



Winchester
City Council

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

UP TO 28 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01279/FUL

Ref No: W21157

Date Valid: 28 May 2008

Grid Ref: 446293 128008

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Florentino

Proposal: Conservatory to rear

Location: 63 Broad Chalke Down Badger Farm Winchester Hampshire SO22
4LR

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the western elevation(s) of conservatory 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01329/AVC

Ref No: W08991/60A

Date Valid: 5 June 2008

Grid Ref: 446349 127588

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Sainsburys Supermarkets Ltd

Proposal: 2 no. internal illuminated projecting letter signs

Location: Sainsbury Supermarkets Ltd Badger Farm Road Winchester
Hampshire SO22 4QB

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).

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, HE11, T3

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01404/AVC

Ref No: W08991/62A

Date Valid: 9 June 2008

Grid Ref: 446349 127588

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Sainsburys Supermarkets Ltd

Proposal: 2 no. internal illuminated fascia signs

Location: Sainsbury Supermarkets Ltd Badger Farm Road Winchester
Hampshire SO22 4QB

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, HE11, T3

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

4 The 3 loose boxes hereby permitted shall not be used other than for the keeping of the applicant's horses and shall not be used for any other purpose including DIY livery, riding school and commercial breeding.

Reason: To limit the intensity of the equestrian use in the interests of highway safety.

5 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 and RT11
3. The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method. The applicant should contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of Horse Manure and wash down waste from the cleaning out of stables. Failure to do so may incur substantial penalties and / or prosecution.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/00169/FUL

Ref No: W00219/06

Date Valid: 25 January 2008

Grid Ref: 454944 117572

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Bayview Developments Ltd

Proposal: Demolition of existing buildings and erection of 2 blocks of flats containing 2no.1 bedroom flats(Block A) 10 no.1 bedroom flats and 2 no.2 bedroom flats(Block B) with associated parking,amenity space,cycle and refuse stores.

Location: Skippers Winchester Road Bishops Waltham Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

- hard surfacing materials:

- means of enclosure, including any retaining structures:

- existing and proposed finished levels or contours:

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

4 Notwithstanding the species identified on the landscape plan drawing no. E4383 for the proposed hedge, details of a native mixed species hedge shall be submitted to and approved in writing by the Local Planning Authority. These details shall be carried out in accordance with the approved details.

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

5 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.

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

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

7 The proposed access and drive, including footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

8 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

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

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

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

10 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

11 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

12 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

13 Details of a scheme for protecting the proposed dwelling(s) from noise from the road traffic shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

14 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.

15 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.

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

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

17 The bin and cycle stores hereby approved shall be provided in accordance with the approved plans, prior to the occupation of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Council sustainability and waste management policies.

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 applicant/developer should enter into a formal legal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858600) or www.southernwater.co.uk.

3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 -1800Monday to Friday and 0800-1300 Saturdays and at no time on Sundays and recognised public holidays. Where allegations of noise from such works are substantiated by the Environment Protection team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

5. The 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: H3, H7, DP3, SF7, RT4, T2, T4.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01311/FUL

Ref No: W13030/03

Date Valid: 3 June 2008

Grid Ref: 454874 117771

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr M Hutfield And Mrs P Bowden

Proposal: Rear conservatory (RESUBMISSION)

Location: 14 Merlin Close Bishops Waltham Southampton Hampshire SO32
1LZ

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 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: DP.1, DP.3

3. Please note that this site is thought to be located on land that was formerly used for the manufacture of clay bricks and tiles with associated land filling. As a result condition 3 has been imposed to deal with any potential contamination issues.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01487/FUL

Ref No: W20419/02

Date Valid: 16 June 2008

Grid Ref: 454329 118710

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr A Stevens

Proposal: Erection of a hay/agricultural machinery barn

Location: Land Opposite Cross Lanes Farm Cross Lane Bishops Waltham
Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

2 The external colour finish of the barn hereby approved shall match that of the existing barn/stable building adjacent.

Reason: To ensure a satisfactory visual relationship with the existing building and the surrounding countryside.

