



Winchester
City Council

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

UP TO 4 August 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: 08/01403/AVC

Ref No: W08991/61A

Date Valid: 9 June 2008

Grid Ref: 446349 127588

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Sainsburys Supermarkets Ltd

Proposal: Replacement of 1 no. car park and approach road directional signage and 6 no. totems

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.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01108/FUL

Ref No: W08950/04

Date Valid: 4 June 2008

Grid Ref: 455753 118843

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Nicholson

Proposal: Rear and side single and two storey extensions

Location: Overdean Dean Lane Bishops Waltham Southampton Hampshire
SO32 1FW

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

Winchester District Local Plan Review 2006: DP3, CE23

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01186/FUL

Ref No: W21144

Date Valid: 11 June 2008

Grid Ref: 455337 117620

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Young

Proposal: Conservatory to rear following removal of existing lean-to conservatory

Location: 6 St Bonnet Drive Bishops Waltham Southampton Hampshire SO32 1SY

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01298/FUL

Ref No: W08331/10

Date Valid: 18 June 2008

Grid Ref: 455691 117131

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Ian Lee Smith

Proposal: Replacement detached garage with storage space in roof

Location: Post Mead Shore Lane Bishops Waltham Southampton Hampshire
SO32 1DY

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 In this condition, "retained tree" means an existing tree which is identified but not specified for removal in the Arboricultural Impact Study and Method Statement by Dermott Cox ref: DFC/0101/1 dated July 2008 and submitted as part of this planning application.

a) No existing boundary hedgerow planting or retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree or boundary hedgerow be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998.

b) If any tree or hedgerow planting is removed, uprooted or destroyed or dies, another tree/hedgerow planting shall be planted at the same place and that tree/hedgerow planting shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree and hedgerows shall be undertaken in accordance with British Standard 5837:2005 before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01457/FUL

Ref No: W17573/08

Date Valid: 12 June 2008

Grid Ref: 455279 118391

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Paul Williams

Proposal: Single storey rear extension

Location: Ivy Cottage Pondsides Lane Bishops Waltham Southampton
Hampshire SO32 1FH

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP.1, DP.3, CE.23

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01634/TPC
Ref No: W08212/04TPOCA
Date Valid: 1 July 2008
Grid Ref: 455449 117659
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr And Mrs Pride
Proposal: Fell 1no. Thuja Plicata tree; fell 1no. Sycamore tree; fell 1no. Ash tree
Location: Green Ridge Lower Lane Bishops Waltham Southampton
Hampshire SO32 1AS

Decision: That no objection be raised

Informatives

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

Boarhunt

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/00547/FUL

Ref No: W20292/02

Date Valid: 4 March 2008

Grid Ref: 460347 110981

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr D L Longyear

Proposal: Single storey side and rear extension and garage

Location: 4 Hillside Cottages Trampers Lane North Boarhunt Fareham
Hampshire PO17 6DA

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 The detached double garage hereby approved shall only be used for the storage of motor vehicles and other ancillary residential uses and shall not at any time be used as residential living space, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the countryside area and small dwellings policy given the proximity of the garage to the main house.

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, CE.23

Boarhunt Ward Boarhunt And Southwick

Conservation Area:

Case No: 08/01257/FUL
Ref No: W07051/03
Date Valid: 18 June 2008
Grid Ref: 460231 110205
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Richard Brindle
Proposal: Raise roof of existing garage, remove lean-to and extend garage to rear
Location: The Hollow Southwick Road North Boarhunt Fareham Hampshire PO17 6DJ

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 or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the west roof slope (facing Danetree) elevation(s) of enlarged garage 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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01317/FUL

Ref No: W13825/06

Date Valid: 4 June 2008

Grid Ref: 446332 125162

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr And Mrs J Bliss

Proposal: Remove existing flat roof and associated coping stone to existing garage and construct pitched hipped roof with slate finish.

Location: Bramble Way Clease Way Compton Down Winchester Hampshire SO21 2AL

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006: DP3, H3

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/01307/FUL
Ref No: W05177/07
Date Valid: 2 June 2008
Grid Ref: 441597 133836
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Richard Pickup
Proposal: Change of use of land to allow storage of caravans
(RETROSPECTIVE)
Location: Folly Farm Caravan Site Peach Hill Lane Crawley Winchester
Hampshire SO21 2PH

Decision: Application Permitted

Conditions/Reasons

1 The number of caravans stored on this land shall be limited to six and any one time. Caravan storage shall be limited to the area shown by the dashed line on the approved plan.

