



Winchester
City Council

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

UP TO 21 July 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 Planning Reception, City Offices, Colebrook Street, Winchester, SO23 9LJ quoting the Case Number. We are open Monday - Friday 8.00am - 5.30pm.

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
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: 08/01016/FUL

Ref No: W20320/01

Date Valid: 19 May 2008

Grid Ref: 456424 119330

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr A Tindall

Proposal: Detached triple garage with 3 no.rooflights

Location: Greenacres Dean Lane Bishops Waltham Hampshire SO32 1FW

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

3. The applicant is advised that condition(s) XXX attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01297/FUL

Ref No: W18458/01

Date Valid: 2 June 2008

Grid Ref: 455824 117847

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Hill

Proposal: First floor extension at rear

Location: 1 Butts Farm Lane Bishops Waltham Southampton Hampshire
SO32 1PE

Decision: **Permitted Development**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01303/TPC

Ref No: W06560/13TPOCA

Date Valid: 2 June 2008

Grid Ref: 446720 125615

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Jackie Shipster

Proposal: Fell 1no. Ash tree

Location: Carmans House Carmans Lane Compton Winchester Hampshire
SO21 2AR

Decision: **That no objection be raised**

Denmead Ward Denmead

Conservation Area:

Case No: 08/00797/FUL

Ref No: W21009/01

Date Valid: 17 April 2008

Grid Ref: 461933 112180

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Toogood

Proposal: Erection of detached stable/tack room (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION)

Location: Four Acres Paddock Kiln Lane Hipley Hambledon Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy RT11 of the Winchester District local Plan Review 2006 in that the applicant proposes a turning area for cars that will potentially obstruct a public right of way. The applicant has not shown on the submitted drawings that the footpath exists and furthermore has not demonstrated how the turning area could be constructed without compromising the right of way or the rural attractiveness of the area.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: RT11 DP3 CE28
2. The applicant is advised to contact Hampshire County Council Access Development Team with regard to finding a solution to the potential conflict between pedestrian and vehicles along the public right of way.
3. The applicant is advised that the stables do not accord with the British Horse Society standard as set out within the Equestrian Development Supplementary Planning Guidance.
4. If the applicant wishes to use the land other than purely for the grazing of horses then a planning application for a change of use from agricultural to equestrian is necessary.

Denmead Ward Denmead

Conservation Area:

Case No: 08/00869/TPO
Ref No: WTPO/1252/01
Date Valid: 8 April 2008
Grid Ref: 465928 111947
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr D Davis
Proposal: 1no. Ash tree - crown reduce by 20% and crown lift by 1m.
Location: 52 Ashling Gardens Denmead Waterlooville Hampshire PO7 6PR

Decision: Application Permitted

Denmead Ward Denmead

Conservation Area:

Case No: 08/01198/TPO
Ref No: WTPO/1847/01
Date Valid: 21 May 2008
Grid Ref: 466292 111663
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Paul Cocker
Proposal: 1no. Walnut tree - crown reduce by 15% ; 1no. Horse Chestnut tree - remove lowest limb
Location: 24 Geranium Gardens Denmead Waterlooville Hampshire PO7 6FN

Decision: Application Refused

Conditions/Reasons

1 Reason for refusal - the proposed work would have a detrimental affect on the amenity value that the trees provide.

Denmead Ward Denmead

Conservation Area:

Case No: 08/01290/TPO
Ref No: WTPO/1015/05
Date Valid: 28 May 2008
Grid Ref: 466093 111286
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Stephen Wyllie
Proposal: 3no. Oak trees and 1no. Field Maple tree - crown lift to 4m. and crown thin by 10%; 1no. Oak tree near property - crown lift to 4m. crown thin by 10% and reduce back from property by 10%
Location: 38 Mead End Road Denmead Waterlooville Hampshire PO7 6PZ

Decision: Application Permitted

Conditions/Reasons

1. The work hereby consented shall be limited to crown lifting to no more than 4 metres above ground level, removing minor lateral branches of no more than 50mm diameter. Work within the crown shall be limited to crown thinning only and shall result in the loss of no more than 10% of the crown foliage to include the foliage removed during crown lifting.

