



Winchester
City Council

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

UP TO 11 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: 08/01493/FUL

Ref No: W08991/63

Date Valid: 27 June 2008

Grid Ref: 446349 127588

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Sainsbury Supermarkets Limited

Proposal: Erection of extension adjacent to existing restaurant for use as groceries on-line storage and loading area (amended version of permitted extension reference 07/00616/FUL); associated external alterations; relocation of waste compactor and refrigeration units within service yard; realignment of service yard gates

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

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

3 The extension hereby permitted shall not be used other than for the storage of and distribution of goods in connection with the operation of an on-line grocery service and no other retail sales area shall be created within any part of the building unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To restrict the extent of the retail sales area in the interests of protecting local amenities.

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: SF6 and DP3

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

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

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01077/FUL

Ref No: W15802/01

Date Valid: 17 June 2008

Grid Ref: 461120 131754

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Mark Steward

Proposal: Single storey side extension and detached double garage

Location: The Chestnuts Bishops Sutton Road Bishops Sutton Hampshire
SO24 0AW

Decision: Application Permitted
Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the single storey side extension and detached double garage 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: No saved policies of relevance

Winchester District Local Plan Review 2006: DP.3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01245/FUL

Ref No: W01068/29

Date Valid: 10 June 2008

Grid Ref: 455562 115853

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mrs C Fall

Proposal: Retrospective planning application for decking to mobile home

Location: Borderhill Stables Clewers Hill Waltham Chase Southampton
Hampshire SO32 2LN

Decision: Application Permitted
Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 28.6.2010 on or before which date the decking hereby permitted shall be permanently removed from the site and the land restored to its former condition.

Reason: To coincide with the expiration of the temporary planning permission granted for the associated mobile home. (Reference W01068/28)

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: 08/01440/FUL

Ref No: W08212/03

Date Valid: 14 June 2008

Grid Ref: 455449 117659

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr G Pride

Proposal: Single storey side and rear extension with elevational alterations;
front porch roof

Location: Green Ridge Lower Lane Bishops Waltham Southampton
Hampshire SO32 1AS

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, HE5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01483/FUL

Ref No: W03569/12

Date Valid: 4 July 2008

Grid Ref: 454785 117833

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Chris Stevens

Proposal: Detached commercial building with associated parking and cycle store

Location: Workshop At Claylands Cottage Claylands Road Bishops Waltham Southampton Hampshire SO32 1BH

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

3 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 western elevation(s) of development hereby permitted.

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

4 The first floor windows in the western elevation of the development hereby permitted shall be non opening and glazed in obscure glass and thereafter retained.

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

5 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.

6 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.

7 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.

8 Details of a scheme for insulating the building hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building and to protect the amenities of the occupiers of nearby premises.

9 No lorries shall enter or leave the application site, and no plant or machinery shall be operated, except between the hours of 0800 and 1800 hours, Monday to Friday, and between 0800 and 1300 hours on Saturdays. No work shall take place at the site on Sundays or recognised public holidays.

Reason: To minimise noise distribution to neighbouring residents.

10 The premises shall be used as B8 on the ground floor and associated and ancillary use of B1(a) on the first floor and for no other purpose including any other permitted use class in the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: To restrict the use of the premises in the interests of local 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:-

Winchester District Local Plan Review 2006: DP3, E1

Chilcomb

Ward

Itchen Valley

Conservation Area:

Case No: 08/01592/FUL

Ref No: W00042/20

Date Valid: 1 July 2008

Grid Ref: 451650 129528

Team: EAST

Case Officer: Nick Parker

Applicant: Mr N Langley

Proposal: Two storey rear extension (amendment to existing planning permission W00042/19)

Location: Vesonias Alresford Road Chilcomb Winchester Hampshire SO21 1HH

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

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

Curridge **Ward** **Owslebury And Curridge**

Conservation Area:

Case No: 08/00264/LDC
Ref No: WLDC/452
Date Valid: 5 February 2008
Grid Ref: 452037 112935
Team: WEST **Case Officer:** Legal
Applicant: Mr And Mrs I King
Proposal: Siting of 2 no. Caravan for residential use
Location: Pinkmead Farm Botley Road Curbridge Southampton Hampshire
SO30 2HA

Decision: **Application Permitted**

Curridge **Ward** **Owslebury And Curridge**

Conservation Area:

Case No: 08/00348/LDC
Ref No: WLDC/452/01
Date Valid: 11 February 2008
Grid Ref: 452068 112872
Team: WEST **Case Officer:** Legal
Applicant: Mr And Mrs I King
Proposal: Continued use of restaurant facilities for staff and other persons restoring to the equestrian centre
Location: Pinkmead Riding School Botley Road Curbridge Southampton Hampshire SO30 2HA

Decision: **Application Refused**

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: CE13

Curdrige **Ward** **Owslebury And Curdrige**

Conservation Area:

Case No: 08/01456/AVC

Ref No: W07385/09

Date Valid: 30 June 2008

Grid Ref: 452117 113149

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Miss Helen Groth

Proposal: Erection of 1no. Internally illuminated free standing single sided display unit

Location: Rusdene Services Botley Service Station Station Hill Curdrige
Southampton Hampshire SO30 2DN

Decision: Application Refused
Conditions/Reasons

1 The proposed sign would, by way of its size, siting and illumination be visually harmful to the amenities of the locality.