Reason: In the interests of visual amenity.

2 Caravans can only be stored on the area annotated on the approved plan and shall not be occupied for tourist accommodation.

Reason: In the interests of visual amenity.

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: RT17, RT18, CE28, DP3

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/01308/FUL
Ref No: W05177/08
Date Valid: 2 June 2008
Grid Ref: 441597 133836
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Richad Pickup
Proposal: Location of a mobile home to act as office for existing caravan park
(RETROSPECTIVE)
Location: Folly Farm Caravan Site Peach Hill Lane Crawley Winchester
Hampshire SO21 2PH

Decision: Application Permitted

Conditions/Reasons

1 The mobile home hereby approved shall be used as a site office only in conjunction with the use of the caravan and camp site and shall not, at any time, be used as a residential caravan. The mobile home shall be removed from site if and when the site is no longer in operation as a caravan and camp site.

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

Informatives

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

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

Hampshire County Structure Plan Review: None.
Winchester District Local Plan Review 2006: RT17, RT18, CE28, DP3

Droxford Ward Droxford, Soberton And Hambleton

Conservation Area:

Case No: 08/01300/FUL
Ref No: W03259/13
Date Valid: 2 June 2008
Grid Ref: 460199 117356
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Anthony Taylor
Proposal: Demolition of existing single storey replacement two storey extension
Location: Garden House Midlington Hill Droxford Southampton Hampshire SO32 3PU

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E7
Winchester District Local Plan Review 2006: DP3; CE6; CE23

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 shall, at any time, be constructed in the south elevation of the 2-storey 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: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01269/TPO

Ref No: WTPO/1113/02

Date Valid: 4 June 2008

Grid Ref: 451915 142784

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Horatio Properties

Proposal: Fell 1no. Oak tree; 2no. Beech trees - crown lift to 5m. over pavement and prune overhanging branches to give 2m. clearance from building; 1no. Beech tree - remove basal growth and crown lift to 5m. over pavement and prune overhanging branches to give 2m. clearance from building; 1no. Beech tree - crown lift over roadside to give 5m clearance; 1no. Beech tree - crown lift to 5m on roadside and crown lift 2m. from building; 1no. Sycamore tree - crown lift to 4m. above pavement; 2no. Beech tree - crown lift to 4m. over car park

Location: Scats Overton Road Micheldever Station Hampshire

Decision: Application Permitted

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 08/01202/FUL
Ref No: W07632/19
Date Valid: 4 June 2008
Grid Ref: 458838 132688
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Jeff Hewitt-Dutton
Proposal: Conversion of class A2 offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location: Barclays Bank 2 East Street Alresford Hampshire SO24 9BU

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 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 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 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.

4 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.

5 The position, type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

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

6 No 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.

7 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) 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.

8 The new window at second floor level, and the new half-glazed external door at first floor level shall be single glazed to match the details of the existing building.

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 Details at a large scale (1:10, or half-full size) and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) all new windows, to include profiles of frame members and glazing bars;
- (b) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant.

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.

10 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.

Reason: To avoid any misunderstandings

11 The bin stores shown on drawing No.s WIN/711/IE/005 and WIN/711/IE/008 shall be retained and kept available at all times for the storage of bagged waste.

Reason: To ensure that the development makes appropriate provision for the storage of refuse and recyclables in accordance with Policy DP3 (ix).

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: DP1, DP3, DP9, HE4, HE5, HE14, RT4, T4

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

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

5. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

6. The applicant is advised that there should be no surface alterations to the Public Right of Way or any other works carried out which affect the surface of a Right of Way without first seeking the permission of the Rights of Way Officer. To contact the relevant Rights of Way Officer go to www.hants.gov.uk/countryside/row/contactus.html. The Right of Way must remain available for public use at all times.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01203/LIS

Ref No: W07632/20LB

Date Valid: 4 June 2008

Grid Ref: 458838 132688

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Jeff Hewitt-Dutton

Proposal: Internal alterations to convert offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores; external alterations to provide first floor fire exit door with 1 no. dormer window and 1 no. roof light at rear

Location: Barclays Bank 2 East Street Alresford Hampshire SO24 9BU

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 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 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.

4 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.