Reason: to maintain the health and amenity of the tree

Droxford Ward Droxford, Soberton And Hambleton

Conservation Area:

Case No: 08/01173/FUL
Ref No: W02537/14
Date Valid: 29 May 2008
Grid Ref: 460540 117991
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Ian Harris
Proposal: Rear dormer window
Location: Grove Lodge Swanmore Road Droxford Southampton Hampshire SO32 3PT

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).

Kilmeston

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01125/FUL

Ref No: W15758/02

Date Valid: 22 May 2008

Grid Ref: 458917 127646

Team: EAST

Case Officer: Trish Price

Applicant: Mr And Mrs Mark Hickson

Proposal: First floor gable roof extension and 2 no. roof lights; 1 no. window in existing gable end (RESUBMISSION)

Location: 1 Greys Farm Close Cheriton Alresford Hampshire SO24 0EU

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 gable roof extension hereby permitted shall match those used in the existing building.

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

3 The attic floor window in the north elevation of the gable roof extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3 CE6 CE23

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/00684/FUL
Ref No: W
Date Valid: 16 July 2008
Grid Ref: 449328 132373
Team: EAST **Case Officer:**
Applicant: Mr Sangetta Kovra
Proposal: To fit a VSAT satellite dish, mesh type, 0.74 metres, elliptical and grey in colour to the south facing wall of the building
Location: Old Post Office London Road Kings Worthy Winchester Hampshire SO23 7QN

Decision: Application Withdrawn

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01114/FUL
Ref No: W16578/03
Date Valid: 23 May 2008
Grid Ref: 449109 133313
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr A Roberts
Proposal: Loft conversion with new gables to front and rear, balconies to front and rear, single storey extension to rear, conservatory to rear
Location: Homelea Legion Lane Kings Worthy Hampshire SO23 7RA

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy to policy DP.3 of the Winchester District Local Review in that the first floor front gable, by virtue of its design and position, would a dominant and intrusive feature which would detract from the appearance of the existing property and would fail to respond positively to the character, appearance and variety of the local environment.

Informatives

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

Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01281/FUL

Ref No: W03773/01

Date Valid: 28 May 2008

Grid Ref: 446281 131304

Team: EAST

Case Officer: Trish Price

Applicant: Mr John Wheadon

Proposal: Single storey side extension

Location: 16 Ashley Close Harestock Winchester Hampshire SO22 6LR

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 single storey side 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

Micheldever Ward Wonston And Micheldever

Conservation Area:

Case No: 08/01346/TPC
Ref No: W19388/08TPOCA
Date Valid: 3 June 2008
Grid Ref: 451411 139212
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Stephen Wallbridge
Proposal: 1no. Weeping Willow - reduce canopy by 33% to remove weak and failed structures and provide new canopy silhouette
Location: Land At Rear Of 63 - 67 Church Street Micheldever Hampshire

Decision: **That no objection be raised**

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/00882/FUL
Ref No: W00561/11
Date Valid: 20 May 2008
Grid Ref: 458694 131998
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs Milner
Proposal: Erection of a fence (RETROSPECTIVE)
Location: 47 Oak Hill Alresford Hampshire SO24 9JZ

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is out of keeping with the character of the surrounding area and the green nature of the street scene which is characterised by open grassed frontages. The proposal is therefore contrary to DP3 of the Winchester District Local Plan Review 2006 in that it does not respond positively to the character, appearance and variety of the local environment.

Informatives

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

Winchester District Local Plan Review 2006: DP3

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01292/TPC
Ref No: W06485/06TPOCA
Date Valid: 29 May 2008
Grid Ref: 458817 132858
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Vaio
Proposal: Fell 2no. Cypress trees; 2no. Cypress trees - reduce height by 50%
; 1no. Cypress tree - reduce height by 50% and remove back stem
to ground level
Location: 48 Broad Street Alresford Hampshire SO24 9AN

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.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01395/TPC
Ref No: W14064/05TPOCA
Date Valid: 9 June 2008
Grid Ref: 458800 132758
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Neil Mills
Proposal: Fell 1no. Walnut tree
Location: Lawrence Oxley Books 17 Broad Street Alresford Hampshire SO24
9AW

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.

