



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

UP TO 4 February 2008

For Guidance

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

If you require any further information, please enquire at Avalon House Reception quoting the Case Number. We are open Monday - Friday 8.30am - 5.00pm.

APPLICATION CODES AND DESCRIPTION

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02600/FUL

Ref No: W05468/16

Date Valid: 17 October 2007

Grid Ref: 454933 116709

Team: WEST

Case Officer: Elaine Walters

Applicant: GHL Lifftrucks Ltd

Proposal: Demolition of existing workshop and offices and erection of 2 storey replacement building

Location: Grant Handling Botley Road Bishops Waltham Southampton
Hampshire SO32 1DR

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 workshop 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 a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

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 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837.

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

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

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

8 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.

9 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced and thereafter maintained and operated in accordance with the approved details.

Reason: In the interests of the amenities of the adjoining properties.

10 No paint spraying shall be carried out on the site except in a properly constructed part of the building to which filtration equipment has been fitted in accordance with details submitted to and approved in writing by the Local Planning Authority. Such equipment shall thereafter be maintained and operated in accordance with the approved details.

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

11 The first floor window(s) in the north east and south west elevation of the building hereby permitted shall be non-opening fixed units, glazed in obscure glass and thereafter retained.

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

12 There shall be no outside working or storage of plant, machinery or materials on site.

Reason: To protect the visual amenities of the rural area.

13 The development hereby permitted shall be used for the repair and maintenance of forklift trucks and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

14 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched 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 and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP11, CE18, T2

2. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

4. The applicant is advised that there is asbestos within the fabric of the buildings 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.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/03135/FUL

Ref No: W20975

Date Valid: 17 December 2007

Grid Ref: 454488 117515

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr N Cooper

Proposal: 2 no. semi detached two bed dwellings with car parking and gardens in land to the rear of Romans Way

Location: Romans Way The Avenue Bishops Waltham Southampton Hampshire SO32 1BP

Decision: **Application Withdrawn**

Conditions/Reasons

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/03045/TPO

Ref No: WTPO/1212/72

Date Valid: 12 December 2007

Grid Ref: 448217 122058

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Clivedale Commercial Ltd

Proposal: Various tree works as per report

Location: Avondale Mobile Home Park Main Road Colden Common Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/03108/FUL

Ref No: W04167/05

Date Valid: 13 December 2007

Grid Ref: 461847 120110

Team: EAST

Case Officer: Andrea Swain

Applicant: Mrs P. Bedford

Proposal: Single storey side/rear extension

Location: Fir Tree Pound Lane Meonstoke Southampton Hampshire SO32
3NP

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, CE6 and CE23

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/03193/TPC
Ref No: W09666/04TPOCA
Date Valid: 20 December 2007
Grid Ref: 461351 119964
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Sarah Shepherd
Proposal: 2no Ash trees to rear - fell and grub out; 1no. Conifer tree to rear-
remove and grub out
Location: Gwynne House High Street Meonstoke Southampton Hampshire
SO32 3NH

Decision: That no objection be raised

Conditions/Reasons

Informatives

1. 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.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01581/FUL
Ref No: W14013/03
Date Valid: 22 June 2007
Grid Ref: 446314 125942
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr And Mrs Bradshaw
Proposal: Demolition of existing dwelling and outbuildings and erection of; 1
no. detached six bedroom, 1 no. detached five bedroom, 1 no. two
bedroom and 1 no. one bedroom semi-detached dwellings;
detached double garage and associated landscaping
Location: Old Orchard Compton Street Compton Winchester Hampshire
SO21 2AT

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to Winchester District Local Plan policy DP3, H4 and HE5 in that it would, by virtue of its design, size and siting, in its own right, and when viewed in conjunction with the permitted development at Martin's Close, constitute an overintensive

and cramped form of development detrimental to the established character and appearance of the conservation area.

2 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: E14

Winchester District Local Plan Review 2006: DP3, H4, H5, H7, HE5, RT4, T2, T3, HE1

Denmead

Ward

Conservation Area:

Case No: 07/02423/FUL

Ref No: W11833/15

Date Valid: 12 December 2007

Grid Ref: 464070 113360

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Windmill Down Farms Ltd

Proposal: Feed store barn (Amendment to planning permission W11833/13)

Location: Bittles Farm Fareham Road Hambledon 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 The building shall only be used for purposes connected to the equestrian uses at the site; no horses shall be accommodated in the building.