5 The position, type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

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

6 No 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.

7 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) 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.

8 The new window at second floor level, and the new half-glazed external door at first floor level, shall be single glazed to match the details of the existing building.

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 Details at a large scale (1:10, or half-full size) and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) all new windows, to include profiles of frame members and glazing bars;
- (b) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant.

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.

10 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.

Reason: To avoid any misunderstandings.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01402/FUL

Ref No: W11385/05

Date Valid: 9 June 2008

Grid Ref: 445604 127618

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Dade

Proposal: Conservatory to rear

Location: 14 Old Kennels Lane Olivers Battery Winchester Hampshire SO22
4JP

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01539/FUL

Ref No: W21179

Date Valid: 23 June 2008

Grid Ref: 445807 127398

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Whittle

Proposal: Rear conservatory

Location: 8 Southview Road Olivers Battery Winchester Hampshire SO22
4HD

Decision: **Application Withdrawn**

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/00748/FUL
Ref No: W20888/01
Date Valid: 8 April 2008
Grid Ref: 456242 115779
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Cornerstone Dwellings Ltd
Proposal: Erection of a pair of semi-detached and a detached two bedroom dwellings on land to the rear of Ludville and Highfield House
Location: Ludville Winchester Road Waltham Chase Hampshire SO32 2LG

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 dwellings and cycle sheds 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:
- other vehicle and pedestrian access and circulation areas:
- car parking layout:
- means of enclosure, including any retaining structures:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- written specifications (including cultivation and other operations associated with plant and grass establishment:

- Soft landscape details shall include the following as relevant:
 - planting plans:

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

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

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

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

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

6 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.

7 The hedgerow identified on the northern boundary to Lower Chase Road, shall be retained and maintained at a minimum height of 1.5m where not affected by new accesses, in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

8 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

9 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 Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

10 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists. Any deviation from works prescribed or methods agreed in accordance with Method Statement Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists, shall be agreed in writing to the Local Planning Authority.

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

11 The proposed access and drive, including the new vehicle crossings shall be laid out and constructed before the dwellings are occupied, 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 commencement of access works.
NOTE Whilst there is no requirement for the footway, as indicated on the proposed layout, the County Council will need to be contacted to agreed and approve the offsite highway works should the developer wish to pursue this. In addition, the Environment Agency and Land Drainage Authority (WCC) will need to be contacted to agree culverting of the ditchline to enable the footpath.

Reason: To ensure satisfactory means of access.

12 Before the development hereby approved is first brought into use, a minimum of two car parking spaces per dwelling shall be provided within the curtilage of the site and thereafter maintained and kept available for the parking of vehicles.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

13 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, as the site has been identified as within 25m of land used for motor vehicle maintenance and repair.

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

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

15 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 south, east and/or west elevation(s) of dwellings hereby permitted.

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

16 The first floor window(s) in the southern (plots 1,2,3) and western (plot 3) elevation of the listed dwellings hereby permitted shall be glazed in obscure glass which shall be fixed shut with the exception of a top hung openable fanlight, and thereafter retained.

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: H3, DP3, DP4, DP6, DP13, H7, RT4, T1, T2.

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01233/FUL

Ref No: W16637/01

Date Valid: 20 June 2008

Grid Ref: 456457 115249

Team: WEST

Case Officer: Claire Burriss

Applicant: John Odell

Proposal: Single storey rear extension to existing garage

Location: 48 Forest Close Waltham Chase Southampton Hampshire SO32
2NB

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

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

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/01532/FUL
Ref No: W03283/05
Date Valid: 20 June 2008
Grid Ref: 461105 116661
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr And Mrs Wooley
Proposal: Two storey rear extension, ground floor front bay window and single storey side and front canopy (AMENDED DESCRIPTION)
Location: Orchard House School Hill Soberton Southampton Hampshire SO32 3PF

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.1, DP.3, CE.23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01842/TPC

Ref No: W

Date Valid: 30 July 2008

Grid Ref: 446161 135707

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mr David Harcourt-Brown

Proposal: 1no. Beech tree - reduce heavily weighted overhanging limb to
Cricketts by 3m and remove low branch over vegetable patch and
rubbing branch - both over 1 Orchard close

Location: 1 Orchard Close South Wonston Hampshire

Decision: Not Required

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01534/FUL

Ref No: W09746/01

Date Valid: 20 June 2008

Grid Ref: 458279 116745

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Gary Shaw

Proposal: Enlargement of existing loft conversion to provide larger bathroom
at first floor level; utility room to have new double doors to replace
existing window; ground floor bathroom to have new single window
relocated to fit internal layout

Location: Karibu Mayhill Lane Swanmore Southampton Hampshire SO32
2QW

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.