Otterbourne Ward Compton And Otterbourne

Conservation Area:

Case No: 08/01418/FUL

Ref No: W21159

Date Valid: 29 May 2008

Grid Ref: 446307 123529

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Mandair

Proposal: First floor side extension and conversion of integral garage to living accommodation (RETROSPECTIVE)

Location: 9 Oakwood Close Otterbourne Winchester Hampshire SO21 2EB

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 additional windows other than those expressly authorised by this permission shall, at any time, be constructed in the north side elevation(s) of the 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: DP.1, DP.3

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/00721/FUL
Ref No: W17013/01
Date Valid: 23 May 2008
Grid Ref: 457543 113753
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr David Pool
Proposal: Re-positioning of existing garage and addition of chimney to existing cottage
Location: Primrose Cottage Twynhams Hill Shirrell Heath Southampton Hampshire SO32 2JL

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 Within 3 months of the date that the garage hereby approved is first brought into use, the existing garage shall be demolished and all resulting materials and debris cleared from the site.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3; CE23

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01295/FUL
Ref No: W15285/02
Date Valid: 30 May 2008
Grid Ref: 456274 115765
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr P Hayward
Proposal: 2 storey side extension(RESUBMISSION)
Location: Ordesa 20 Evelyn Close Waltham Chase Southampton Hampshire
SO32 2LJ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 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 additional windows or other openings other than those expressly authorised by this permission shall, at any time, be constructed in the east and west first floor side elevation(s) of the 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: DP.1, DP.3

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/01196/TPO

Ref No: WTPO/0538/04

Date Valid: 12 May 2008

Grid Ref: 467214 109150

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Grainger PLC

Proposal: Fell 2no. Oak Trees

Location: Grainger Development Site (part Of West Of Waterlooville MDA)
Land West Of London Road Purbrook Hampshire

Decision: **Application Permitted**

Conditions/Reasons

1 Following the removal of the trees hereby consented, 2 extra heavy standard oak 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.

Reason: to maintain the tree cover in the area to provide ongoing landscape and amenity value.

Informatives

1. Extra Heavy standard is defined as having 14-16cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition have not been met.

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01214/FUL

Ref No: W07381/01

Date Valid: 19 May 2008

Grid Ref: 446975 135874

Team: EAST

Case Officer: Trish Price

Applicant: Mrs Karisa Pluckrose

Proposal: 2 storey side and rear extension

Location: 109 Downs Road South Wonston Winchester Hampshire SO21
3EH

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01050/FUL

Ref No: W06862/36

Date Valid: 15 May 2008

Grid Ref: 458551 118176

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs K Bradshaw

Proposal: Replacement detached garage/playroom with office studio above
(AFFECTS THE SETTING OF A LISTED BUILDING)

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

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 development hereby permitted shall be constructed using roof tiles to match those on the adjacent listed 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.

Reason: To preserve the setting of the adjacent listed building.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review 2006: DP3; CE6; HE16

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01225/FUL

Ref No: W21147

Date Valid: 20 May 2008

Grid Ref: 457313 116207

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Miles

Proposal: Conservatory to side and rear

Location: 29 Crofton Way Swanmore Southampton Hampshire SO32 2RF

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 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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

3. The applicant is advised that condition 2 has been imposed as there is information to suggest that the land on and within the immediate vicinity of this property has been used historically as a brick works, with associated clay pits that have been infilled with unknown materials.

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 07/03218/FUL
Ref No: W01091/38
Date Valid: 27 December 2007
Grid Ref: 448614 125364
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Humphrey Farms Ltd
Proposal: Variation of condition 8 of permission 03/00302/FUL to allow longer operating hours (0600 to 2300 Monday to Friday and 0700 to 1300 Saturdays)
Location: Humphrey Farms Hazeley Road Twyford Winchester Hampshire SO21 1QA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in accordance with the Landscaping report prepared by Hillier Landscapes (dated 11 April 2003), including the land hatched green on the approved plan, Winchester City Council date stamped 1 April 2008) . Works shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted. These details shall include the following:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

4 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.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 10 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.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class(es) Classes B1(b), B1(c), B8. of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

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

7 The B1 (a) Office use of the units hereby permitted shall remain ancillary and subservient to the primary use of the unit and shall not become a separate or dominant use at any time.