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, CE13, RT11

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01637/TPC
Ref No: W01299/36TPOCA
Date Valid: 4 July 2008
Grid Ref: 455236 117481
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Dean
Proposal: Crown reduce 1no. White Poplar tree by 35%
Location: Budgens Stores Ltd Winchester Road Bishops Waltham
Southampton Hampshire SO32 1BE

Decision: **Application Withdrawn**

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01472/TPC
Ref No: W21163/TPOCA
Date Valid: 13 June 2008
Grid Ref: 461391 119907
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Fogg
Proposal: 1no. Corsican Pine tree - remove 4m. from 2no. lateral limbs over driveway; 1no. Ash tree - remove 1no. limb over driveway and crown lift to 5m; 1no. Sycamore tree - remove 1no. stem over driveway; 1no. Sycamore tree - crown lift to 5m; 1no. Horse Chestnut - crown lift to 5m
Location: Meon Cottage High Street Meonstoke Southampton Hampshire
SO32 3NH

Decision: **Application Withdrawn**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area: Compton Street Conservation Area
Case No: 08/01436/FUL
Ref No: W00049/05
Date Valid: 16 June 2008
Grid Ref: 446648 125752
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Richrd Tyson
Proposal: Two storey rear extension with alterations to existing roofline
Location: Rutlands Compton Street Compton Winchester Hampshire SO21
2AS

Decision: **Application Permitted**

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: Policies DP.1, DP.3, DP.4, DP.6, CE.5, CE.6, CE.13, CE.16, T1, T.2, T.4

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/00904/FUL
Ref No: W14959/20
Date Valid: 21 May 2008
Grid Ref: 448204 133332
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Miss Sarah Anstey
Proposal: Erection of three bed detached dwelling to house equestrian manager
Location: Woodhams Farm Springvale Road Kings Worthy Hampshire SO23 7LB

Decision: Application Refused

Conditions/Reasons

- 1 The proposed development is contrary to policies CE.19, CE.20 and CE.22 of the Winchester District Local Plan in that it would represent an undesirable additional dwelling for which there is no overriding justification in an area of countryside.
- 2 The proposal is contrary to Policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the dwelling.

Informatives

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

Winchester District Local Plan Review 2006: CE.19, CE.20, CE.22, RT.4

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01289/FUL
Ref No: W21156
Date Valid: 28 May 2008
Grid Ref: 449077 132586
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Brian Dawkins
Proposal: 1 no. three bed dwelling and 1no. two bed dwelling with associated parking and turning space
Location: 50 Willis Way Kings Worthy Hampshire SO23 7QT

Decision: Application Withdrawn

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01312/FUL
Ref No: W21161
Date Valid: 3 June 2008
Grid Ref: 449373 133325
Team: EAST **Case Officer:** Trish Price
Applicant: Mr S Bench
Proposal: Conservatory to rear
Location: 10 Gillingham Close Kings Worthy Hampshire SO23 7RL

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01049/FUL

Ref No: W04724/03

Date Valid: 2 June 2008

Grid Ref: 446802 132193

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr R Saunders

Proposal: Detached double garage and extension of driveway
(RESUBMISSION)

Location: 9 Harestock Close Winchester Hampshire SO22 6NP

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to DP4 of the Winchester District Local Plan review 2006 in that in view of the limited information relating to tree protection and method statements the local planning authority does not consider that the proposed development can be undertaken without damage to or loss of trees which are significant and make a valuable contribution to the character and appearance of the area.

2 Notwithstanding reason 1 above it is considered that the proposed garage, due to its close proximity to the boundary with Harestock Road, the changes in levels, and the lack of vegetation to provide screening at this point, would appear visually intrusive and would not respond positively to the character, appearance and variety of the local environment where development along this side of Harestock Road is set back from the highway and generally screened by tall planting, therefore the application is contrary to policy DP3 of the Winchester District Local Plan Review 2006.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3 DP4

2. The applicant is advised that a tree constraints plan must be submitted showing the exact position of the trees the extent of their root protection areas in relation to the proposed garage and extended driveway. A site levels plan and a plan showing where the tree protection fencing is to be located during construction must also be submitted in order to successfully assess the potential impact of the development on the trees.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01304/FUL

Ref No: W08788/03

Date Valid: 2 June 2008

Grid Ref: 446402 131442

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Ms Beverley Arnett

Proposal: Replacement of single storey side extension with two storey side and single storey rear extension with alterations to front porch; new vehicle access to Bradley Road

