/01926/FUL  
**Ref No:** W04077/02  
**Date Valid:** 2 August 2007  
**Grid Ref:** 458815 131897  
**Team:** EAST **Case Officer:** Ms Anna Rolls  
**Applicant:** Miss Isabel Peake  
**Proposal:** Single storey front extension  
**Location:** 11 Buttermere Gardens Alresford Hampshire SO24 9NN

**Decision:** Application Permitted  
**Conditions/Reasons**

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

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

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

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

3 Details of the size, species and location of the replacement tree for the Silver Birch to be removed shall be submitted to and approved in writing by the Local Planning Authority prior

to the commencement of the works hereby permitted and shall be planted within 9 months from the date the tree the subject of this consent is felled or, if this period does not fall within a planting season, during the next available planting season.

Reason: In the interests of visual amenity and to conserve the character of the area by maintaining the contribution of trees thereto.

### **Informatives**

1. 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 DP4

2. 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.

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 07/02067/AVC

**Ref No:** W09122/11

**Date Valid:** 12 September 2007

**Grid Ref:** 458654 132613

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Southern Co-op Ltd

**Proposal:** Advert consent(RESUBMISSION)

**Location:** 47 West Street Alresford Hampshire SO24 9BT

**Decision:** **Application Withdrawn**

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 07/02225/FUL

**Ref No:** W20829

**Date Valid:** 10 September 2007

**Grid Ref:** 458644 132885

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr And Mrs I Hands

**Proposal:** Part two storey and part single storey extension to side and rear

**Location:** 27 Arle Gardens Alresford Hampshire SO24 9BA

**Decision:** **Application Permitted**

**Conditions/Reasons**

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

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

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

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

3 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 elevations of the extensions hereby permitted.

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Revised 2006: DP3





**Soberton**

**Ward**

**Droxford, Soberton And Hambleton**

**Conservation Area:**

**Case No:** 07/01952/FUL

**Ref No:** W02097/03

**Date Valid:** 6 August 2007

**Grid Ref:** 463495 117180

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** J, E, K Parker And D Russell

**Proposal:** (AMENDED DESCRIPTION) Change of use from poultry houses in Upper Grenville Copse to light industrial B1 and storage warehouse B8 (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY).

**Location:** Poultry Houses Wallops Wood Farm Grenville Lane Droxford Hampshire

**Decision: Application Refused**  
**Conditions/Reasons**

1 The site is located in an unsustainable and isolated rural location not well served by public transport in the East Hampshire Area of Outstanding Natural Beauty. The conversion of this large farm complex to activities falling within Use Classes B1 and B8 would therefore result in development that would be inappropriately located away from existing settlements and would thus be over-reliant upon the private motor vehicles for access and transport purposes. The scale and nature of the development proposed would further result in a volume and type of traffic (including commercial vehicles) that would seriously undermine the rural amenities (including the amenities of nearby residential properties) and tranquillity of the East Hampshire Area of Outstanding Natural Beauty and Proposed Southdown's National Park contrary to Policies E7 and T5 of the Hampshire County Structure Plan Review (1996-2001), and policies DP3, DP5, T1, CE5, CE6, CE16 and CE17 of the Adopted Winchester District Local Plan Review 2006.

2 Notwithstanding Refusal Reason 1 the proposal contains insufficient information in relation to the definition of the exact extent of the site to be developed including for the provision of parking, loading/unloading and manoeuvring space for vehicles and the layout of external areas. It is therefore considered that developing the site to meet the required standards for the parking, loading/unloading and manoeuvring of vehicles would be likely to require an expansion of the developed site beyond the existing hardstanding areas. This would result in the removal of trees and landscape areas that would be seriously detrimental to the rural amenities of the locality, which lies with the South Downs Area of Outstanding Natural Beauty, and potentially prejudicial to the nature conservation value of Upper Grenville Copse (a designated Site of Importance for Nature Conservation). The proposal is therefore considered to be contrary to Policy E7 of the Hampshire County Structure Plan Review and policies DP1, DP3, DP5, T4, CE5, CE6, CE9, CE16 and CE17 of the Adopted Winchester District Local Plan Review 2006.