Warnford

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01262/FUL

Ref No: W04618/07

Date Valid: 9 June 2008

Grid Ref: 461118 123582

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Ray Nicholaides

Proposal: Single storey side extension

Location: 1 Wheely Copse Cottages Wheely Down Road Warnford
Southampton Hampshire SO32 3LG

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, CE.23

Warnford

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01132/LIS

Ref No: W00380/04LB

Date Valid: 4 June 2008

Grid Ref: 462418 123141

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Marstons PLC

Proposal: Alterations and refurbishment to ground, first and second floors and external works including decking and fencing (amended plans received 21st July 2008 showing the retention of the chimney breast).

Location: George And Falcon Alton Road Warnford Southampton Hampshire SO32 1LB

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

2 Reason: To maintain the character of the listed building.

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

Reason: To maintain the character of the listed building.

4 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To maintain the character of the listed building.

5 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 condition(s) attached to this consent.

Reason: To maintain the character of the listed building.

6 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To maintain the character of the listed building.

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

- (a) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (b) specification and schedule of works for the new render to be applied to the existing roughcast render of the elevations, including details of the interface of the new finish with the existing window and door openings, and parapet/eaves detail;
- (c) colour and paint schedule for the external decoration of the building;
- (d) details of any new signage to be fixed to the building;
- (e) any new hard and soft landscaping works immediately adjoining the property.

Reason: To maintain the character of the listed building.

8 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 the retention or proper recording, as required by the Council.

Reason: To maintain the character of the listed building.

9 All new external joinery shall be of painted timber, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To maintain the character of the listed building.

10 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron.

Reason: To maintain the character of the listed building.

Informatives

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

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

Winchester District Local Plan Review 2006: HE14
Planning Policy Guidance Note 15

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/00985/FUL

Ref No: W05930/03

Date Valid: 4 June 2008

Grid Ref: 463321 125712

Team: EAST

Case Officer: Trish Price

Applicant: Mr J Cowper-Coles

Proposal: Construct hard tennis court with green painted surface and 2.75 metre high chainlink fencing enclosure

Location: Westwood Lippen Lane West Meon Petersfield Hampshire GU32 1JR

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 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. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3 CE6

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01165/TPO
Ref No: WTPO/1192/07
Date Valid: 14 May 2008
Grid Ref: 453025 108560
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Sonia Pollard
Proposal: Fell 1no. Ash tree; 2no. Silver Birch trees and 1no. Oak tree
Location: 19 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

Decision: Application Refused

Conditions/Reasons

The trees appear to be in a sound and healthy condition. Their proposed felling is therefore considered to be unjustified and would have a detrimental effect on the visual amenities of the area.

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01503/TPO
Ref No: WTPO/1192/09
Date Valid: 17 June 2008
Grid Ref: 453025 108593
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Sarah Browning
Proposal: Fell 1no. Poplar tree
Location: 12 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

Decision: Application Refused

Conditions/Reasons

1 The tree appears to be a healthy specimen with no signs of decay or obvious defects. The felling of the poplar is therefore considered to be unjustified and the loss the tree would have a detrimental effect on the visual amenities of the area.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01008/AVC

Ref No: W01389/12A

Date Valid: 4 June 2008

Grid Ref: 447916 129553

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Karen Morgan Your Move

Proposal: 3 no. fascia signs (1 no. illuminated) and 1 no. projecting sign

Location: General Accident Property Services Your Move 83 High Street
Winchester Hampshire SO23 9AP

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to policy HE.11 of the Winchester District Local Plan Review 2006, and the Council's "Design Guidance for the Control of Shopfronts and Signs" in that the signs are detrimental to the visual amenities and character of the Wickham Conservation Area, by virtue of the modern materials, acrylic panels with vinyl backing coat, illumination and their overall scale and siting.

