



Winchester
City Council

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

UP TO 11 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

Bighton Ward The Alresfords

Conservation Area:

Case No: 07/03138/FUL
Ref No: W10332/05
Date Valid: 19 December 2007
Grid Ref: 461784 133214
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr David Phelps
Proposal: Closing of existing access (creation of new passing bay in lane)
and opening of new access with drive and vehicle turning area
Location: Broadview Northside Lane Bishops Sutton Alresford Hampshire
SO24 9SR

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to Policies DP3, DP4, CE5, CE11 and CE12 of the Winchester District Local Plan Review in that:-

(i) there is not sufficient justification to locate this access and driveway for a residential property on land outside of the residential curtilage of Broadview House where no development should take place other than that essential to agriculture and related uses and where a change of use to become part of the residential curtilage of the dwelling would be unacceptable;

(ii) the proposed driveway would be visible from Northside Lane and long distance views and would result in a visual, urban intrusion into the countryside to the detrimental of the character and appearance of the area;

(iii) inadequate information has been submitted in terms of the distinction between proposed extended garden and continued field use (including proposed boundary treatment in terms of planting and fenceline) to properly assess the impact of proposals on the site and surroundings;

(iv) inadequate information has been submitted in terms of an accurate tree survey including an arboricultural impact appraisal and method statement for the Local Planning Authority to assess the impact of the proposal upon the trees within the site;

(v) inadequate ecological information has been submitted to demonstrate the impact of the proposal on existing wildlife habitats or to demonstrate opportunities to create or improve habitats and features of nature conservation interest.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE11, CE12, T2

Boarhunt Ward Boarhunt And Southwick

Conservation Area:

Case No: 07/03172/FUL
Ref No: W12533/05
Date Valid: 19 December 2007
Grid Ref: 459903 110487
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr And Mrs L S Smith
Proposal: Demolish existing dwelling and outbuildings and removal of mobile homes; 2 no. detached four bed dwellings with detached garages and parking area
Location: The Bungalow Southwick Road North Boarhunt Fareham Hampshire PO17 6JH

Decision: Application Refused

Conditions/Reasons

01 The site is located outside defined settlement boundaries in an unsustainable location in the countryside, remote from local services and good public transport link. The proposal is therefore contrary to policy H4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside.

02 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.

03 The proposal is contrary to policies DP3, H4 (Criterion 7) and the Boarhunt Village Design Statement in that it will result in development across the entire width of the plot, and which by virtue of its design, scale and orientation in itself and in relation to adjoining buildings, spaces and views represents a cramped and visually intrusive form of development not considered to be in sympathy with the appearance or character of the area, or the street scene.

Informatives

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

Hampshire County Structure Plan Review: None.
Winchester District Local Plan Review 2006: DP3, H4

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/03165/FUL

Ref No: W02789/02

Date Valid: 3 January 2008

Grid Ref: 446524 124444

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Stuart Taylor

Proposal: Single/two storey side extension (including roof terrace) and conversion to 6 no. one bed flats and 1 no. two bed flat; parking for 9 no. cars in front garden

Location: Lundy Otterbourne Road Compton Winchester Hampshire SO21 2RT

Decision: Application Refused

Conditions/Reasons

01 The proposed development would be contrary to Policies DP1, DP3 and DP4 of the Adopted Winchester District Local Plan Review 2006 in that:

(i) the proposed extensions would not, by reason of their size, siting and design relate sympathetically to the existing building and would result in a form of development out of keeping with and detrimental to the character and appearance of the area.

(ii) the proposed car park and turning area at the front of the property would create an excessive area of hard surfacing materially harmful to the visual amenities of the area.