3 The form, bulk and general design of the existing buildings are not in keeping with their woodland context and their retention by reason of the proposed development will not maintain or enhance the local environment. The proposal is therefore considered to be contrary to criterion (i) of Policy CE.17 of the Adopted Winchester District Local Plan Review 2006.

4 Based on the information provided the Local Planning Authority is not satisfied that all of the existing buildings within the group are of sufficiently sound construction, or are in sufficiently good condition, to accommodate the proposed uses without substantial reconstruction and the proposal is therefore considered to be contrary to criterion (ii) of Policy CE17 of the Adopted Winchester District Local Plan Review 2006.

### **Informatives**

1. Hampshire County Structure Plan Review: E7, T5  
Adopted Winchester District Local Plan Review 2006: DP1, DP3, T1, T4, DP5, CE5, CE6, CE9, CE16, CE17

**Soberton**                      **Ward**                      **Droxford, Soberton And Hambleton**

#### **Conservation Area:**

**Case No:** 07/02230/FUL

**Ref No:** W18530/01

**Date Valid:** 10 September 2007

**Grid Ref:** 461083 116751

**Team:** WEST                      **Case Officer:** Mr Ian Cousins

**Applicant:** Mr And Mrs A G McEwen

**Proposal:** Replacement of timber garage and tool shed with combined garage and tool shed(RETROSPECTIVE)

**Location:** Great Down School Hill Soberton Southampton Hampshire SO32 3PF

**Decision:**      **Application Permitted**

### **Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Proposals: DP3; CE6

**Sparsholt                      Ward                      Sparsholt**

**Conservation Area:**

**Case No:** 07/02349/TPC  
**Ref No:** W08048/09TPOCA  
**Date Valid:** 20 September 2007  
**Grid Ref:** 443707 131424  
**Team:** WEST                      **Case Officer:** Mr Kevin Cloud  
**Applicant:** Viscount Bridgeman  
**Proposal:** Fell 1no. Silver Spruce tree in front lawn  
**Location:** Watley House Locks Lane Sparsholt Winchester Hampshire SO21  
2LU

**Decision:**      **Application Withdrawn**

**Sparsholt                      Ward                      Sparsholt**

**Conservation Area:**

**Case No:** 07/02709/TPC  
**Ref No:** W08048/10TPOCA  
**Date Valid:** 29 October 2007  
**Grid Ref:** 443707 131424  
**Team:** WEST                      **Case Officer:** Mr Kevin Cloud  
**Applicant:** Lord Bridgeman  
**Proposal:** Fell 1no Cedrus Atlantica Glauca on north side of driveway sweep  
**Location:** Watley House Locks Lane Sparsholt Winchester Hampshire SO21  
2LU

**Decision:**      **Application Withdrawn**

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 07/02182/FUL

**Ref No:** W09439/04

**Date Valid:** 7 September 2007

**Grid Ref:** 456655 115950

**Team:** WEST

**Case Officer:** Lisa Booth

**Applicant:** Mr And Mrs I And M Hassall

**Proposal:** Single storey front extension

**Location:** The Maples Lower Chase Road Waltham Chase Hampshire SO32  
2LH

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review Policies: DP3, CE23

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 07/02370/FUL

**Ref No:** W12981/06

**Date Valid:** 24 September 2007

**Grid Ref:** 457547 116415

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Ian Loveday

**Proposal:** Conversion of existing attached double garage into habitable space, construction of porch area to existing entrance and construction of new detached garage/car port

**Location:** Maybury House Church Road Swanmore Southampton Hampshire SO32 2PA

**Decision: Application Refused**  
**Conditions/Reasons**

1 The proposal is contrary to policy DP3 of the Winchester District Local Plan Review in that the proposal would, by reason of its scale, mass and design, represent an unduly prominent and intrusive form of development detrimental to the street scene and visual amenity of the area.