Location: 1 Amport Close Harestock Winchester Hampshire SO22 6LP

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

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

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

5. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01434/FUL

Ref No: W07270/03

Date Valid: 19 June 2008

Grid Ref: 446437 131721

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Peter Kingsley Thomas

Proposal: Conservatory (ammendment to permission 07/01848/FUL)

Location: Woodpeckers 2 Larg Drive Harestock Winchester Hampshire SO22 6NU

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Owslebury

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 08/01205/FUL

Ref No: W14155/09

Date Valid: 19 May 2008

Grid Ref: 452307 124020

Team: EAST

Case Officer: Mr Simon Avery

Applicant:

Proposal: Replacement of existing building with a 2 bed detached dwelling

Location: The Old Tin Barn Longwood Road Owslebury Winchester
Hampshire SO21 1LL

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy HE.4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that the site is located in an unsustainable location in the countryside, where there is a presumption against new housing. The proposal fails to comply with the following criterion of the supplementary planning guidance:

(i) criterion 1 in that it has not been demonstrated that there is safe and convenient access, from the site, to the required range of local services, or public transport links;

(ii) criterion 2 in that the site does not form a limited gap between permanent established buildings;

(iii) criterion 7 in that the proposal fails to make efficient use of the site.

2 The proposal contrary to policy CE.24 of the Winchester District Local Plan Review 2006 in that:-

(i) the building is not of a design and construction that is suitable for construction without substantial works;

(ii) it has not been demonstrated that all reasonable efforts to secure a re-use for economic development purposes have been unsuccessful or that the building or its location are unsuitable for employment use.

3 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.

4 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

Informatives

1. 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, CE.24, H.4

Owslebury

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 08/01270/FUL

Ref No: W05735/21

Date Valid: 27 May 2008

Grid Ref: 452983 122826

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Dr And Mrs J Muir

Proposal: Erection of stable block(RESUBMISSION)

Location: Greenhill Farm Baybridge Lane Owslebury Winchester Hampshire
SO21 1JN

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy E7 of the Hampshire County Structure Plan 1996-2011 and policies DP.4, CE.6 and RT.11 of the Winchester District Local Plan Review 2006 and supplementary planning guidance Equestrian Development 1999 in that it by reason of its design, materials and location would have an adverse affect on the character of the countryside when viewed from the north and east, parts of which are in the East Hampshire Area of Outstanding Natural Beauty.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: E.7
Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE6, CE28, RT11

Owslebury Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01324/FUL
Ref No: W11259/01
Date Valid: 5 June 2008
Grid Ref: 451503 123666
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Dr Andrew Gill
Proposal: Erection of conservatory to rear and porch to front
(RETROSPECTIVE)
Location: 19 Beech Grove Owslebury Winchester Hampshire SO21 1LS

Decision: Application Permitted

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3 CE23

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01433/FUL
Ref No: W04605/07
Date Valid: 29 May 2008
Grid Ref: 456087 115287
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr D Ross
Proposal: Loft conversion with 7 no. velux windows; conversion of garage into accommodation; front porch; addition of new window at ground floor to side elevation
Location: The Grovewood Chase Grove Waltham Chase Southampton Hampshire SO32 2LF

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

Winchester District Local Plan Review 2006: DP3

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 08/01468/FUL

Ref No: W11683/03

Date Valid: 13 June 2008

Grid Ref: 455483 115382

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr John Doolan

Proposal: Erection of a front boundary wall and security gates.

Location: Waltham House Curdridge Lane Waltham Chase Southampton
Hampshire SO32 2LQ

Decision: Application Refused

Conditions/Reasons

1 The proposed wall and gates would be visually incongruous and intrusive in this countryside location and harmful the character of the countryside here. The proposed development is therefore considered to be contrary to policies DP3 of the Adopted Winchester District Local Plan Review 2006.