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: HE11

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/00937/LIS

Ref No: W16139/01LB

Date Valid: 1 May 2008

Grid Ref: 448061 129183

Team: WEST

Case Officer: Elaine Walters

Applicant: The Dean And Chapter Of Winchester

Proposal: Internal alterations including; formation of new kitchen and utility area, alterations to stud walling and built-in cupboards; addition of en-suite and a separate shower room

Location: 6 The Close Winchester Hampshire SO23 9LS

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 Before the works hereby granted are carried out a photographic and measured drawing record of the fabric that is to be removed from the first floor kitchen is to be made by the Cathedral archaeologist and retained in the Cathedral's archives.

Reason; In the interest of historical research and understanding of the structure and fabric of this Grade I listed building.

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, HE14

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01313/TPO

Ref No: WTPO/1316/04

Date Valid: 3 June 2008

Grid Ref: 447533 128820

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Derek Grayson

Proposal: 1no. Copper Beech tree - crown lift to 6m.

Location: Red Beeches 60 Christchurch Road Winchester Hampshire SO23 9SY

Decision: **Application Refused**

Conditions/Reasons

This tree significantly contributes to the visual amenity of the area. Pruning of this nature is considered excessive, and it is likely to be detrimental to the tree.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01334/FUL

Ref No: W21165

Date Valid: 6 June 2008

Grid Ref: 446591 129432

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Wayne Powell

Proposal: Conservatory to rear

Location: 15 Bath Place Winchester Hampshire SO22 5HH

Decision: **Application Withdrawn**

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/01345/FUL
Ref No: W04696/02
Date Valid: 6 June 2008
Grid Ref: 446473 130253
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr And Mrs Duncan And Nicola Bray
Proposal: Demolition of existing detached garage and greenhouse and erection of two and single storey rear extension
Location: Triscombe 29 Hampton Lane Winchester Hampshire SO22 5LF

Decision: Application Refused

Conditions/Reasons

1 • The proposed development is contrary to policy DP3 of the Winchester District Local Plan Review 2006 in that:

- i) The proposed first floor rear extension would create a very bulky side elevation from public views in Ashmore Road. The size and massing of the built form would be out of character with the open spacious nature of the area. The proposed extension would not, therefore, respond positively to the character and appearance of the local environment.
- ii) The proposed first floor rear extension, by reason of its size and massing, would have an overbearing impact on the occupants of number 28 to the detriment of their amenity.

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01474/TPC
Ref No: W06564/18TPOCA
Date Valid: 13 June 2008
Grid Ref: 447391 127632
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Neil McFarling
Proposal: 1no. Lime tree - reduce branch overhanging 36 and 37 Grange Close to secondary fork
Location: St Cross Grange Residential Care Home 140 St Cross Road Winchester Hampshire SO23 9RJ

Decision: That no objection be raised

Informatives

The complete removal of the large heavy limb where the main stem bifurcates is likely to compromise the trees structural integrity.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01492/LIS

Ref No: W21174LB

Date Valid: 16 June 2008

Grid Ref: 448557 129400

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Richard Needham

Proposal: External and internal alterations for 1 no. roof light to rear
(RETROSPECTIVE)

Location: 12 Eastgate Street Winchester Hampshire SO23 8EB

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01509/TPC

Ref No: W07774/05TPOCA

Date Valid: 18 June 2008

Grid Ref: 447648 129181

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Judy Hutson

Proposal: 1 no. Beech tree - crown thin by 10% and install two new braces
as per tree report

Location: The Beeches 7 Christchurch Road Winchester Hampshire SO23
9SR

Decision: **That no objection be raised**

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/01520/TPC
Ref No: W08379/02TPOCA
Date Valid: 19 June 2008
Grid Ref: 448586 129454
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Dr Christopher Holroyd
Proposal: 2no. Sycamore trees - crown reduce by 30% and remove
overhanging branches to give a 3m clearance from Mildmay Court
Location: 66 Eastgate Street Winchester Hampshire SO23 8DZ

Decision: **That no objection be raised**

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/01848/TPC
Ref No: W
Date Valid: 30 July 2008
Grid Ref: 448036 130639
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: The Locker Foundation
Proposal: Fell 2no. Fir trees
Location: Stratford Court Northlands Drive Winchester Hampshire

Decision: **Not Required**

Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 08/01475/TPC
Ref No: W20390/01TPOCA
Date Valid: 13 June 2008
Grid Ref: 446452 139728
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Richard Cowen
Proposal: Fell 1 no. Lime tree
Location: The Beeches Oxford Road Sutton Scotney Hampshire

Decision: **That no objection be raised**

Informatives

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