(iii) inadequate information has been provided in relation to new and existing landscaping details and the impact of the proposed development on the protected sycamore tree adjacent to the site, the demise or loss of which would seriously detract from the visual amenities of the area.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP4, RT4

Curridge

Ward

Owslebury And Curridge

Conservation Area:

Case No: 07/03141/AVC

Ref No: W09854/13A

Date Valid: 17 December 2007

Grid Ref: 452037 112935

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr And Mrs I King

Proposal: 1 no. overhead illuminated free standing sign; 2 no. up-lit free standing signs; 8 no. non-illuminated wall/fence mounted or free standing signs (RETROSPECTIVE)

Location: Pinkmead Farm Botley Road Curbridge Southampton Hampshire SO30 2HA

Decision: Application Refused

Conditions/Reasons

01 The proposed signs are contrary to Policies DP3, HE11 and CE5 of the Winchester District Local Plan Review and PPG19 in that they would be unduly intrusive, to the detriment of the visual amenities and character of the countryside, by reason of their number, scale, siting, illumination, visually cluttered appearance and proximity to the highway.

Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006: CE5, DP3, HE11.

Denmead Ward Denmead

Conservation Area:

Case No: 07/03122/FUL
Ref No: W02119/18
Date Valid: 27 December 2007
Grid Ref: 465336 111678
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mrs S Knight
Proposal: Single storey rear extension
Location: 4 Furdies Denmead Waterlooville Hampshire PO7 6YT

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3
Denmead Village Design Statement

Denmead Ward Denmead

Conservation Area:

Case No: 07/03164/AVC
Ref No: W07812/06A
Date Valid: 27 December 2007
Grid Ref: 462880 111766
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Fuller Smith And Turner PLC
Proposal: Replacement signage comprising 3 no. externally illuminated wall mounted signs; replacement of illuminated post-mounted pictorial sign; 3 no. non-illuminated wall mounted signs
Location: Chairmakers Arms Worlds End Ervills Road Hambledon
Waterlooville Hampshire PO7 4QX

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

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

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

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE11

Denmead Ward Denmead

Conservation Area:

Case No: 07/03190/FUL
Ref No: W16906/03
Date Valid: 20 December 2007
Grid Ref: 466476 111669
Team: EAST **Case Officer:** Trish Price
Applicant: Mr M. Strangeway & Miss M Duffy
Proposal: Single storey side extension with bathroom accomodation in the roof
Location: Lynwood 40 Mill Road Denmead Waterlooville Hampshire PO7 6PA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

03 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 openings other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation(s) of the extension hereby permitted.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

03. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays.

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

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

Exton **Ward** **Upper Meon Valley**

Conservation Area:

Case No: 07/03052/FUL
Ref No: W20961
Date Valid: 17 December 2007
Grid Ref: 463133 121801
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs Alison Pike
Proposal: Two storey front extension and porch; first floor side extension and porch; two storey and single storey rear extension; single storey side extension; detached double carport with store
Location: Peake Farm Cottages Peake New Road Warnford Hampshire

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is contrary to Policies DP3, CE6 and CE23 of the Winchester District Local Plan Review in that the proposed extensions would significantly change the character of the existing dwelling and result in increased visual intrusion on a site which is open to views from surrounding public footpaths and the wider countryside. As such it is considered that the proposals would be harmful to the character of the East Hampshire Area of Outstanding Natural Beauty.

Informatives

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

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

Hambledon

Ward

Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/02880/FUL

Ref No: W07277/08

Date Valid: 16 November 2007

Grid Ref: 465232 115668

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr M Langdon

Proposal: Erection of summer house (AFFECTS THE SETTING OF A LISTED BUILDING)

Location: Whitedale House East Street Hambledon Waterlooville Hampshire PO7 4RZ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3 and HE.16

Hambledon

Ward

Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/03174/LIS

Ref No: W08677/14LB

Date Valid: 20 December 2007

Grid Ref: 467669 116671

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Derek Spencer

Proposal: Internal alterations at ground floor level to form fire escape from first floor