Informatives

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

Winchester District Local Plan Review 2006: HE11

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/01578/FUL

Ref No: W20943/01

Date Valid: 30 June 2008

Grid Ref: 452821 113303

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr David King

Proposal: Extension of existing bungalow to form two storey dwelling with new car port

Location: Ballingown Outlands Lane Curdrige Southampton Hampshire SO30 2HD

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

3 The first floor window(s) in the south west elevation of development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

4 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 west and north east elevation(s) of development 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.

Denmead Ward Denmead

Conservation Area:

Case No: 08/00907/FUL
Ref No: W02676/22
Date Valid: 16 June 2008
Grid Ref: 464366 111907
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr John Jefferies
Proposal: (AMENDED DESCRIPTION) Variation of condition no. 1 of
planning permission W02676/19
Location: Four Acres Stables Forest Road Denmead Hampshire

Decision: Application Permitted
Conditions/Reasons

1 The use hereby permitted shall be carried on only by the Metal Art Design Company and shall not enure for the benefit of the land. When the premises cease to be occupied by Metal Art Design Company the use shall cease and all materials and equipment brought onto the site in connection with the use shall be removed, and the building restored to its former use for agriculture unless a new use is approved.

Reason: To restrict the use of the premises as the site is situated within the countryside. Any new uses would need to be assessed in terms of adopted local plan policy, visual impact, highway safety and affect to the local 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:-

Winchester District Local Plan Review 2006: CE.16, DP.3

Denmead Ward Denmead

Conservation Area:

Case No: 08/01616/FUL
Ref No: W21187
Date Valid: 3 July 2008
Grid Ref: 466270 111880
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mrs Dina Harris
Proposal: 1 no.side dormer
Location: Gooseberries 70 Anmore Road Denmead Waterlooville Hampshire
PO7 6NW

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Denmead Ward Denmead

Conservation Area:

Case No: 08/01618/FUL
Ref No: W07203/07
Date Valid: 3 July 2008
Grid Ref: 465925 111237
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr M P Smith
Proposal: Single storey front and rear extensions
Location: 30 Forest Mead Denmead Waterlooville Hampshire PO7 6UN

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 front and rear extensions 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

Droxford Ward Droxford, Soberton And Hambleton

Conservation Area:

Case No: 08/01458/FUL
Ref No: W20901/01
Date Valid: 12 June 2008
Grid Ref: 458282 120013
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr And Mrs Anthony New House
Proposal: Incorporation of rural land into the residential curtilage of North Lodge and erection of new garage with office accommodation in roof space to the side of the property; creation of car parking forefront (AMENDED DESCRIPTION)
Location: North Lodge Hazelholt Bishops Waltham Southampton Hampshire SO32 1GA

Decision: Application Permitted
Conditions/Reasons

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

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

2 No development shall take place until details of 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 within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting;
- hard surfacing areas and hard surfacing materials;
- landscape areas.

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-enforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

2 Reason: In order to retain the rural woodland character of the site and to protect the rural character and conservation values of the East Hampshire Area of Outstanding Natural Beauty and the setting of Hazelholt.

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 development permitted by Classes E and F of Part 1 and Classes A and B of Part 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In order to retain the rural woodland character of the site and to protect the rural character and conservation values of the East Hampshire Area of Outstanding Natural Beauty and the setting of Hazelholt.

4 Notwithstanding Condition 4 no domestic paraphernalia or other structures, whether affixed to the ground or freestanding, shall at any time be placed on the land subject to this planning application unless approved in writing by the Local Planning Authority.

Reason: To protect the rural character and conservation values of the East Hampshire Area of Outstanding Natural Beauty.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE23, CE6, CE9

3. It is an offence to drive over a public footpath, bridleway or restricted byway without lawful authority. The applicants should satisfy themselves that they have this authority, either by owning the land over which the right of way runs, or alternatively having been granted permission by the landowner and that this permission extends to any additional development.

The applicant's notice is drawn to the fact that all vehicles will access the site via a public right of way and vehicles should give way to public users at all times. It is an offence to take a horse along a Public Footpath unless private landowner rights are being exercised.

Any damage caused by construction traffic to the surface of the public right of way will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build.

Hampshire County Council as Highway Authority is not obliged to provide a surface suitable for the passage of vehicles. It only has a duty to maintain a right of way to a standard commensurate with its expected normal public use.

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01407/FUL
Ref No: W17602/02
Date Valid: 18 June 2008
Grid Ref: 451892 118218
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs N Denholm
Proposal: Alterations to existing garage to provide "Granny Annex" and pitched roof to replace existing
Location: Brokeclose Farm Durley Hall Lane Durley Southampton Hampshire SO32 2AN

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 The annex hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the annex be occupied as an independent unit of accommodation.

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 and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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

Durley Ward Wickham

Conservation Area:

Case No: 08/01449/FUL
Ref No: W11125/01
Date Valid: 11 June 2008
Grid Ref: 450708 116572
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Paul Stubbington
Proposal: Erection of single storey rear extension to existing bungalow.
Location: The Mead Durley Brook Road Durley Southampton Hampshire
SO32 2AR

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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.

Itchenstoke And Ovington **Ward** **Itchen Valley**

Conservation Area:

Case No: 08/01640/HED
Ref No: W15168/06
Date Valid: 7 July 2008
Grid Ref: 456277 132444
Team: EAST **Case Officer:** Linda Thomas
Applicant: Mr David Gray
Proposal: Remove existing 361m. hedge and replace with a new hedge further back from road
Location: Manor Farm Itchen Stoke Alresford Hampshire SO24 0QT

Decision: **Application Permitted**

Itchen Valley **Ward**

Conservation Area:

Case No: 08/00756/FUL
Ref No: W02842/10
Date Valid: 12 June 2008
Grid Ref: 453790 132807
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant:
Proposal: Construction of Trout Hatchery
Location: The Test Valley Trout Farm Main Road Itchen Abbas Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 The site is adjacent to the River Itchen SSSI; River Itchen SAC; Avington Lake and Woods SINC. The proposal is contrary to policy DP.1, DP.4, CE.7, CE.8, CE.9, CE.10 and CE.15 of the Local Plan in that insufficient information has been submitted to assess whether the proposal will have an adverse impact on these areas of special protection.