2 Insufficient information has been submitted to illustrate the relationship of the proposed garage to the Willow tree that is subject to a Tree Preservation Order. Therefore the proposal it does not comply with the requirements of policy DP.1 in the Winchester District Plan Review in that it doesn't indicate how this important existing feature is to be retained and how the garage and driveway could be built without materially harming this tree. The loss or demise of the tree would be detrimental to the visual amenities of the area.

**Informatives**

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

Winchester District Local Plan Review Proposals: UB3

**Twyford**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 07/01862/FUL

**Ref No:** W20812

**Date Valid:** 23 August 2007

**Grid Ref:** 448030 124340

**Team:** WEST

**Case Officer:** Lorna Hutchings

**Applicant:** Dr Julian Kenyon

**Proposal:** Change of use of ground floor rooms (4, 5, 6, 7, 8, 9 and 10) to medical treatment rooms

**Location:** CBA Ltd The Brewery High Street Twyford Winchester Hampshire SO21 1RG

**Decision: Application Permitted  
Conditions/Reasons**

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

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

2 The use hereby permitted shall be carried on only by Dr. J. Kenyon and shall not enure for the benefit of the land. When the premises cease to be occupied by Dr. J. Kenyon the use hereby permitted shall cease and all materials and equipment brought on to the site in connection with the use shall be removed.

Reason: In order to limit the use of the property in accordance with the terms of the application.

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Proposals: DP3, H3, HE5, E2, T1, SF1.





3 The proposed development is contrary to policies DP4, CE6, CE9, CE19, and CE22 of the Winchester District Local Plan Review Adopted 2006 for the following reasons:

The proposed dwelling is located in a prominent position within the open countryside and Area of Outstanding Natural Beauty, the introduction of additional built form will appear to be intrusive and the development will have a detrimental impact upon the character and appearance of the area.

4 The proposed development is contrary to policies DP1, DP3 and DP4 of the Winchester District Council Local Plan Review Adopted 2006 for the following reason:

The site is located in close proximity to an ancient woodland SINC and within an area known to as a habitat for Brown Hare. It has not been demonstrated that the development will not have a detrimental impact upon the designated site or protected species.

5 The proposed development is contrary guidance contained within Planning Policy Guidance Note 7: Sustainable Development in Rural Area and to the countryside policies of the Winchester District Local Plan Review Adopted 2006 (policies CE.22 supplemented by policy CE.20 ) guidance contained with the West Meon Village Design Statement, and Equestrian Development Supplementary Planning Guidance for the following reason:

(i) it would represent an undesirable additional dwelling for which there is no overriding justification in an area of countryside, In addition the proposal would create an undesirable precedent.

(ii) On the basis of the limited information available to the Local Planning Authority, in terms of providing details to show there is a clearly established functional need (as set out in PPG7, Annex I), or that the development is currently financially sound and likely to remain so.

### **Informatives**

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

Hampshire County Structure Plan Review:  
Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4 DP13, CE6, CE9, CE19, CE20 CE22

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 07/02024/FUL  
**Ref No:** W10879/34  
**Date Valid:** 26 September 2007  
**Grid Ref:** 453358 109393  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** Sparac Architecture  
**Proposal:** Erection of extension to sub station to have generator and fuel tank  
**Location:** The Zurich Centre 3000 Parkway Whiteley Fareham Hampshire  
PO15 7JZ

**Decision:            Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review Proposals: DP3

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 07/02495/FUL  
**Ref No:** W11458/07  
**Date Valid:** 8 October 2007  
**Grid Ref:** 452909 108645  
**Team:** WEST                      **Case Officer:** Mr Mark Croucher  
**Applicant:** Mr And Mrs Bunday  
**Proposal:** Single storey side conservatory  
**Location:** 24 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

**Decision:            Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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