Reason: To prevent uses arising which may be inappropriate or over-intensive for the site/premises and/or neighbouring properties.

8 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0600 to 2300 Monday to Friday and 0700 to 1300 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.

9 The parts of the existing buildings proposed for removal shall be demolished and all resultant materials removed from the site prior to the commencement of development.

Reason: To safeguard the amenity of the locality.

10 Means of vehicular access to the site shall be from Hazeley Road only.

Reason: In the interests of highway safety.

11 Prior to the commencement of development details of the proposed new access road shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed surfacing and construction details. Work shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted.

Reason: To ensure satisfactory means of access.

12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A) before the occupation of the first employment unit hereby permitted. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or bicycles.

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

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

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

14 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the converted buildings hereby approved by the Local Planning Authority.

Reason: In the interests of the appearance of the site and the visual amenities of the surrounding area.

15 No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority.

Reason: To prevent pollution of the water environment as the site may be contaminated due to the previous use.

16 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

17 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent), except site drainage shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment.

18 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.

Reason: To prevent pollution of the water environment.

19 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.

Reason: To prevent pollution of the water environment

20 Soakaways shall not be located in areas identified as contaminated land.

Reason: To prevent pollution of the water environment.

21 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

Reason: To prevent pollution of the water environment.

22 Any facilities for the storage of fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

23 Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

24 The development shall not be occupied until a Green Travel Plan has been submitted to and approved by both the Local Planning Authority and the County Highway Authority. The plan shall be implemented within three months of the occupation of the development and evaluated in accordance with an approved programme.

24 Reason: To accord with Transport Policy objectives in the Hampshire Local Transport Plan.

25 No development shall commence before visibility splays of 3 metres by 160 metres at the junction of the access road with the public highway have been provided, and these splays shall be kept free of obstacles. The obstacles to be removed include some woodland fencing and foliage.

Reason: In interests of highway safety.

26 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored, no buildings constructed or hard surfacing laid on the land hatched green on the approved plan (Drawing Number: 3183/P01 dated December 2007, date stamped by Winchester City Council 1 April 2008) without the prior written consent of the Local Planning Authority.

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

27 The development hereby permitted shall not at any time exceed 3112 m2 of gross floor space without the prior written consent of the Local Planning Authority.

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

Informatives

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

Hampshire County Structure Plan Review: T1, T2, T5

Winchester District Local Plan Review 2006: DP3, DP5, DP11, CE6, CE16, CE17, T1, T3, T4, T5

2. The discharge of trade effluent comprising site drainage to a watercourse or into the ground will require the consent of the Agency under the terms of the Water Resources Act 1991. The applicant/agent is advised to contact our Environment Management Itchen team to discuss this matter further.

3. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the Hants & IOW Area Office (Environment Management Itchen Team) to discuss this matter further.

4. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

5. The development is in accordance with the policies and proposals of the Development Plan set out above and other material considerations do not have sufficient weight to justify refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended) Planning permission should therefore be granted.

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/01004/TPO
Ref No: WTPO/1039/15
Date Valid: 22 April 2008
Grid Ref: 448020 124647
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr G Fisher
Proposal: Fell 1no. Silver Birch tree
Location: 10 The Crescent Twyford Winchester Hampshire SO21 1NL

Decision: Application Refused

Conditions/Reasons

Reason for refusal: The tree is a prominent landscape feature in the streetscene and its loss would be detrimental to the visual amenity and character of the area.

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01042/FUL
Ref No: W11433/71
Date Valid: 23 May 2008
Grid Ref: 453137 109790
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Whiteley Co-Ownership
Proposal: Use of site for coach and carparking

Location: Whiteley Village Whiteley Way Whiteley Hampshire

Decision: Application Permitted

Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 21 July 2011 on or before which date the use of the land as a coach and carpark shall cease and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The use is not considered suitable for a village centre site in this location.