Reason: To ensure that traffic generation from the site remains low and in the interests of protecting the character and appearance of the countryside.

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

1. This tree contributes significantly to the visual amenity of the area. Pruning of this nature is considered superfluous and is likely to be detrimental to the health of the tree.

Informatives

1. An application to reduce the length of branches towards the house by 1-2m would be considered more appropriate.

Durley **Ward** **Owslebury And Curdridge**

Conservation Area:

Case No: 07/03093/OUT
Ref No: W20967
Date Valid: 12 December 2007
Grid Ref: 451872 116263
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Burton Property Ltd
Proposal: 3no. detached bungalows in land to the rear of Fish House
Location: Fish House Kytes Lane Durley Hampshire SO32 2AE

Decision: **Application Refused**

Conditions/Reasons

1 The proposal would not comply with policy H.4 of the Winchester District Local Plan in that it would result in an unsustainable form of development because the site is located outside defined settlement boundaries as defined in the Local Plan Review, and lies in a countryside location remote from local services and good public transport links and where there is a presumption against new private dwellings in the countryside.

2 The site does not form a limited gap between permanent established buildings within an otherwise continuously built-up frontage, will give rise to a cramped form of development and due to limited information regarding the impact of the proposal on existing trees and vegetation (no Arboricultural Impact Assessment and Method Statement) it is likely to result in the loss of natural features and trees with a Tree Preservation Order, which would be detrimental to the visual amenities and character of the countryside. The proposal is therefore considered to be contrary to policies H4, DP3, DP4 and CE5 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' adopted in July 2006.

3 The proposal is contrary to policies T2, T3 and T4 of the Winchester District Local Plan Review in that the plans submitted do not show how satisfactory visibility splays can be achieved at the site consequently the Local Planning Authority is not satisfied that the development would be undertaken without harm to highway safety.

4 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the units.

Informatives

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 Policies: DP3, DP4, CE5, H4, H7, T2, T3, T4, RT4.

Exton Ward Upper Meon Valley

Conservation Area:

Case No: 07/02739/FUL

Ref No: W03298/17

Date Valid: 10 December 2007

Grid Ref: 460670 120763

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs G Barron

Proposal: Rear balcony over existing bay window(RETROSPECTIVE)

Location: Allens Farm Allens Farm Lane Exton Southampton Hampshire
SO32 3NW

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

2. This 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.

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02163/FUL

Ref No: W07492/52

Date Valid: 6 September 2007

Grid Ref: 452236 136038

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Daniel Prothero

Proposal: Installation of above ground LPG storage tank and dispenser

Location: Winchester Services Northbound M3 Motorway Winchester
Hampshire SO21 1PP

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 planting along the east and south boundary of the site as indicated on drawing 1028_SL-30 shall be evergreen native mix (holly, yew and privet), planted at 450mm staggered double row with 60cm -90cm whips or transplants. 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 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.

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: CE.4, CE.5, CE.18, DP.3, DP.4

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02164/FUL

Ref No: W07492/51

Date Valid: 6 September 2007

Grid Ref: 452263 135363

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Daniel Prothero

Proposal: Installation of above ground LPG storage tank and dispenser

Location: Winchester Services Southbound M3 Motorway Winchester
Hampshire SO21 1PP

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 planting along the north and east boundary of the site as indicated on drawing 1029_SL-30 shall be evergreen native mix (holly, yew and privet), planted at 450mm staggered double row with 60cm -90cm whips or transplants. 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 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.

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: CE.4, CE.5, CE.18, DP.3, DP.4

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02690/FUL

Ref No: W02962/12

Date Valid: 11 December 2007

Grid Ref: 451172 132060

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr David Freemantle

Proposal: Erection of detached double garage (amendment to planning permission W02962/11)

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

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 of the materials to be used in the construction of the external surfaces of the windows and garage door hereby permitted have been 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 ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, HE5
PPG15

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02763/FUL

Ref No: W04452/09

Date Valid: 5 November 2007

Grid Ref: 450662 129934

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Box-it

Proposal: Extension and recladding of existing buildings

Location: Winnall Down Farm Fair Lane Winchester Hampshire SO21 1HF

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy CE.18 of the Winchester District Local Plan Review and PPS7 in that it amounts to:-

- (a) the siting of a large industrial building in the countryside for warehousing purposes that is unrelated to the needs of the rural community and for which there is no overriding justification;
- (b) the proposal does not represent the re-use of an existing building or the replacement of a building already re-occupied for economic beneficial purposes, nor provide substantial environmental or sustainability benefits ;
- (c) a development which because of its scale and mass would undesirably exacerbate the visual impact of the present development in the countryside to the detriment of the appearance and character of this part of the East Winchester Downs Landscape Character Area and proposed South Downs National Park.