**Wickham Ward Wickham**

**Conservation Area:**

**Case No:** 07/02350/LIS  
**Ref No:** W20851  
**Date Valid:** 20 September 2007  
**Grid Ref:** 457236 111518  
**Team:** WEST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mrs E Hodgson  
**Proposal:** Internal alterations comprising removal of internal partition and associated works within first floor addition (RETROSPECTIVE)  
**Location:** Eastbrook House The Square Wickham Fareham Hampshire PO17 5JW

**Decision: Application Permitted**  
**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review Proposals: HE14

**Winchester Town Ward St Bartholomew**

**Conservation Area:**

**Case No:** 07/01606/FUL  
**Ref No:** W09010/28  
**Date Valid:** 26 June 2007  
**Grid Ref:** 447999 129609  
**Team:** WEST **Case Officer:** Mr Neil Mackintosh  
**Applicant:** J D Wetherspoon Plc  
**Proposal:** Retractable awning to shopfront  
**Location:** Public House And Premises The Old Gaol House 11 Jewry Street  
Winchester Hampshire SO23 8RZ

(As amended by plans received on 5 November 2007)

**Decision: Application Permitted**

### **Conditions/Reasons**

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

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

2 Details of the construction, materials and colour of the proposed canopy or awning shall be submitted to the Local Planning Authority and agreed in writing prior to commencement of the works. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the development maintains the appearance of the Conservation Area.

3 No canopy, sign or lamp in front of a building shall be erected so as to be less than 2.44 metres from the underside of the footway and shall maintain a minimum distance of 450mm from the vertical line of the kerb or project more than 1.22 metres.

NB: Any encroachments over the public highway must be the subject of an agreement with Hampshire County Council and an indemnity form signed by the person(s) or authority concerned.

Reason: In the interests of highway safety.

4 No external lighting, other than existing, whether free standing or affixed to the approved awning structure, shall be provided on the site at any time, unless agreed in writing with the Local Planning Authority.

Reason: In the interests of the preservation and character of the listed building and conservation area.

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, E16  
Winchester District Local Plan Review Policies: DP3, HE5, HE12

3. NB: It should be noted that a separate listed building consent may be required to fix the awning to the Grade II listed building.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 07/01961/FUL

**Ref No:** W20784

**Date Valid:** 7 August 2007

**Grid Ref:** 446691 129298

**Team:** WEST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Mr Paul Reed

**Proposal:** Detached two bay garage

**Location:** 6 Kerrfield Winchester Hampshire SO22 5EX

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

2 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005, shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The construction of the garage shall not be undertaken other than in accordance with the approved appraisal and statement.

Reason: To ensure proposed development does not damage tree roots of protected trees.

Informative: please note that trees in the vicinity of the proposed development are subject to statutory protection. Damage to trees or root systems thereof is an offence. Failure to comply with tree related conditions may result in enforcement action.

**Informatives**

1. 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: DP3, DP4

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 07/02082/FUL

**Ref No:** W18565/02

**Date Valid:** 17 September 2007

**Grid Ref:** 448367 130923

**Team:** WEST

**Case Officer:** Lisa Booth

**Applicant:** Richard Cousins

**Proposal:** Retaining wall and fence to Worthy Lane and Abbots Road  
(RETROSPECTIVE)

**Location:** 1 Abbots Close Winchester Hampshire SO23 7EY

**Decision: Application Permitted  
conditions/Reasons**

1 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority within 3 months from the date of this permission. 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. The approved scheme shall be implemented within 9 months from the date of approval and if within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

2 The development hereby permitted shall be stained a dark oak colour or another colour to be first approved in writing with the Local Planning Authority within 6 months of the date of this permission.