Informatives

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

Winchester District Local Plan Review 2006: DP3

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01512/HCS
Ref No: W05767/13
Date Valid: 18 June 2008
Grid Ref: 454071 113511
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Silverlake Garage
Proposal: Minor amendments to planning permission 07/00714/HCS to change alignment of fire access to enable improved fire emergency service working area and associated realignment of planting, security fencing and additional obscure netting to north east and north west boundaries, variation of condition 5 to allow storage of vehicles to a maximum 4 high excluding 15m on east boundary
Location: Silverlake Garage Botley Road Shedfield Southampton Hampshire SO32 2HL

Decision: **That no objection be raised**

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP4

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/01162/FUL
Ref No: W11462/09
Date Valid: 13 June 2008
Grid Ref: 461043 115300
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Robert Desty
Proposal: Erection of stables with tack room following demolition of existing sheds
Location: Webbs Green House Webbs Green Soberton Southampton Hampshire SO32 3PY

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 stables 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 landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved and implemented before the stables are first brought into use unless otherwise agreed by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures
- hard surfacing materials
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc)

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

4 The existing hedge along the west boundary shall be retained and maintained at a minimum height of 1.8 metres in good condition unless otherwise agreed in writing by the local planning authority. Nevertheless, if the hedge, or any part of it, is damaged, becomes diseased or is removed, replacement planting shall be undertaken in accordance with details (including timing provisions) to be submitted to and approved by the local planning authority.

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

5 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided before the stable are brought into use and thereafter maintained in accordance with the approved details.

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

6 The land associated with the equestrian use hereby permitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

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

7 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.

Informatives

1. 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: CE6, CE19, CE20, DP3, T1, T2, T4

2. This application has been advertised and dealt with as a retrospective application for the retention of the mobile home that is on the site. In addition, the Local Planning Authority has taken into account the likely visual impact of the smaller mobile unit that was shown on the plans accompanying the application.

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/01148/HED

Ref No: W19499/07HED

Date Valid: 12 May 2008

Grid Ref: 467214 109150

Team: WEST

Case Officer: Melissa Newton

Applicant: Grainger PLC

Proposal: Removal of 12no. sections of hedgerow

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

Decision: Application Permitted

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/01151/TPO

Ref No: WTPO/1913

Date Valid: 12 May 2008

Grid Ref: 467214 109150

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Grainger PLC

Proposal: Fell 6no. Ash trees 1no. Field Maple 1no. Oak tree 4no. Cherry trees; carry out work within root protection area to 2no. Ash tree and 1no. Oak tree

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, 6 no. extra heavy standard ash trees; 1 no. extra heavy standard field maple and 4 no. extra heavy standard cherry 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

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/00977/FUL

Ref No: W21114

Date Valid: 21 April 2008

Grid Ref: 448020 124710

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr R Powter

Proposal: Two storey dwelling with integral garage

Location: 6 The Crescent Twyford Winchester Hampshire SO21 1NL

Decision: **Application Refused**

Conditions/Reasons

1 The proposed house is contrary to policy DP3 of the Winchester District Local Plan in that it would :-

i) by virtue of its size, siting and design, fail to respond positively to its surroundings and would represent a cramped form of development detrimental to the character of the area.

ii) fail to provide adequate private amenity space for the occupiers which would create pressure to enclose the terrace and garden area in front of the proposed dwelling which, in itself, be likely to be detrimental to the visual amenity of the area.

iii) unacceptably reduce the outlook from the existing residential properties at 5 and 6 The Crescent.

2 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network, in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

3 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

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

Hampshire County Structure Plan (Review): H1; H2

Winchester District Local Plan Review 2006: DP3; DP4; DP9; H3; RT4

Twyford Ward Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 08/00983/LIS
Ref No: W04682/52LB
Date Valid: 21 April 2008
Grid Ref: 448333 124930
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Twyford School
Proposal: Internal alterations to remove panelling and glazed screen to stairs
along with associated fire prevention works
Location: Twyford School High Street Twyford Winchester Hampshire SO21
1NW

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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: HE14

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

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 08/01267/FUL

Ref No: W20697/01

Date Valid: 27 May 2008

Grid Ref: 452682 109492

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Stuart Vivian

Proposal: Hard surfacing of to provide parking space and lowering kerb

Location: 107 Lovage Road Whiteley Fareham Hampshire PO15 7NF

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 proposed access and drive shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

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

3. A licence is required from Hampshire Highways Winchester Central Depot Bar End Road, Winchester, SO23 9NP prior to commencement of access works.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/00884/FUL
Ref No: W08746/04
Date Valid: 9 April 2008
Grid Ref: 447947 129516
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: University Of Winchester
Proposal: Change of use to provide cafe with university merchandise sales area and information centre; installation of second doorway
Location: Fastframe 5 Black Swan Buildings Southgate Street Winchester Hampshire

Decision: **Application Withdrawn**

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00949/FUL
Ref No: W09341/11
Date Valid: 23 April 2008
Grid Ref: 448106 130294
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Ian Berridge
Proposal: Two storey rear and single storey side extension
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).