2 No information has been submitted to demonstrate whether the development would have an adverse effect on legally protected species which may be present at the site. The proposal is therefore contrary to policy DP.1, DP.4, CE.7, CE.8, CE.9, CE.10 and CE.15 of the Local Plan.

3 The floor risk assessment does not take account that the proposed development lies within the floodplain and will impede flood flow routes and reduce storage capacity, which may increase the risk of flooding elsewhere. The proposal is therefore contrary to policy DP.8 of the Local Plan.

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, DP.4, DP.8, DP.10, CE.5, CE.7, CE.8, CE9, CE.10, CE.11, CE.15

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/01254/FUL

Ref No: W20376/01

Date Valid: 16 June 2008

Grid Ref: 453349 134171

Team: EAST

Case Officer: Andrea Swain

Applicant: Ms Joanna Lewis

Proposal: Demolition of existing dwelling and outbuilding and replacing with a 5no. bedroom detached house and double garage block with widened vehicle access

Location: Lone Farm Northington Road Itchen Abbas 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 house and 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.

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

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 development permitted by Classes A, B, C and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

4 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

5 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:

Soft landscape details shall include the following as relevant:

5 - planting plans:

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

5 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:
- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, DP6 and CE23

3. All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hrs Monday and Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised Public Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, 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 the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning materials is a direct offence under The Clean Air Act 1993.

5. The applicant's attention is drawn to the appended letter from Fisher German Chartered Surveyors who act for Government Pipelines and Storage Systems (GPSS), which gives advice on who they should contact prior to the commencement of development and the requirements of the Land Powers (Defence) Act 1958.

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/01323/FUL

Ref No: W04452/10

Date Valid: 5 June 2008

Grid Ref: 450662 129934

Team: EAST

Case Officer: Nick Parker

Applicant: Box It

Proposal: Extension and recladding of existing buildings; upgrading of access track on to Alresford Road and associated landscaping (RESUBMISSION)

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

Decision: Application Refused

Conditions/Reasons

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

(a) the siting of a large industrial building in the countryside for warehousing purposes that is unrelated to the needs of the rural community and for which there is no overriding justification;

(b) the proposal does not represent the re-use of an existing building or the replacement of a building already re-occupied for economic beneficial purposes, nor provide substantial environmental or sustainability benefits

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

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

Informatives

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

PPS 1 Delivering Sustainable Development
PPS 7 Sustainable Development in Rural Areas
PPG 13 Transportation
Draft PPS4 Employment

Hampshire County Structure Plan Review (Saved Policies): T5

Winchester District Local Plan Review 2006: Policies DP.1, DP.3, DP.4, DP.6, CE.5, CE16, CE17, CE 18, T.2, T11.

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/01332/LIS

Ref No: W09675/07LB

Date Valid: 13 June 2008

Grid Ref: 451411 132205

Team: EAST

Case Officer: Trish Price

Applicant: Mrs Ina Williams

Proposal: Construction of brick and flint wall with wooden gate surrounding car parking area

Location: The Old Post Office Avington Park Lane Easton Winchester Hampshire SO21 1EF

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 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: 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: HE5 HE14

Itchen Valley Ward Itchen Valley

Conservation Area: Easton Conservation Area
Case No: 08/01467/FUL
Ref No: W09675/08
Date Valid: 13 June 2008
Grid Ref: 451411 132205
Team: EAST **Case Officer:** Trish Price
Applicant: Mrs Ina Williams
Proposal: Construction of brick and flint wall surrounding car parking area
Location: The Old Post Office Avington Park Lane Easton Winchester
Hampshire SO21 1EF

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 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: 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: • HE5 HE14

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/01569/FUL
Ref No: W11750/06
Date Valid: 27 June 2008
Grid Ref: 453239 132131
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Nick Price
Proposal: Two storey rear extensions to 3 and 4 New Cottages
(RESUBMISISON)
Location: 3 New Cottages Avington Road Avington Winchester Hampshire
SO21 1DD

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 two extensions 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.

The following details shall be complied with unless otherwise agreed in writing by the Local Planning Authority:-

1 The development shall use timber window frames to match the existing, painted white;

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

2 The windows shall be recessed behind the elevation by a distance of 100mm.

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

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 at first floor level or dormer windows within the roof space other than those expressly authorised by this permission shall, at any time, be constructed in the extensions hereby permitted.

Reason: In the interests of residential amenity and to protect the appearance and symmetry of the building.

Reason: In the interests of the visual amenity of the area and the amenity of neighbours

4 The garage hereby approved shall not be used for any other purpose than the parking of cars unless otherwise agreed by the local planning authority in writing.

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

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

Floor levels within the proposed development shall be set no lower than existing levels and, flood proofing of the proposed development shall be incorporated where appropriate.

Details of any flood resilience and resistance techniques shall be submitted to and approved by the local planning authority in writing and shall be in accordance with 'Preparing for floods' (ODPM 2003)'.