Location: Bat And Ball Public House And Premises Broadhalfpenny Down
Hyden Farm Lane Clanfield Waterlooville Hampshire PO8 0SB

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: HE14

Hursley Ward Compton And Otterbourne

Conservation Area:

Case No: 08/00034/HCS
Ref No: W16156/04
Date Valid: 7 January 2008
Grid Ref: 439731 126046
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Pucknall Energy Generation Ltd
Proposal: 3 no. biomass generators
Location: Upper Slackstead Farm Upper Slackstead Braishfield Romsey
Hampshire SO51 0QL

Decision: **That no objection be raised**

Conditions/Reasons

00 That no objection be raised provided the County Planning Authority is satisfied that the development can be operated without materially harming the amenities of the countryside and local residents in terms traffic generation, noise and disturbance.

Informatives

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

Winchester District Local Plan Review 2006: CE16; CE17; DP3; DP10; DP11; DP12

Hursley Ward Compton And Otterbourne

Conservation Area:

Case No: 08/00080/FUL
Ref No: W04693/04
Date Valid: 17 January 2008
Grid Ref: 444881 127891
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr. Mark Lane
Proposal: Replacement double garage with workshop
Location: The White House Romsey Road Pitt Winchester Hampshire SO22
5QP

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

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

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/03026/FUL

Ref No: W02003/07

Date Valid: 12 December 2007

Grid Ref: 458920 132234

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Miss S Garton

Proposal: New vehicular access

Location: 19 Beech Road Alresford Hampshire SO24 9JS

Decision: Application Withdrawn

Conditions/Reasons

Informatives

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

Winchester District Local Plan Review 2006: DP3, T4.

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/03227/FUL

Ref No: W02080/17

Date Valid: 31 December 2007

Grid Ref: 445546 122678

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Khurshid Drabu

Proposal: Single storey extension with balcony over and conservatory to the rear

Location: Hillside Main Road Otterbourne Winchester Hampshire SO21 2HH

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, CE23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/03153/FUL
Ref No: W20971
Date Valid: 17 December 2007
Grid Ref: 447308 135711
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr & Mrs M Allen
Proposal: Two storey side extension and new entrance porch
Location: 8 Green Close South Wonston Hampshire SO21 3EE

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/03023/FUL

Ref No: W04559/03

Date Valid: 19 December 2007

Grid Ref: 457428 116117

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Dr & Mrs M Roe

Proposal: Single storey rear extension; new windows to side elevations at ground floor

Location: Plum Tree Cottage New Road Swanmore Southampton Hampshire SO32 2PF

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: DP3

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/03113/FUL

Ref No: W06862/35

Date Valid: 13 December 2007

Grid Ref: 458551 118176

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs K Bradshaw

Proposal: 2 storey detached garage with study and games room to replace existing garage (RESUBMISSION)

Location: Swanmore Park Farmhouse Park Lane Upper Swanmore
Southampton Hampshire SO32 2QQ

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is considered to be contrary to policies HE16 and DP3 of the Winchester District Local Plan Review in that the proposed garage, by virtue of its inappropriate details including the first floor dormer windows and door, would harm the setting of the adjacent listed buildings.

Informatives

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

Winchester District Local Plan Review 2006: HE16; DP3

Twyford

Ward

Conservation Area:

Case No: 07/03231/FUL

Ref No: W01091/39

Date Valid: 31 December 2007

Grid Ref: 448614 125364

Team: WEST **Case Officer:** Mr James Jenkison

Applicant: Humphrey Farms Ltd

Proposal: Demolition of existing silo and erection of replacement silo.