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: • DP3, HE4, HE5, HE14

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00989/FUL

Ref No: W21167

Date Valid: 16 June 2008

Grid Ref: 448528 130037

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Hyde Abbey Bowls Club

Proposal: Replacement of existing shed

Location: Hyde Abbey Bowls Club River Park Leisure Centre Gordon Road
Winchester Hampshire SO23 7DD

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 shed 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: RT8

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area

Case No: 08/01149/LIS

Ref No: W09341/13LB

Date Valid: 23 April 2008

Grid Ref: 448106 130294

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Ian Berridge

Proposal: External and internal alterations including; construction of two storey rear and single storey side extensions; alterations to fenestration; internal alteration to stud partitioning and works to cellar

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

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

5 The new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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

6 Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

7 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

8 All new partitions shall be scribed around the existing ornamental mouldings.

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

9 Prior to the commencement of development, details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority. The relevant work shall be carried out in accordance with the approved details.

- (a) structural details relating to all new openings in the existing fabric;
- (b) new partitions in the existing building at basement, ground and first floor levels;
- (c) all new doors, both internal and external, details at 1:10 and/or half full size to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (d) all new windows, details at 1:10 and/or half full size, to include large scale profiles of frame members and glazing bars where relevant, and the relationship of the window and cill to the opening in which it is set;
- (e) elevations and representative construction sections (minimum 1:20 scale) of the new extensions, to include details of the interface with the existing building;
- (f) materials samples for the extensions, to include brick, slate, glazing and oak boarding;
- (g) details of the roof construction of the two-storey extension, including the interface with the existing structure and details of the lantern rooflight;
- (h) method statement and schedule for salvage and re-laying of the brick floor at basement level, including interface of new concrete slab with the existing footings;
- (i) details and samples of materials for all new hard landscaping works immediately adjoining the property.

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

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: HE14
3. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 08/01150/LIS
Ref No: W09341/14LB
Date Valid: 23 April 2008
Grid Ref: 448106 130294
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Ian Berridge
Proposal: External alterations to create new pedestrian entrance in existing wall with new iron gate
Location: Kingston House 53 Hyde Street Winchester Hampshire SO23 7DY

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 Prior to the commencement of development, details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority. The relevant work shall be carried out in accordance with the approved details.

(a) Large scale (manufacturer's) drawings of the new gate and its fixings.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: None.
Winchester District Local Plan Review 2006: HE14

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

Conservation Area:

Case No: 08/01215/FUL
Ref No: W21086/01
Date Valid: 4 June 2008
Grid Ref: 448643 129491
Team: EAST **Case Officer:** Trish Price
Applicant: Mrs Marion French
Proposal: Dormer window to rear (RESUBMISSION)
Location: 60 Water Lane Winchester Hampshire SO23 0EW

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP3

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

Conservation Area:

Case No: 08/01075/FUL
Ref No: W11074/03
Date Valid: 29 May 2008
Grid Ref: 447141 130060
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Lawrence Poultney
Proposal: Two storey side and rear extension with basement and roof terrace
Location: 40 Cheriton Road Winchester Hampshire SO22 5AY

Decision: **Application Refused**

Conditions/Reasons

- 1 The proposed development is contrary to Policy DP.3 of the Winchester District Local Plan Review in that the insertion of aluminium windows in the original house and the large, aluminium roller shutter door on the side extension would detract from the original character, appearance and integrity of the house which is of historic merit and is considered to add to the strong character 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: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01305/FUL

Ref No: W03719/47

Date Valid: 29 May 2008

Grid Ref: 448177 129221

Team: WEST

Case Officer:

Applicant: Cousins Entertainment Ltd

Proposal: Temporary use of land for ice rink with marquee structure housing skate hire and coffee shop (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Location: Winchester Cathedral Grounds (South) The Close Winchester Hampshire

Decision: Application Permitted

Conditions/Reasons

1 The permission hereby granted shall be for a limited period only, with public use commencing no sooner than 30 November 2008 and finish no later than 6 January 2009 with the set up of operations commencing no sooner than 19 November 2008. De-rigging shall commence no later than 8 January 2009 and the land restored to its former condition by 14 January 2009 in accordance with a scheme of works to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the terms of the planning application which seeks consent.