Reason: To ensure the garage does not increase the likelihood of the dwelling to flood.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3 DP4

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01563/FUL

Ref No: W21182

Date Valid: 26 June 2008

Grid Ref: 448808 134204

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Shaun Bryant

Proposal: Demolition of existing rear flat roof extension; erection of new rear extension and pitched roof over garage

Location: 31 Springvale Road Kings Worthy Hampshire SO23 7ND

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 and pitched roof over garage 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: 08/00966/FUL

Ref No: W01961/16

Date Valid: 21 May 2008

Grid Ref: 446235 131403

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Harris-Bland

Proposal: Single storey side extension; alterations to existing balustrade and fenestration

Location: Warren Acres 97 Harestock Road Winchester Hampshire SO22 6NY

**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 existing hedge along the south western boundary shall be protected during building operations and thereafter retained. A plan showing the location and type of the protective fencing shall be submitted to and approved by the local planning authority prior to the commencement of any work on site.

If any of the hedge dies, is removed or, in the opinion of the local planning authority, become seriously damaged or defective, replacement hedging of the same species and size shall be planted at the same place, in the next planting season, unless the local planning authority gives its written consent to any variation.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3 DP4

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

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01517/FUL

Ref No: W21022/01

Date Valid: 20 June 2008

Grid Ref: 445788 132227

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr I Campbell

Proposal: Two storey infill extension between house and garage; single storey rear extension (RESUBMISSION)

Location: 10 Fyfield Way Littleton Winchester Hampshire SO22 6PF

**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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA7041 written by Martin Steele of CBA Trees and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and thereafter retained during construction.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Ian Cupper on 01962 848227.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement CBA7041.

Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA7041 shall be agreed in writing to the Local Planning Authority.

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

4 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.

5 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:-

Winchester District Local Plan Review 2006: DP3 DP4

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01523/FUL

Ref No: W01417/07

Date Valid: 20 June 2008

Grid Ref: 445604 132268

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Simon Borthwick

Proposal: Two storey rear extension, first floor front extension (amendment to W01417/06 to show collection to existing ridge height and enlargement of rear extension)

Location: The Pantiles Main Road Littleton Winchester Hampshire SO22 6QJ

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 and alterations hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed addition relates well to the existing building.

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 side (northern) elevation of the 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: DP1, DP3, DP4

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.

4 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01422/FUL

Ref No: W21077/01

Date Valid: 10 June 2008

Grid Ref: 457875 131990

Team: EAST

Case Officer: Trish Price

Applicant: Mr Alan Cooke

Proposal: Demolition of garage and conservatory and erection of a single storey front, side and rear extension. RESUBMISSION

Location: 8 Dorian Grove Alresford Hampshire SO24 9QR

Decision: Application Permitted Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the single storey front, side and rear extension hereby permitted shall match those used in the existing building.

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

3 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

4 Notwithstanding the garage door details shown on drawing no.850/01 Issue D the garage shall be fitted with a vertically opening sectional roller door as detailed in information dated 23rd July 2008 and thereafter retained.

Reason: In the interests of highway safety.

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

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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01495/FUL
Ref No: W10712/01
Date Valid: 17 June 2008
Grid Ref: 458597 131689
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs S Dinnis
Proposal: First floor rear extension
Location: 2 Carisbrooke Close Alresford Hampshire SO24 9PQ

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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the west elevation of the extension hereby permitted.

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

Informatives

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

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

Winchester District Local Plan Review 2006: 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.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01496/FUL

Ref No: W21173

Date Valid: 17 June 2008

Grid Ref: 458598 132932

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Ian Willoughby

Proposal: Erection of 2.7m high fence to rear boundary

Location: 11 Arle Gardens Alresford Hampshire SO24 9BA

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
Alresford Town Design Statement.

Northington **Ward** **Itchen Valley**

Conservation Area:

Case No: 08/01531/FUL
Ref No: W02787/04
Date Valid: 27 June 2008
Grid Ref: 457934 136830
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mrs Read
Proposal: Construction of ménage with post and railed fencing
Location: Swarraton Farmhouse Basingstoke Road Swarraton Alresford
Hampshire SO24 9UD

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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

3 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.

4 The use of the ménage hereby permitted shall be restricted to the horses kept on the site for private recreational use only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

5 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site 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.

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, CE28 and RT.11

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

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

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01141/FUL

Ref No: W20434/01

Date Valid: 4 June 2008

Grid Ref: 445540 127626

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mrs Christine Leonard

Proposal: Single storey extension to existing detached garage

Location: 6 Treble Close Olivers Battery Winchester Hampshire SO22 4JN

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006: DP3, H3

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/01557/FUL

Ref No: W00322/90

Date Valid: 26 June 2008

Grid Ref: 450431 121517

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

Applicant: Marwell Preservation Trust Ltd

Proposal: Installation of replacement temporary Portacabin (replacing that approved by permission 06/02932/FUL) (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Location: Marwell Zoo Thompsons Lane Owslebury Winchester Hampshire SO21 1JH

Decision: Application Permitted
Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 31st July 2011 on or before which date the portacabin shall be removed from the site and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

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

Informatives

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

Winchester District Local Plan Review 2006: CE.5, CE.18, CE.28, HE.16

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01195/LIS
Ref No: W13825/07
Date Valid: 13 June 2008
Grid Ref: 455906 115883
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Ms J Tulett
Proposal: 4 no. replacement windows
Location: Church House Clewers Hill Waltham Chase Southampton
Hampshire SO32 2LN

Decision: Application Refused
Conditions/Reasons

1 The proposed replacement windows, by reason of their inappropriate design, would harm the character of the listed building, contrary to policy HE14 of the Winchester District Local Plan Review.