2 The proposal would create an undesirable precedent, which would make it difficult to refuse further similar applications for additional expansion of the site to accommodate further growth in the business.

3 The creation of a new road to serve the development as proposed would introduce an incongruous urban feature that would detract from the existing agricultural character of this countryside setting and lend support to further pressure for expansion of the site for business purposes unrelated to the needs of the rural community and at variance with the objectives for sustainable development as promoted by PPS1, PPS7 and PPG13.

Informatives

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

Hampshire County Structure Plan Review (saved policies) T5

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.6, CE.5, CE16, CE17, CE 18, T.2, T11

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/03154/TPC
Ref No: W03990/24TPOCA
Date Valid: 19 December 2007
Grid Ref: 452377 132592
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr David Lyons
Proposal: Fell 45no. Leylandi Cypress trees and replant with a double row of 3.5m Quercus Ilex and a row of 2m Collimnar Fagus Sylvatica
Location: Lower Chilland House Lower Chilland Lane Martyr Worthy Winchester Hampshire SO21 1EB

Decision: That no objection be raised

Conditions/Reasons

Informatives

1. 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.

Kilmeston

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/03094/FUL
Ref No: W05025/02
Date Valid: 12 December 2007
Grid Ref: 458907 127575
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr T. Addison
Proposal: Single storey front extension, single storey rear extension; porch and chimney
Location: Wilton Kilmeston Road Kilmeston Alresford Hampshire SO24 0NJ

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy CE23 of the Winchester District Local Plan Review 2006, as it will reduce the stock of small/more affordable dwellings 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 2006: DP3, CE6, CE23

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02965/FUL

Ref No: W20875/01

Date Valid: 12 December 2007

Grid Ref: 448871 133864

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr David Watts

Proposal: Loft conversion and new pitched roof (RESUBMISSION)

Location: 2 Brooke Close Kings Worthy Hampshire SO23 7PG

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 hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP.3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/03060/FUL

Ref No: W00100/07

Date Valid: 10 December 2007

Grid Ref: 449169 132975

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mrs V Kilroy

Proposal: Conservatory to rear

Location: 20 Campion Way Kings Worthy Hampshire SO23 7QP

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 brickwork 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

Ward

Kings Worthy

Conservation Area: Kings Worthy Conservation Area
Case No: 07/03067/FUL
Ref No: W03818/18
Date Valid: 20 December 2007
Grid Ref: 449385 132515
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Innventure Partners And Green King
Proposal: Removal of doors and windows on link between main building and function room; internal alterations
Location: Cart And Horses London Road Kings Worthy Winchester Hampshire SO23 7QN

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: HE14 DP3

3. For the avoidance of doubt this consent is for the removal of the doors and windows on the link between the main building and the function room and for internal alterations only and does not grant consent for other external works which were shown on the submitted drawings which have now been superseded.

Kings Worthy

Ward

Kings Worthy

Conservation Area: Kings Worthy Conservation Area
Case No: 07/03102/LIS
Ref No: W03818/17LB
Date Valid: 20 December 2007
Grid Ref: 449385 132515
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Innventure Partners And Green King
Proposal: Removal of doors and windows on link between main building and function room; internal alterations
Location: Cart And Horses London Road Kings Worthy Winchester Hampshire SO23 7QN

Decision: Application Permitted

Conditions/Reasons

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

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

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason - In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason - In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

4 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) Structural details of all new openings in the existing fabric;
- (b) Details at 1:20 of the new frameless glass lobby to the main entrance;
- (c) Details at 1:20 of the glass screen between the kitchen and new dining area;
- (d) Details at 1:20 of new doors and windows adjoining the walk-through lobby between the main building and the private dining/skittle room.
- (e) Details of all new floor finishes;
- (f) Details of any new hard and soft landscaping works adjoining the property.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 No part of the historic timber structure of the building is to be altered or removed without the prior consent, in writing, of the Council as local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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 HE14

3. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

4. For the avoidance of doubt this consent is for the removal of the doors and windows on the link between the main building and the function room and for internal alterations only and does not grant consent for other external works which were shown on the submitted drawings which have now been superseded.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/03009/TPO

Ref No: WTPO/1381/02

Date Valid: 5 December 2007

Grid Ref: 445568 131970

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Mark Butt

Proposal: Boundary between South Lodge and St. Eloi - Fell 2no. Scots Pine, nos.T5 and T8

Location: South Lodge South Drive Littleton Winchester Hampshire SO22 6PY

Decision: Application Permitted

Conditions/Reasons

1 Following the removal of the trees hereby consented, two heavy standard scots pine trees shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/03091/FUL

Ref No: W11961/03

Date Valid: 18 December 2007

Grid Ref: 445563 132562

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Colin Dobson

Proposal: Loft Conversion with dormer to rear

Location: Goblins New Road Littleton Winchester Hampshire SO22 6QR

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 2006: DP3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02837/FUL

Ref No: W09903/02

Date Valid: 13 December 2007

Grid Ref: 452671 138311

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Ms Elizabeth Cramp

Proposal: Siting of a self contained diesel fuel dispensing tank on an existing concrete pad

Location: Micheldever Forest Study Centre Micheldever Forest London Road
Micheldever 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 If the equipment (fuel storage tank) hereby permitted is no longer required for the operational requirements of the Forestry Commission at Micheldever Wood, it shall be removed from the land and the site restored to its former condition.

from the date of this permission.

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

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

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

Informatives

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

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

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

New Alresford Ward The Alresfords

Conservation Area:	New Alresford Conservation Area
Case No:	07/03105/FUL
Ref No:	W07845/10
Date Valid:	13 December 2007
Grid Ref:	458818 132870
Team:	EAST
Applicant:	Mr And Mrs Ryan
Proposal:	Single storey extension to rear; refurbishment to building including two new windows to side elevation; replacement doors and windows; new entrance gates; partial remodelling of flat roof
Location:	50 Broad Street Alresford Hampshire SO24 9AN
Case Officer:	Mr Nick Fisher

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 work the following details shall be submitted to the Local Planning Authority and their approval sought in writing. When approved the works shall be carried out in accordance with the approved details. Large scale elevations 1:10 of new and replacement windows and doors, including 1:2 or full size sections showing:-

- (i) frames and sills in relation to the openings in which they are to be set.
- (ii) the mouldings to be used on the glazing bars.
- (iii) the relationship of opening lights to the frame which should follow a traditional form.
- (iv) comparable sections for existing and proposed windows.

If you need more information on casement windows, please ask for leaflet 5, if sash windows ask for leaflet 4.

Reason: To preserve the special architectural and historic interest of a listed building, and the character and appearance of a Conservation Area, in accordance with Local plan Policies HE.5 and HE.14 and PPG15

3 Prior to the commencement of any work to the ceilings of Bedrooms 4 and 5, limited opening up is to be undertaken in conjunction with the Conservation Officer. Notwithstanding the information shown in the submitted Schedule of Works, any removal of existing lath and plaster ceilings must be agreed in writing with the Conservation Officer.

Reason: To preserve historic fabric and the special architectural and historic interest of a listed building, in accordance with Policy HE.14 of the Local Plan and PPG15.

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE14.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/03106/LIS

Ref No: W07845/11LB

Date Valid: 13 December 2007

Grid Ref: 458818 132870

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Ryan

Proposal: Single storey extension to rear; refurbishment to building including two new windows to side elevation; replacement doors and windows; new entrance gates; partial remodelling of flat roof

Location: 50 Broad Street Alresford Hampshire SO24 9AN

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 Prior to the commencement of work the following details shall be submitted to the Local Planning Authority and their approval sought in writing. When approved the works shall be carried out in accordance with the approved details. Large scale elevations 1:10 of new and replacement windows and doors, including 1:2 or full size sections showing:-

- (i) frames and sills in relation to the openings in which they are to be set.
- (ii) the mouldings to be used on the glazing bars.
- (iii) the relationship of opening lights to the frame which should follow a traditional form.
- (iv) comparable sections for existing and proposed windows.