Location: Humphrey Farms Hazeley Road Twyford Winchester Hampshire
SO21 1QA

Decision: Application Permitted

Conditions/Reasons

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

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

02 Before the development hereby approved commences details of a colour scheme for the external faces of the external of the silo shall be first submitted to and approved in writing by the Local Planning Authority. The scheme as developed shall thereafter be finished in accordance with that colour scheme before the silo is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review 2006: DP3, CE13

03. All building works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or bank Holidays. Where allegations of noise from such works are substantiated by Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/00283/LDC

Ref No: WLDC/427

Date Valid: 14 February 2007

Grid Ref: 463319 125242

Team: EAST

Case Officer: Legal

Applicant: Mrs Sue Johnson

Proposal: Use of dwelling in breach of condition No. 1 of planning permission DRD2152/01 (agricultural occupancy condition) (LAWFUL DEVELOPMENT CERTIFICATE)

Location: Marldell Farm Cottage Lippen Lane West Meon Petersfield Hampshire GU32 1JP

Decision: Application Permitted

Conditions/Reasons

West Meon

Ward

Upper Meon Valley

Conservation Area: West Meon Conservation Area
Case No: 07/02933/LIS
Ref No: W04600/09LB
Date Valid: 19 November 2007
Grid Ref: 463923 123991
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Mrs P Over
Proposal: Repair and reconfigure existing porch
Location: Court House Court Lane West Meon Petersfield Hampshire GU32
1JG

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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: HE.14, DP.1, DP.3

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02835/FUL

Ref No: W04600/08

Date Valid: 19 November 2007

Grid Ref: 463923 123991

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

Applicant: Mr And Mrs P Over

Proposal: Repair and reconfigure existing porch

Location: Court House Court Lane West Meon Petersfield Hampshire GU32
1JG

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006:

Whiteley

Ward

Whiteley

Conservation Area:

Case No: 07/03097/FUL

Ref No: W20986

Date Valid: 4 January 2008

Grid Ref: 452723 109464

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Christopher Pontet

Proposal: Creation of parking space on existing lawn (RETROSPECTIVE)

Location: 44 Lovage Road Whiteley Fareham Hampshire PO15 7LD

Decision: **Application Permitted**

Conditions/Reasons

Informatives

01. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, T2

Wickham

Ward

Wickham

Conservation Area:

Case No: 07/03121/FUL

Ref No: W18321/01

Date Valid: 2 January 2008

Grid Ref: 455611 108611

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mrs Nikki Stratton

Proposal: Security fencing with access gate to enclose derelict buildings

Location: Water Pumping Station Mayles Lane Knowle Hampshire

Decision: **Application Permitted**

Conditions/Reasons

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/02936/LIS
Ref No: W09010/29LB
Date Valid: 23 November 2007
Grid Ref: 447999 129609
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr Keith Paine
Proposal: 2no. retractable awnings linked together over part of shopfront
Location: The Old Gaol House 11 Jewry Street Winchester Hampshire SO23 8RZ

Decision: Application Permitted

Conditions/Reasons

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

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

02 Details of the construction, materials and colour of the proposed 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.

02 Reason: To ensure such details are appropriate to the character of the listed building.

Informatives

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

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: HE14

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/03049/TPO

Ref No: WTPO/1035/16

Date Valid: 6 December 2007

Grid Ref: 446809 128858

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Jonathan Monkcom

Proposal: Fell 1no. Beech tree - tree no.7 in enclosed report

Location: Sleepers Hill House George Eyston Drive Winchester Hampshire
SO22 4PE

Decision: **Application Refused**

Conditions/Reasons

00 On the basis of information currently available, it is considered that there is insufficient justification for the removal of this prominent tree as it would be detrimental to the visual amenity of the area.