Informatives

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

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

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01183/FUL

Ref No: W00638/05

Date Valid: 17 June 2008

Grid Ref: 460897 114622

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Dunlop

Proposal: Two storey rear extension

Location: Priors Cottage Chapel Road Soberton Southampton Hampshire
SO32 3PP

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; CE23

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/01282/FUL
Ref No: W19863/02
Date Valid: 19 June 2008
Grid Ref: 461182 116586
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mrs Jill Woodacre
Proposal: Detached building to form cattery with separate detached isolation building
Location: 1 Glencoe Cottages Long Road Soberton Southampton Hampshire SO32 3PG

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 and finishes to be used in the construction of the external surfaces of the cattery and isolation unit buildings 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 Details for any external lighting shall be submitted and approved in writing by the Local Planning Authority prior to construction of the units. The development shall be carried out in accordance with the approved details.

Reason: In the interests of local amenity.

4 The development hereby permitted shall be used only for the boarding of cats and for no other purpose.

Reason: To restrict the use of the premises in the interests of local amenity

5 A programme of cleaning and maintenance of the units, external walkways and storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the units. The development shall be carried out in accordance with the approved details

Reason: To ensure that all practicable means are taken to reduce the risk of odour nuisance in the interests of the amenity of the neighbouring properties.

6 Details of the facilities for the storage of cat litter 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 cattery is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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 any 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, adjacent buildings, and the surrounding land.

8 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 any new boundary treatment to be erected along the southern boundary. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details. In addition, a detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences, to enhance and strengthen the existing hedging also along the southern boundary. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenities of the area and mitigate the visual impact of the approved 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: DP3, CE5, HE1, DP11.
3. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01441/FUL

Ref No: W00934/05

Date Valid: 11 June 2008

Grid Ref: 462025 113342

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Robert Gould

Proposal: 2 storey rear extension.

Location: Huntbourne Farm Cottage Southend Lane Soberton Southampton
Hampshire SO32 3QB

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; CE23;

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01421/FUL

Ref No: W04901/07

Date Valid: 30 June 2008

Grid Ref: 446247 135814

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Keith Vincent

Proposal: Conservatory to rear, pergola, garden shed and greenhouse in rear garden (RETROSPECTIVE)

Location: 30 Downs Road South Wonston Winchester Hampshire SO21 3EU

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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01424/FUL

Ref No: W21164

Date Valid: 10 June 2008

Grid Ref: 447072 135799

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Niel MacDonald

Proposal: Single storey front extension and mono-pitch roof to existing garage. Conversion of garage to residential accommodation. Demolition of existing conservatory and erection of single storey rear extension.

Location: 6 Borman Way South Wonston Hampshire SO21 3EJ

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.

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01450/FUL

Ref No: W02846/11

Date Valid: 11 June 2008

Grid Ref: 446652 135815

Team: EAST **Case Officer:** Mr Simon Avery

Applicant: Mr Clyde Cunningham

Proposal: Extension of existing garage

Location: Karinthia 96 Downs Road South Wonston Hampshire SO21 3EW

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.

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01482/FUL

Ref No: W03313/07

Date Valid: 16 June 2008

Grid Ref: 447392 136001

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Dicker

Proposal: Erection of single story front and rear extensions

Location: 14 Long Barrow Close South Wonston Winchester Hampshire
SO21 3ED

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

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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01500/FUL

Ref No: W21185

Date Valid: 30 June 2008

Grid Ref: 447418 135938

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Ms Stephanie Bliss

Proposal: Single storey rear extension

Location: 6 Rowan Close South Wonston Hampshire SO21 3JA

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:-

Winchester District Local Plan Review 2006: DP3

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/01612/FUL
Ref No: W05157/68
Date Valid: 17 July 2008
Grid Ref: 444261 131661
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Lainston House Hotel
Proposal: Single storey extensions to provide additional dining and kitchen areas (Amendment to permissions W05157/57 and 05157/63)
Location: Lainston House Hotel Stockbridge Road Sparsholt Winchester Hampshire SO21 2LT

Decision: Application Withdrawn

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/01613/LIS
Ref No: W05157/69LB
Date Valid: 17 July 2008
Grid Ref: 444261 131661
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Lainston House Hotel
Proposal: Single storey extensions to provide additional dining and kitchen areas (Amendment to permissions W05157/57 and 05157/63)
Location: Lainston House Hotel Stockbridge Road Sparsholt Winchester Hampshire SO21 2LT

Decision: Application Withdrawn

Tichborne

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01485/FUL

Ref No: W11519/08

Date Valid: 16 June 2008

Grid Ref: 457051 130361

Team: EAST

Case Officer: Trish Price

Applicant: Mr Peter Kilmister

Proposal: Single storey side extension

Location: Donkey Field Riverside Farm Lane Tichborne Alresford Hampshire
SO24 0NA

**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 be as specified on the planning application forms dated 09.06.2008.

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

3 The window in the south west roof slope of the extension shall be fitted with a conservation-style rooflight which will be retained thereafter.

Reason: To preserve the character of the 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:-

Winchester District Local Plan Review 2006: • DP3 CE23 HE5

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/01510/FUL
Ref No: W11667/24
Date Valid: 24 June 2008
Grid Ref: 447771 123381
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Scott
Proposal: Proposed walled garden and potting shed within existing kitchen garden area
Location: Twyford Moors House Highbridge Road Twyford Moors Winchester Hampshire SO21 1RL

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 Sample panels of all new facing brick and flint work showing the proposed brick types, colour, texture, face bond and pointing 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: To ensure the detailing and materials maintain the architectural interest of the building.