2 No development approved by this planning permission shall be commenced until a scheme for the containment of the cooling system has been submitted and approved in writing by the local planning authority. The system shall not be operated other than in accordance with the approved details.

Reason: To prevent the pollution of groundwater.

3 No development approved by this planning permission shall be commenced until an emergency spillage plan has been submitted to and approved in writing by the local planning authority. Any spillage shall be dealt with in accordance with the approved plan. The applicant should provide clarification on the volume of Polyethylene Glycol on the site.

Reason: Polyethylene Glycol can cause significant pollution if allowed to enter surface water system.

4 The use hereby permitted shall not be open to customers outside the following times:

Christmas Eve 0930 to 2030

Boxing Day 1100 to 2130

0930 to 2130 on all other days

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

5 Prior to the use hereby approved commencing a detailed scheme of noise levels and noise control measures, including the installation of noise limiting devices to audio electronic equipment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the facility is brought into use and thereafter the use shall not be operated other than in strict accordance with the approved measures.

Reason: To protect the amenities of the locality and occupiers of nearby buildings.

6 No development or site preparation shall take place within the site until details of appropriate insulation to be installed beneath the ice rink has been submitted to and approved in writing by the local planning authority. The insulation shall be installed in accordance with the approved details prior to the use commencing on the site.

Reason: In order to ensure that nationally important buried archaeological remains are properly safeguarded.

7 Prior to the development commencing on the site details of the floodlight columns, lamps and lamp shields to limit the spillage of light, including fixing details and operating times shall be submitted to and approved in writing by the Local Planning Authority. The floodlights shall be installed prior to the facility being brought into use and be operated only in accordance with the approved details and no alterations shall take place without the written consent of the Local Planning Authority.

Reason: To protect the residential amenities of nearby properties by preventing light glare.

8 Prior to work commencing on the site a scheme for assembling and disassembling the ice rink, marquee and floodlighting shall be submitted to and approved in writing by the Local Planning Authority. The assembly and disassembly of the ice rink, marquee and floodlighting shall be undertaken in accordance with the approved scheme.

Reason: To ensure that the assembly and disassembly process does not damage historic buildings and structures or archaeological remain in the vicinity of the proposal.

9 Prior to the use of the site commencing details of the flooring system to be used for the exit and entrance track shall be submitted to and approved in writing by the Local Planning Authority. The agreed flooring system shall be implemented prior to the use commencing and thereafter maintained in accordance with the agreed details.

Reason: To protect the archaeological interest of the Cathedral Close.

Note to applicant: No resubmission of documents approved under planning permission 06/02993/FUL for the discharge of conditions will be required provided written confirmation of compliance with those details is provided.

Informatives

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

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

Hampshire County Structure Plan Review: E16, E17

Winchester District Local Plan Review 2006: DP3, SF1, HE1, HE2, HE16

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01142/FUL

Ref No: W06130/05

Date Valid: 30 May 2008

Grid Ref: 447356 127953

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr And Mrs Moody

Proposal: Single storey ground floor extension and associated internal alterations, conversion of existing garage and removal of internal wall.

Location: 9 Mead Road Winchester Hampshire SO23 9RF

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. 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 Bartholomew

Conservation Area:

Case No: 08/01293/TPO
Ref No: WTPO/1446/02
Date Valid: 4 June 2008
Grid Ref: 447777 130532
Team: EAST **Case Officer:**
Applicant: Miss Sarah Sherrred
Proposal: 1no. Yew tree - remove all lateral branches overhanging bin store
Location: Street Record North Hill Close Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

The Yew tree is a good specimen and the removal of all lateral branches overhanging the bin store is considered excessive works and would significantly reduce the visual amenity value of the tree.