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations in that the proposal is a temporary use and the site and surrounding land is scheduled for future development 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: SF 1-4

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 08/01249/FUL

Ref No: W20809/01

Date Valid: 22 May 2008

Grid Ref: 452845 108648

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Robert Gale

Proposal: Conservatory to rear

Location: Wits End 27 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01256/AVC
Ref No: W10879/37A
Date Valid: 23 May 2008
Grid Ref: 453443 109171
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Domino's Pizza Group Ltd
Proposal: 2 no. illuminated fascia signs and 1 no. illuminated internal window sign
Location: 3500 Parkway Whiteley Fareham Hampshire PO15 7AL

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 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.

3 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.

4 Where an advertisement is required, under the Control of Advertisement Act 2007, 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 Control of Advertisement Act 2007.

5 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.

6 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:-

Winchester District Local Plan Review 2006: DP3

Winchester Town **Ward** **St Michael**

Conservation Area:

Case No: 08/00628/TPC
Ref No: W05016/09TPOCA
Date Valid: 27 May 2008
Grid Ref: 447467 128399
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr I J McKenzie
Proposal: 2no. Beech trees - crown reduce by 15%
Location: Southfield Lodge 106 Christchurch Road Winchester Hampshire

Decision: **That no objection be raised**

Winchester Town **Ward** **St John And All Saints**

Conservation Area:

Case No: 08/00837/FUL
Ref No: W20546/02
Date Valid: 2 May 2008
Grid Ref: 449398 129916
Team: EAST **Case Officer:** Andrea Swain
Applicant:
Proposal: Two storey side extension to provide 2 no. one bed flats
Location: 60 Winnall Manor Road Winchester Hampshire SO23 0NJ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

Reason: In the interests of highway safety.

4 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

5 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5.0 metres from the highway boundary.

Reason: In the interests of highway safety.

6 The car parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the car parking spaces in the interests of local amenity and highway safety.

7 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved by, the Local Planning Authority, in consultation with Southern Water.

Reason: to ensure satisfactory disposal of surface water.

8 The developer must advise the Local Authority, in consultation with Southern Water, of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Reason: in order to protect the drainage apparatus on the site.

9 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, 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.

10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the planting and fence boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11 No development shall take place until satisfactory plans showing provision for secure cycle storage for the flats, have been submitted to and approved by the Local Planning Authority. The dwellings shall not be occupied before the agreed cycle storage is provided and thereafter retained in sound condition.

Reason: To encourage alternative sustainable transport methods.

12 No development shall commence until plans showing the provision to be made for the storage of refuse from the flats have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the satisfactory storage of refuse.

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, DP5, H3, H7, T2, T4 and RT4

3. The applicant is advised that condition(s) 3, 4, 7 and 8 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

4. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962-858688), or www.southernwater.co.uk

5. The diversion of the public sewer must not result in any unacceptable loss of hydraulic capacity. The work must be carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. The sewer requires a clearance of 3 metres either side to protect it from construction works and allow for future access for maintenance. No development or new tree planting should be located within 3 metres either side of the centre line of the public sewer. No new soakaways should be located within 5 metres of the public sewer. All other existing infrastructure should be protected during the course of the construction works.

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

7. No materials should be burnt on site. Where 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 the burning of materials is a direct offence under The Clean Air Act 1993.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00950/FUL

Ref No: W09341/12

Date Valid: 23 April 2008

Grid Ref: 448106 130294

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Ian Berridge

Proposal: Creation of new pedestrian gate

Location: Kingston House 53 Hyde Street Winchester Hampshire SO23 7DY

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:-

Hampshire County Structure Plan Review: None.
Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE14

Winchester Town **Ward** **St John And All Saints**

Conservation Area:

Case No: 08/01031/FUL
Ref No: W21132
Date Valid: 19 May 2008
Grid Ref: 449008 128398
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Peter Clarke
Proposal: Replacement single storey rear extension and replacement porch to side, two storey side extension, detached single garage and widening of existing access and new gate post/pier
Location: Marnel 2 Chilcomb Lane Winchester Hampshire SO23 8RB