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

- (a) large scale (1:20) elevations and representative sections and details of the new potting shed, to include joinery profiles at 1:5 or half full size;
- (b) samples of all facing materials for the potting shed;

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

4 Any modifications to the approved drawings (), whether Building Control or any other reason or any departure on site from what is shown, that drawing 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

5 A detailed scheme for landscaping, tree and/or shrub planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. This shall be set out as an indicative master plan for the whole gardens, to include a record of the garden as existing and a Conservation and Management Plan. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

6 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

7 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of 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.

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, HE1, HE3, HE16
PPG15

West Meon Ward Upper Meon Valley

Conservation Area:

Case No: 08/01263/FUL
Ref No: W06664/11
Date Valid: 13 June 2008
Grid Ref: 464235 124617
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr L Poole
Proposal: Single storey oak framed orangery
Location: Berwyn Cottage Marlands Lane West Meon Petersfield Hampshire
GU32 1JZ

Decision: Application Withdrawn

West Meon Ward Upper Meon Valley

Conservation Area:

Case No: 08/01568/FUL
Ref No: W11104/06
Date Valid: 27 June 2008
Grid Ref: 464594 127096
Team: EAST **Case Officer:** Nick Parker
Applicant: Mrs Rosalie Bell
Proposal: Erection of porch
Location: Woodlands Chapel And Cottage Kitts Lane Bramdean Alresford
Hampshire SO24 0HW

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: Policies DP1, DP3, CE6, CE23

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01200/FUL
Ref No: W12503/15
Date Valid: 16 May 2008
Grid Ref: 452634 109044
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Allied Developments Ltd
Proposal: Erection of 3 no. class B1 units
Location: Fulcrum 5 Solent Way Whiteley Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 Within 12 months of the substantial completion of the development hereby permitted the landscaping scheme shown on approved plan ID399.01 shall be implemented in full. The method of implementation and thereafter the management of the landscaped areas shall be undertaken in accordance with the Solent 2 Business Park Whiteley Landscape Management Plan July 2005 unless any alternative management regime is submitted to and agreed in writing by the local planning authority. Any trees or shrubs which form part of the landscaping scheme which die, become diseased/damaged or are removed within 5 years of implementation shall be replaced like for like within 12 months of its/their demise.

NB: Retained tree means any tree not authorised for removal by this permission.

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

4 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 treatments shall be completed before the first unit is brought into use.

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

5 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.

6 No development shall commence before details of all hardsurfacing materials to be used on site have been submitted to and approved by the local planning authority. The areas shown on the approved plans to be hardsurfaced shall be surfaced in accordance with the agreed details prior to the first unit being brought into use unless otherwise agreed by the local planning authority.

Reason: To protect the visual amenities of the area.

7 None of the units hereby permitted shall be brought into use before the areas shown on the approved plan 3934/505 for vehicle parking, turning and loading/unloading have been surfaced and marked out unless otherwise agreed by the local planning authority. Thereafter, these areas shall be retained and shall not be used other than for vehicle parking, turning and loading/unloading.

Reason: In the interests of highway safety.

8 Unless otherwise agreed by the local planning authority none of the units hereby permitted shall be brought into use before cycle parking has been provided on site in accordance with details to first be submitted to and approved in writing by the local planning authority. Thereafter the cycle parking shall be retained in perpetuity.

Reason: To promote sustainable modes of transport.

9 Unless otherwise agreed by the local planning authority no development shall commence before a nature conservation mitigation and management plan has been submitted to and approved in writing by the local planning authority. The development shall not be implemented and thereafter managed other than in accordance with the agreed plan.

NB: A landscape management plan for Solent 2 Business Park dated July 2005 has been devised to meet the conditions imposed upon permissions to develop this site.

Reason: In the interests of nature conservation.

10 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.

11 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.

12 No outside industrial processes or working or storage of materials, vehicles, machinery or equipment (other than the storage of pallets related to the horticultural activities of the holding) shall be undertaken on the site at any time unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of local amenities.

13 No floodlighting, either affixed to the building or freestanding, shall be erected on the site at any time without the written agreement of the Local Planning Authority.

Reason: To protect the wildlife and habitat values of the adjacent SINC.

14 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 no unit's floorspace shall be used solely or predominantly for the purposes of B1 (a) (offices).

Reason: To fulfil the purpose of the park as a technology business park.

15 No additional floorspace shall be created within the development hereby approved unless agreed in writing by the Local Planning Authority.

Reason: To fulfil the purpose of the park as a technology business park.

16 None of the units hereby permitted shall be occupied other than in accordance with the requirements and provisions of the Green Travel Plan dated May 2008 prepared by Allied Developments Consulting Engineers submitted with this application and hereby permitted.

Reason: To promote sustainable development.

17 Prior to works commencing on the site drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by Winchester City Council. The details shall be implemented in accordance with the approved details prior to the occupation of any of the units on the site. The details shall include a maintenance programme and establish ownership of the drainage system.

Reason: To prevent the increased risk of flooding, to improve water quality and to ensure future maintenance.

18 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

19 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.

Informatives

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, T1, T3, T4, S14

3. Please be aware that any proposals to divert the course of or to culvert any ordinary watercourses onsite as part of the development will require the consent of the Environment Agency (this is known as Flood Defence Consent) under Section 23 of the Land Drainage Act 1991. This consent will only be issued if the works do not pose a flood risk to people, and/or property, and do not conflict with the Environment Agency's other duties.