If you need more information on casement windows, please ask for leaflet 5, if sash windows ask for leaflet 4.

Reason: To preserve the special architectural and historic interest of a listed building, and the character and appearance of a Conservation Area, in accordance with Local plan Policies HE.5 and HE.14 and PPG15

3 Prior to the commencement of any work to the ceilings of Bedrooms 4 and 5, limited opening up is to be undertaken in conjunction with the Conservation Officer. Notwithstanding the information shown in the submitted Schedule of Works, any removal of existing lath and plaster ceilings must be agreed in writing with the Conservation Officer.

Reason: To preserve historic fabric and the special architectural and historic interest of a listed building, in accordance with Policy HE.14 of the Local Plan and PPG15.

Informatives

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, CE6, and CE23

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 07/03090/FUL

Ref No: W20970

Date Valid: 11 December 2007

Grid Ref: 457457 114141

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Johnson

Proposal: Change of use of land to residential (RETROSPECTIVE)

Location: Ponderosa Hospital Road Shirrell Heath Southampton Hampshire
SO32 2JR

Decision: Application Permitted

Conditions/Reasons

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

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

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: G1, G2
Winchester District Local Plan Review 2006: CE2, DP3

Decision: That no objection be raised

Informatives

1. 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.

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/03167/TPC
Ref No: W09068/30TPOCA
Date Valid: 19 December 2007
Grid Ref: 453989 120637
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Miss Harris
Proposal: 1no. Bird Cherry tree - crown lift to 4m above ground level
Location: Gilbert Cottage Shoe Lane Upham Southampton Hampshire SO32 1JJ

Decision: That no objection be raised

Warnford Ward Upper Meon Valley

Conservation Area:

Case No: 07/02823/FUL
Ref No: W00380/02
Date Valid: 10 December 2007
Grid Ref: 462418 123141
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Marstons PLC
Proposal: Raised decking and covered pergola to North and Jumbrella
Location: George And Falcon Alton Road Warnford Southampton Hampshire SO32 1LB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE14, HE16, CE6
PPG15

Whiteley

Ward

Whiteley

Conservation Area:

Case No: 07/03124/FUL

Ref No: W11313/07

Date Valid: 14 December 2007

Grid Ref: 453069 108810

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Greenhills Property No. 33 Ltd

Proposal: Extension to commercial building and internal courtyard infills

Location: Fusion 3 1200 Parkway Whiteley 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, T4

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/03055/TPO
Ref No: WTPO/1692/25
Date Valid: 5 December 2007
Grid Ref: 456065 109425
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Perverel Om Ltd
Proposal: Fell 1no. Acer tree
Location: Knowle Village Knowle Avenue Knowle Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

1. This tree requires urgent felling as it compromises the safety of the area.

Wickham Ward Wickham

Conservation Area:

Case No: 07/03053/TPO
Ref No: WTPO/1716
Date Valid: 10 December 2007
Grid Ref: 455478 111000
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr B Polkinghorne
Proposal: Fell 1no. Oak tree; fell 1no Ash tree - both trees to front left of farm house
Location: Quob Farm Titchfield Lane Wickham Fareham Hampshire PO17 5PG

Decision: Application Permitted

Conditions/Reasons

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

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

Wickham Ward Wickham

Conservation Area:

Case No: 07/03080/FUL
Ref No: W12040/02
Date Valid: 17 December 2007
Grid Ref: 457046 111173
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr And Mrs K De Souza
Proposal: Garden room with conservatory below to rear to partially replace garage, workshop and garden store; canopy over rear steps
Location: 6 Tanfield Lane Wickham Fareham Hampshire PO17 5NW

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.

3 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan (Review) and Policy RT4 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard.

4 The unrelieved flank elevations to Plots 5 & 6 would result in a harsh, dominant and adverse impact on the surrounding character of the locality and would be contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006.