Informatives

1. The council would be happy to consider an application to crown lift to 2.5m removing only minor laterals as this would allow reasonable access to the bins without causing too much impact to the tree.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01435/FUL
Ref No: W12471/02
Date Valid: 2 June 2008
Grid Ref: 446627 129104
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Paul Wybrow
Proposal: Conservatory to rear
Location: 21 Kerrfield Winchester Hampshire SO22 5EX

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3

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

Conservation Area:

Case No: 08/01321/FUL
Ref No: W13369/03
Date Valid: 4 June 2008
Grid Ref: 446515 128960
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr Iain Fleming
Proposal: Two storey rear and single storey side extensions(RESUBMISSION)
Location: Highcroft Cottage Sleepers Hill Winchester Hampshire SO22 4NA

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 that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference FLEM/1520d written by Bill Kowalczyk of Bill Kowalczyk Associates and submitted to the Local Planning Authority on 4 June, 2008, shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

4 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with FLEM/1520d. Telephone 01962 848317.

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

5 Any deviation from works prescribed or methods agreed in accordance with Method Statement FLEM/1520d shall be agreed in writing to the Local Planning Authority.

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

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

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

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

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

8 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

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

9 Any trees, indicated for removal, shall be replaced, taking into account recommendations detailed in Arboricultural Impact Appraisal and Method Statement reference FLEM/1520d and any landscape proposals required under other conditions contained herein. Details of the size, species and positions or density of all trees to be planted, and the proposed time of planting shall be provided to the local planning authority for approval.

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

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 DP4

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

Conservation Area:

Case No: 08/01425/FUL
Ref No: W14516/05
Date Valid: 19 June 2008
Grid Ref: 446140 130121
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr Richard Penrose
Proposal: Two storey and single storey front extension
Location: 113 Teg Down Meads Winchester Hampshire SO22 5NN

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP.3

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01427/FUL
Ref No: W20054/3
Date Valid: 26 June 2008
Grid Ref: 447113 129914
Team: EAST **Case Officer:** Trish Price
Applicant: Mrs Caroline Tibbets
Proposal: Single garage with sloping tiled roof
Location: 5 Fordington Avenue Winchester Hampshire SO22 5AN

Decision: Application Withdrawn

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01502/TPC
Ref No: W05326/10TPOCA
Date Valid: 25 June 2008
Grid Ref: 448314 129275
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Aileen Stocks
Proposal: 1no. Birch tree - remove two side branches overhanging pavement to give 3m-5m clearance from ground; 1no. Golden Rain tree - remove branches touching the balcony to give 2m clearance; Fell 1no. Conifer tree
Location: Paternoster House Colebrook Street Winchester Hampshire

Decision: That no objection be raised

Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 08/01236/FUL
Ref No: W07150/03
Date Valid: 29 May 2008
Grid Ref: 448213 139863
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr Piers Methuen
Proposal: First floor extension; two storey rear extension and single garage to side (variation of permission 03/00906/FUL); addition of dormers to rear (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (AMENDED DESCRIPTION)
Location: Hunton Down House Hunton Down Lane Hunton Sutton Scotney Winchester Hampshire SO21 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).

2 The development hereby permitted shall be constructed using external facing materials to match those on the existing house. 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 character and appearance of the conservation area and the settings of adjacent listed buildings, in accordance with Local Plan Policies HE.5 and HE.16 and PPG15.

3 No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

4 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, CE23, HE1, HE5 and HE16

3. All boundary features must be retained, no surface alterations to the right of way, nor any works carried out which affect the surface of the right of way, without first seeking permission of the Rights of Way Officer. To contact the relevant Rights of Way Officer go to www.hants.gov.uk/rh/row/problem-report.html Nothing connected with the development or its future use will have an adverse effect on the right of way, which must remain available for public use at all times.

Wonston

Ward

Conservation Area:

Case No: 08/01784/TPC
Ref No: W17906/10TPOCA
Date Valid: 23 July 2008
Grid Ref: 448387 136332
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Darrul Stevenson
Proposal: 1no. Beech tree - light epicormic crown clean ; Fell 1no. Beech tree
Location: Wallers Ash Old Stoke Road Stoke Charity Winchester Hampshire
SO21 3PW

Decision: **Not Required**