4. In accordance with Annex F of Planning Policy Statement 25 (PPS25): Development and Flood Risk, surface water runoff rates from the development should not exceed the surface water runoff rates from the existing site (and should ideally be the equivalent of the greenfield runoff for the site), whilst reducing flood risk to the site itself and adjacent properties, and taking climate change into account (the drainage should be designed to account for the 1 in 100 year storm event plus 30% to allow for an increase in peak rainfall intensity over the lifetime of the development).

The runoff implications of development will need to be fully assessed by the applicant and controlled, wherever possible, through a sustainable drainage approach to surface water management (SUDS). Oversized pipes provide little water quality improvement and as you will be aware oil interceptors require maintenance and are often subject to failure. A holistic approach towards surface water is required to provide water quality and water quantity control. The increased flows and pollution from surface water should be controlled through systems which utilise a management train approach (as described in CIRIA C522 Sustainable Urban Drainage Systems Design Manual for England and Wales) and should achieve equal standing in both of these areas.

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

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

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01431/FUL
Ref No: W03045/24
Date Valid: 4 July 2008
Grid Ref: 454318 108949
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Robert Terry
Proposal: Single storey side extension to include roof terrace
Location: Fareham Woods Golf Club Skylark Meadows Whiteley Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 No development shall take place until details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include the existing and proposed finished levels or contours and the hardsurfacing materials. Development shall be carried out in accordance with the approved plans.

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

4 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:-

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: CE1, CE3, RT12, DP3

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

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

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01432/FUL

Ref No: W03045/23

Date Valid: 2 July 2008

Grid Ref: 454318 108949

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Robert Terry

Proposal: Infil of existing ground floor veranda/external walkway to form extended changing rooms

Location: Fareham Woods Golf Club Skylark Meadows Whiteley Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

Hampshire County Structure Plan Review: G1
Winchester District Local Plan Review 2006: CE1, CE3, RT12, DP3

Wickham Ward Wickham

Conservation Area:

Case No: 08/01206/FUL
Ref No: W21168
Date Valid: 18 June 2008
Grid Ref: 456005 109591
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mrs Gabrielle Weatherhead
Proposal: Conservatory to rear
Location: 5 Mayles Corner Mayles Lane Knowle Fareham Hampshire PO17 5AG

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.

3 In the interests of protecting the amenity of the neighbouring property.

Reason: 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 to the north eastern boundary.

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

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 08/01301/LIS
Ref No: W11544/10LB
Date Valid: 18 June 2008
Grid Ref: 457263 111511
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr And Mrs Simon Daysh
Proposal: Removal of single storey pitched roof and construction of roof over existing inner courtyard; replacement fascias
Location: Wickham Tea House The Tea House The Square Wickham Fareham Hampshire PO17 5JT

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 New or replacement windows must match adjacent historic windows in materials design and details, and are to be single glazed.

Reason: To preserve the special interest of the listed building.

3 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.14

Wickham Ward Wickham

Conservation Area:

Case No: 08/01460/FUL
Ref No: W11544/09
Date Valid: 18 June 2008
Grid Ref: 457263 111511
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr And Mrs Simon Daysh
Proposal: Removal of single storey pitched roof and construction of roof over existing inner courtyard; replacement fascias
Location: Wickham Tea House The Tea House The Square Wickham
Fareham Hampshire PO17 5JT

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 New or replacement windows must match adjacent historic windows in materials design and details, and are to be single glazed.

Reason: To preserve the special interest of the listed building.

3 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.4, HE.14

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 08/01831/FUL
Ref No: W03045/26
Date Valid: 8 August 2008
Grid Ref: 454307 108881
Team: WEST **Case Officer:**
Applicant: Mr Robert Terry
Proposal: Erection of new detached marquee (RETROSPECTIVE)
Location: Quindell Golf & Country Club Skylark Meadows Whiteley Fareham
Hampshire PO15 6RS

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 08/01052/FUL
Ref No: W07514/05
Date Valid: 19 May 2008
Grid Ref: 448715 129536
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Antony Proudman
Proposal: Single storey glazed extension; demolition of two storey glazed extension and insertion of doors with Juliette balcony (RESUBMISSION)
Location: Old Blue Boar 25 St Johns Street Winchester Hampshire SO23 0HF

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 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 The new facing brickwork of the north boundary wall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, 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.

4 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) Large scale framing details of the new glazed structure and doors leading to new balcony, including colour of finish.

(b) Details of the new balcony structure and ironwork, including colour of finishes.

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 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of 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.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3 HE14 HE5 HE16 HE1

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 John And All Saints**

Conservation Area:

Case No: 08/01053/LIS
Ref No: W07514/06LB
Date Valid: 19 May 2008
Grid Ref: 448715 129536
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Antony Proudman
Proposal: External and internal alterations including; single storey glazed extension; demolition of two storey glazed extension and insertion of doors with Juliette balcony (RESUBMISSION)
Location: Old Blue Boar 25 St Johns Street Winchester Hampshire SO23 0HF

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 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 The new facing brickwork of the north boundary wall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, 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.

4 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) Large scale framing details of the new glazed structure and doors leading to new balcony, including colour of finish.
- (b) Details of the new balcony structure and ironwork, including colour of finishes.

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 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of 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.