Decision: **Application Withdrawn**

Winchester Town **Ward** **St Bartholomew**

Conservation Area:

Case No: 08/01182/LIS
Ref No: W05267/11LB
Date Valid: 15 May 2008
Grid Ref: 448156 129554
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mrs Brenda MacMillan
Proposal: Replacement shop front
Location: 6B Parchment Street Winchester Hampshire SO23 8AT

Decision: **Application Refused**

Conditions/Reasons

1 The application is considered to be contrary to policies HE14 of the Winchester District Local Plan 2006 (review) and policy E16 of the Hampshire County Structure Plan (review) in that the proposed loss of the existing shopfront and its replacement by the proposed shopfront would harm the special architectural and historic interest of the listed building and the character and 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: HE14

Winchester Town **Ward** **St Michael**

Conservation Area:

Case No: 08/01129/FUL
Ref No: W21139
Date Valid: 22 May 2008
Grid Ref: 447715 128179
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr J Brookes
Proposal: Ground floor and first floor extension to rear
Location: 38 St Faiths Road Winchester Hampshire SO23 9QD

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

4 The roof of the extension hereby permitted shall at no time be used as an ancillary recreation area.

Reason: To protect the privacy and amenity of occupiers of the surrounding 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; HE4; HE5

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

Conservation Area:

Case No: 08/01175/LIS

Ref No: W

Date Valid: 16 July 2008

Grid Ref: 447759 129607

Team:

Case Officer:

Applicant: Mr Badola

Proposal: Satellite dish, mesh type, 0.74 metres, elliptical, grey in colour to the south facing wall of the building

Location: News Shop 3 - 4 Upper High Street Winchester Hampshire

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 08/01199/TPO

Ref No: WTPO/0020/357

Date Valid: 22 May 2008

Grid Ref: 446352 130822

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mrs Louise Espig

Proposal: Crown reduce 1no. Horse Chestnut tree by 25%

Location: 10 Thistledown Close Winchester Hampshire SO22 5HZ

Decision: **Application Refused**

Conditions/Reasons

This significant tree has sufficient clearance from the house and garden. Pruning of this nature is considered unjustified and will be detrimental to the health of the tree and the amenity of the area.

Informatives

A 10% crown reduction may be considered on separate application.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01242/TPO
Ref No: WTPO/0506/108
Date Valid: 21 May 2008
Grid Ref: 446538 128858
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Went
Proposal: Fell 1no. Yew tree; fell 1no. Holm Oak tree
Location: 3 Sleepers Hill Gardens Winchester Hampshire SO22 4NT

Decision: **Application Permitted**

Conditions/Reasons

Following the removal of the tree hereby consented, two heavy standard Holm oak 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 Local Planning Authority.

If, within a period of 2 years from the date of planting, the tree (or any other trees 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 Paul

Conservation Area:

Case No: 08/01274/TPC
Ref No: W02017/02TPOCA
Date Valid: 28 May 2008
Grid Ref: 447562 129590
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr G A Moss
Proposal: 1no. Eucalyptus tree - reduce height of tree by 30%
Location: 11 Clifton Hill Winchester Hampshire SO22 5BL

Decision: **That no objection be raised**

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01283/FUL

Ref No: W15400/02

Date Valid: 28 May 2008

Grid Ref: 450218 129454

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr Don Brown

Proposal: First floor extension over existing garage

Location: Palliate House Alresford Road Winchester Hampshire SO21 1HB

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 and CE23

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01430/FUL

Ref No: W21166

Date Valid: 28 May 2008

Grid Ref: 447366 129785

Team: EAST

Case Officer: Trish Price

Applicant: Mrs R Mesurier

Proposal: Single storey rear extension and velux window to loft conversion

Location: 10 North View Winchester Hampshire SO22 5EH

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 single storey rear 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 HE5

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01445/TPC

Ref No: W04537/10TPOCA

Date Valid: 11 June 2008

Grid Ref: 447688 128359

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mrs Debbie Ormston

Proposal: 1no. Beech tree - remove 3m of projecting limb on SW side of tree

Location: Norwood House 49A St Cross Road Winchester Hampshire SO23
9PS

Decision: That no objection be raised