Informatives

1. 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 Review 2006: DP1, DP3, DP4, DP5, DP6, DP8, DP10, CE10, H3, H7, RT4, T1, T2, T3, T4

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02918/FUL

Ref No: W08760/05

Date Valid: 12 December 2007

Grid Ref: 446116 131063

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs A Carruthers

Proposal: Two storey side extension and relocation of conservatory to rear

Location: 6 Salters Acres Winchester Hampshire SO22 5JW

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 first floor windows shall, at any time, be constructed in the south west elevation of the two storey side 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 2006: DP3, DP4
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.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02940/FUL

Ref No: W20847/01

Date Valid: 13 December 2007

Grid Ref: 448195 129878

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Gareth van den Bogaerde

Proposal: Ground floor single storey extension to kitchen at rear of property (RESUBMISSION)

Location: 52 Hyde Abbey Road Winchester Hampshire SO23 7DA

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: E16
Winchester District Local Plan Review 2006: DP.3, HE.4, HE.5

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02943/FUL

Ref No: W20963

Date Valid: 6 December 2007

Grid Ref: 448384 129652

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Marinus And Miss Mckinney

Proposal: Loft conversion with rear dormer

Location: 46 Middle Brook Street Winchester Hampshire SO23 8DQ

Decision: **Application Refused**

Conditions/Reasons

1 The proposed dormer window is contrary to policies DP3, HE4 and HE5 of the Winchester District Local Plan Review in that fails to respect the character and scale of the original dwelling which would be detrimental to and fail to preserve or enhance the character and appearance of the conservation area by reason of its size, siting and design.

2 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.
(Precedent)

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE4, HE5.

Winchester Town Ward St Luke

Conservation Area:

Case No: 07/02989/FUL

Ref No: W20212/03

Date Valid: 23 November 2007

Grid Ref: 446121 128287

Team: EAST

Case Officer: Andrea Swain

Applicant: Mrs Lakshmi Mudunuru

Proposal: Change of use of existing extension to form separate two bedroom dwelling and alterations for 1 no. parking space for 65 Fox Lane (RETROSPECTIVE) (RESUBMISSION)

Location: 65 Fox Lane Winchester Hampshire SO22 4EA

Decision: Application Permitted

Conditions/Reasons

1 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

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

- hard surfacing materials
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment.

Reason: to approve the appearance of the site in the interests of visual amenity.

3 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.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, H3, T2 and RT4.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/03004/FUL

Ref No: W20479/01

Date Valid: 12 December 2007

Grid Ref: 446827 131223

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Marc Page

Proposal: Demolition of existing brick outhouse and timber shed; construction of two storey side extension with overhang to porch

Location: 2 Rowlings Road Winchester Hampshire SO22 6HH

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policy DP3 of the Adopted Winchester District Local Plan Review 2006 for the following reasons:

a) the proposed extension is not subservient to the dwelling and is an unsympathetic addition to the building. Due to the location of the extension forward of the existing building, the proposed extension will be excessively prominent within the street-scene.

Informatives

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

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

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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/03021/FUL

Ref No: W01100/07

Date Valid: 12 December 2007

Grid Ref: 447923 129889

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Mark Allery

Proposal: Change of use to retail

Location: 19 City Road Winchester Hampshire SO23 8SD

Decision: **Application Refused**

Conditions/Reasons

1 The application is considered to be contrary to policy SF4 of the Winchester District Local Plan (review) in that the proposed development will result in the loss of a residential unit of accommodation and therefore detract from the character of the conservation area.

Informatives

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

Winchester District Local Plan Review 2006: SF1; SF4

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/03041/TPO
Ref No: WTPO/1910
Date Valid: 10 December 2007
Grid Ref: 446880 130149
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Glenn Hopkinson
Proposal: 1no. Horse Chestnut tree overhanging road - Amended - crown lift to 5m only
Location: 10 Walnut Grove Winchester Hampshire SO22 5HR

Decision: Application Permitted

Conditions/Reasons

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

Reason - to safeguard the amenity value and health of the tree/s.

Winchester Town Ward St Michael

Conservation Area:

Case No: 07/03042/TPO
Ref No: WTPO/0020/345
Date Valid: 5 December 2007
Grid Ref: 447157 128953
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr P D Dudgeon
Proposal: Close to the boundary with La Collina - Fell 1no. Maple tree and 9no. Sycamore trees
Location: Milnthorpe Sleepers Hill Winchester Hampshire SO22 4NF

Decision: Application Permitted

Conditions/Reasons

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

If, within a period of 2 years from the date of planting, the tree (or any other trees planted in replacement for them) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for

which the local planning authority give their written consent.