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Proposals: DP3

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 07/02127/FUL

**Ref No:** W20623/01

**Date Valid:** 5 September 2007

**Grid Ref:** 446618 130752

**Team:** EAST

**Case Officer:** Mrs Julie Pinnock

**Applicant:** Coral Estates Ltd

**Proposal:** New shopfront, air conditioning units to rear and satellite dishes to rear

**Location:** Star Video Hire 57 Stoney Lane Winchester Hampshire SO22 6EW

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

2 Prior to the commencement of development details of the colours to be used in the external materials of the shopfront including the blue tiles shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

**Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review: HE.9, HE.10, DP.3

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 07/02142/TPO  
**Ref No:** WTPO/1904  
**Date Valid:** 30 August 2007  
**Grid Ref:** 446774 131146  
**Team:** EAST **Case Officer:** Mr Kevin Cloud  
**Applicant:** Mr Steve Dunleavy  
**Proposal:** Fell 2 no. Silver Birch trees  
**Location:** 21 Greatfield Road Winchester Hampshire SO22 6HN

**Decision:** **Application Withdrawn**

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:**

**Case No:** 07/02186/AVC  
**Ref No:** W03279/08A  
**Date Valid:** 13 September 2007  
**Grid Ref:** 448966 129872  
**Team:** EAST **Case Officer:** Mrs Jane Rarok  
**Applicant:** Wolseley UK  
**Proposal:** Replacement non-illuminated signage including; fascia, customer parking and information signs and 1 no. double sided freestanding sign  
**Location:** Brandon Tool Hire Unit 20 Winnall Farm Industrial Estate Easton Lane Winchester Hampshire SO23 0HA

**Decision:** **Application Permitted**  
**Conditions/Reasons**

1 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.

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

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

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

3 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.

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

4 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.

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

5 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).

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

### **Informatives**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals: DP3, HE11

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 07/02217/AVC

**Ref No:** W20623/02

**Date Valid:** 7 September 2007

**Grid Ref:** 446618 130752

**Team:** EAST

**Case Officer:** Mrs Julie Pinnock

**Applicant:** Coral Estates Ltd

**Proposal:** (AMENDED DESCRIPTION) 1 no. externally illuminated fascia sign  
and 1 no. externally illuminated projecting sign

**Location:** Star Video Hire 57 Stoney Lane Winchester Hampshire SO22 6EW

**Decision: Application Permitted**  
**Conditions/Reasons**

1 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.

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

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

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

3 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.

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

4 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.

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

5 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).

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

6 Prior to the commencement of development full details including scaled drawings of the canopy to the trough lighting shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To limit and avoid unnecessary light spill in the interests of the visual amenity of the area.

7 The maximum luminance level of the trough lighting to the fascia and hanging sign should not exceed 40 candelas per square metre.

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

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review: HE.11, HE.12, DP.3

**Winchester Town                      Ward              St Luke**

**Conservation Area:**

**Case No:** 07/02260/FUL  
**Ref No:** W20835  
**Date Valid:** 12 September 2007  
**Grid Ref:** 446351 128099  
**Team:** EAST                      **Case Officer:** Mr Nick Fisher  
**Applicant:** Mr And Mrs Veazey  
**Proposal:** Single storey side extension  
**Location:** 70 Wavell Way Winchester Hampshire SO22 4EG

**Decision:              Application Withdrawn**

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:**

**Case No:** 07/02313/FUL  
**Ref No:** W17808/03  
**Date Valid:** 17 September 2007  
**Grid Ref:** 448849 129517  
**Team:** EAST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr Mitchell  
**Proposal:** Increase size of rear dormer (RESUBMISSION)  
**Location:** 1 Alresford Road Winchester Hampshire SO23 0HG

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review Proposals: DP3

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 07/02416/TPC

**Ref No:** W20451/01TPOCA

**Date Valid:** 27 September 2007

**Grid Ref:** 448412 130329

**Team:** WEST

**Case Officer:** Mr Kevin Cloud

**Applicant:** Mr Gosling

**Proposal:** Fell 1no. Fir tree in rear of garden

**Location:** 47 Nuns Road Winchester Hampshire SO23 7EF

**Decision:** That no objection be raised

**Informatives**

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

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