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/03059/FUL
Ref No: W11009/17
Date Valid: 17 December 2007
Grid Ref: 447967 129750
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Pure Apps
Proposal: External air conditioning units
Location: 17 Staple Gardens Winchester Hampshire SO23 8SR

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3; HE4; HE5

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/03068/FUL

Ref No: W20962

Date Valid: 18 December 2007

Grid Ref: 449094 128953

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Ms M. Jackson

Proposal: Single storey rear extension & alterations

Location: 8 St Leonards Road Winchester Hampshire SO23 0QD

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP6

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/03096/FUL
Ref No: W20966
Date Valid: 20 December 2007
Grid Ref: 449364 129675
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr J And Mrs K Tanihatu
Proposal: Loft conversion with velux windows
Location: 26 Shepherds Road Winchester Hampshire SO23 0NP

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/03132/FUL

Ref No: W05643/02

Date Valid: 17 December 2007

Grid Ref: 448836 129427

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr C Cole

Proposal: Two storey front extension and alterations

Location: Limberlost St Giles Hill Winchester Hampshire SO23 0HH

Decision: Application Permitted

Conditions/Reasons

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

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

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

02 Reason: To preserve the character and appearance of the conservation area, in accordance with policy HE.5 of the Local Plan and PPG15.

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: DP3 and HE5

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/03137/AVC

Ref No: W02023/07A

Date Valid: 17 December 2007

Grid Ref: 449310 130435

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Paul Richards

Proposal: 8 no. non-illuminated signs and 5 no. non-illuminated signs on poles

Location: Keepsafe Storage Unit 20 Moorside Road Winchester Hampshire SO23 7RX

Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to Policies DP3 and HE11 of the Winchester District Local Plan Review and the advice given in the Council's "Design Guidance for the Control of Shopfronts and Signs" in that, due to their colour, design, size and number, the signs would be unduly obtrusive features in the general street scene to the detriment of the visual amenities of the locality.

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE11

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/03140/FUL
Ref No: W12804/41
Date Valid: 17 December 2007
Grid Ref: 447107 129366
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Winchester And Eastleigh Healthcare Nhs Trust
Proposal: Extension of consent W12804/33 (temporary permission for two-storey 56-bed ward block)
Location: Royal Hampshire County Hospital Romsey Road Winchester
Hampshire SO22 5DG

Decision: Application Permitted

Conditions/Reasons

01 The permission hereby granted shall be for a limited period of 2 years expiring on 11 February 2010 or on completion of the permanent building, whichever is sooner. At such time the use hereby permitted shall be discontinued, the temporary building shall be removed and the land restored to its former car parking use.

01 The development is of a type not considered suitable for permanent retention.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, SF6, W1

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/03175/FUL
Ref No: W11991/02
Date Valid: 20 December 2007
Grid Ref: 447190 130859
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs S Swales
Proposal: Single storey rear extension (PART-RETROSPECTIVE)
Location: 50 Bereweke Avenue Winchester Hampshire SO22 6BL

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/03180/FUL
Ref No: W20977
Date Valid: 20 December 2007
Grid Ref: 446592 128409
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr D Birmingham
Proposal: 1 no. two bedroom dwelling
Location: 122 Stanmore Lane Winchester Hampshire SO22 4DP

Decision: Application Refused

Conditions/Reasons

01 The proposal is considered to be contrary to Winchester District Local Plan Review policies DP3, DP4, DP5, W1 and PPS3 in that:

- a) it fails to respond positively to the character and appearance of the area and will be materially harmful to and obtrusive within the street scene, by reason of its design, appearance, form and layout;
- b) it fails to provide adequate on site amenity space or private garden area and will therefore result in a cramped site layout which will be harmful to the amenities of the future occupants; and
- c) it would detract from the amenities of nearby residential properties because of overlooking and overbearing.

02 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, DP4, DP5, H7, RT4, T1.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/00196/FUL

Ref No: W18858/03

Date Valid: 29 January 2008

Grid Ref: 446540 131180

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Michael Druitt C/o Ms Arnett

Proposal: (AMENDED DESCRIPTION/PLANS) Conversion of existing dwelling to 1 no. three bed and 1 no. two bed dwellings including single storey side extension associated parking and new access

Location: 97 Taplings Road Winchester Hampshire SO22 6HG

Decision: Application Withdrawn

Conditions/Reasons