Informatives

1. Great should be taken when removing trees that have fused together.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/03081/TPO

Ref No: WTPO/1270/07

Date Valid: 7 December 2007

Grid Ref: 447134 128826

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Roger Nicklin

Proposal: In rear garden - fell 1no. Thuja tree; fell 1no. Ash tree; crown clean
1no. Maple tree

Location: St Marys Sleepers Hill Winchester Hampshire SO22 4ND

Decision: **Application Permitted**

Conditions/Reasons

1 Replacement Trees - Following the removal of the trees hereby consented, 1 no. heavy standard ash and 1 no. heavy standard cedar tree shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/03075/AVC

Ref No: W18551/07

Date Valid: 14 December 2007

Grid Ref: 448037 129704

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Brasserie Blanc

Proposal: 1 no. static illuminated fascia sign and 2 no. awnings

Location: Brasserie Blanc 19 - 20 Jewry Street Winchester Hampshire SO23
8RZ

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: E16
Winchester District Local Plan Review 2006: HE11

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/03083/FUL
Ref No: W00970/19
Date Valid: 11 December 2007
Grid Ref: 448377 129398
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Vernon Smith Ltd
Proposal: Single storey rear extension; dormer window to front
Location: Blue Dolphin 154 High Street Winchester Hampshire SO23 9BA

Decision: **Application Refused**

Conditions/Reasons

1 The proposed dormer window is contrary to the historic policies (HE5 _ HE14) of the Winchester District Local Plan in that it adversely effects the character of an historic building and consequently will be materially harmful to the character and appearance of the street scene failing to preserve or enhance the character or appearance of the Conservation Area.

Informatives

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

Hampshire County Structure Plan Review: E16.

Winchester District Local Plan Review 2006: DP3, DP8, H3, SF1, SF3, SF4, SF5, W1, HE4, HE5.

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/03084/LIS
Ref No: W00970/20LB
Date Valid: 11 December 2007
Grid Ref: 448377 129398
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Vernon Smith Ltd
Proposal: Installation of dormer window to front elevation and erection of rear extension including internal and external alterations (as permitted under application references 05/01402/FUL and 05/02827/LIS)(AMENDED DESCRIPTION)
Location: Blue Dolphin 154 High Street Winchester Hampshire SO23 9BA

Decision: **Application Refused**

Conditions/Reasons

1 The proposed internal alterations to the second floor and the proposed dormer window would result in a loss of historic fabric and adversely effect the architectural and historic interest of a listed building, contrary to Winchester District Local Plan Policy HE14 and PPG15.

Informatives

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

Hampshire County Structure Plan Review: E16.
Winchester District Local Plan Review 2006: HE14.

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

Conservation Area:

Case No: 07/03095/FUL
Ref No: W20965
Date Valid: 12 December 2007
Grid Ref: 447349 130136
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Dr Tom Cotton
Proposal: Single storey rear extension and alterations
Location: 82 Hatherley Road Winchester Hampshire SO22 6RR

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a

refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/03118/FUL

Ref No: W20465/01

Date Valid: 13 December 2007

Grid Ref: 445703 130388

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Yarrien

Proposal: First floor and single storey front extension

Location: 175 Teg Down Meads Winchester Hampshire SO22 5NP

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/03216/FUL
Ref No: W12961/03
Date Valid: 27 December 2007
Grid Ref: 448204 130128
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Duxbury
Proposal: Two storey extension
Location: 20 King Alfred Place Winchester Hampshire SO23 7DF

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy E16 of the Hampshire County Structure Plan and policy DP3, HE4 and HE5 of the Winchester District Local Plan Review in that the proposal would not by, reason of its scale, mass and design relate sympathetically to the existing dwelling house, other terrace of which it forms a part, and would constitute an intrusive form of development detrimental to the character and appearance of the Conservation Area and the visual amenity of the area.

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/03003/FUL
Ref No: W20969
Date Valid: 17 December 2007
Grid Ref: 448711 139081
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr James Lucas
Proposal: Erection of a two storey side extension
Location: 1 South Winds Old Stoke Road Stoke Charity Winchester Hampshire SO21 3PJ

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:-

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: 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.