Informatives

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

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

Winchester District Local Plan Review 2006: • DP3 HE14 HE5 HE16 HE1

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 Paul

Conservation Area:

Case No: 08/01115/FUL
Ref No: W01490/03
Date Valid: 10 June 2008
Grid Ref: 447121 129831
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Adrian Farrugia
Proposal: Single storey rear extension
Location: 16 Milverton Road Winchester Hampshire SO22 5AU

Decision: Application Permitted
Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the single storey rear extension hereby permitted shall be as stated on application drawing no. POO6 VER2.

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 John And All Saints

Conservation Area: Winchester Conservation Area
Case No: 08/01128/FUL
Ref No: W13723/05
Date Valid: 9 May 2008
Grid Ref: 449009 129278
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Beechcroft Development Limited
Proposal: Part demolition, conversion and renovation of existing building to provide 4 no. dwellings and erection of 19 no. dwellings in three detached blocks (all for over 55's); associated parking and landscaping including reinstatement of former access
Location: Miles Down Northbrook Avenue Winchester Hampshire SO23 0JW

Decision: Application Withdrawn

Winchester Town

Ward

St Bartholomew

Conservation Area:
Case No: 08/01189/FUL
Ref No: W02900/12
Date Valid: 16 June 2008
Grid Ref: 448342 129804
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Ms Kim Dunn
Proposal: Change of use of land from parking to garden for 24D North Walls
Location: 24D North Walls Winchester Hampshire SO23 8DB

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 fence hereby permitted shall be of the same height, material and design of the existing fence.

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: HE4; HE5; DP3; DP4

Winchester Town Ward St Luke

Conservation Area:

Case No: 08/01439/FUL
Ref No: W21160
Date Valid: 12 June 2008
Grid Ref: 445945 128861
Team: EAST **Case Officer:** Trish Price
Applicant: Mr David Candlin
Proposal: Single storey side/rear extension
Location: 17 Nightingale Close Winchester Hampshire SO22 5QA

Decision: Application Withdrawn

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/01426/FUL
Ref No: W19379/03
Date Valid: 10 June 2008
Grid Ref: 447285 131184
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Simon Robinson
Proposal: Removal of existing single garage,shed and outbuilding to be replaced with single storey detached garage(RESUBMISSION)
Location: 123 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Refused
Conditions/Reasons

1 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 protected by a tree preservation order and which are significant and make a valuable contribution to the character and appearance 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 DP4

2. The applicant is advised that an Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 is required to ascertain the impact of this development positioned very close to a significant amenity tree. The details required should clearly show and describe the following:

1. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation [with the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

2. 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

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

Conservation Area:

Case No: 08/01444/FUL

Ref No: W14850/01

Date Valid: 25 June 2008

Grid Ref: 447415 129646

Team: EAST

Case Officer: Nick Parker

Applicant: Mr Chris Bean

Proposal: Rear extension and alterations to main house and demolition of existing single storey garage, replaced with garage with studio above

Location: 14 West End Terrace Winchester Hampshire SO22 5EN

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 extensions 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 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 elevation(s) of the extension to the house and the east elevation of the 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: Policies DP1, DP3, HE5

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

Conservation Area:

Case No: 08/01454/LIS
Ref No: W13622/07LB
Date Valid: 23 June 2008
Grid Ref: 447823 128338
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mrs C Armstrong
Proposal: Demolition of internal partition; replacement of existing window with new door and insertion of new window at ground floor on eastern elevation
Location: Flat B 2 Priors Barton Winchester Hampshire SO23 9QF

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: To maintain the character of the listed building.

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

(a) New half-glazed door in existing window opening, to include profiles of mouldings, glazing bars and panels, where relevant, at 1:20 and/or 1:5 scales;

(b) Structural details of the new window opening in existing brickwork, to include details of a self-supporting brick arch, at 1:20 scale or larger.

Reason: To maintain the character of the listed building.

4 The existing window, repaired using like materials as necessary, shall be re-used in the new opening created, unless otherwise agreed in writing with the Council as local planning authority prior to the commencement of the work.

Reason: To maintain the character of the listed building.

5 The new door, and the window, shall be single glazed.

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:-

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

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 08/01481/FUL
Ref No: W21169
Date Valid: 16 June 2008
Grid Ref: 448286 130251
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Graham Barrett
Proposal: Single storey rear extension
Location: 19 Monks Road Winchester Hampshire SO23 7EQ

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 east and 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:-

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

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

Conservation Area:

Case No: 08/01498/LIS
Ref No: W04868/02LB
Date Valid: 17 June 2008
Grid Ref: 448692 129173
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs McGuire
Proposal: Single and two storey rear extensions (amended plans received 01.07.2008).
Location: 23 Chesil Street Winchester Hampshire SO23 0HU

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 development hereby permitted shall be constructed using plain clay roof tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the

commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

2 Reason: In the interest of preserving the character of the listed building, in accordance with Local Plan Policy HE.14 and PPG15.

3 Prior to the commencement of development, the following details are to be submitted to the Local Planning Authority for approval in writing. The works hereby approved shall be carried out in accordance with the approved details;

large scale elevations 1:10 of the windows and doors and full size sections showing:-

(i) the new sills in relation to the opening in which it is to be set.

(ii) the mouldings to be used on the glazing bars.

(iii) the relationship of the opening window to the frame which should follow a traditional form.

(iv) comparable sections for existing and proposed windows.

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

3 Reason: In the interest of preserving the character of the listed building, in accordance with Local Plan Policy HE.14 and PPG15.

Informatives

1. This permission is granted for the following reasons:

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

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

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

Winchester Town

Ward

St John And All Saints

Conservation Area: Winchester Conservation Area
Case No: 08/01527/FUL
Ref No: W04868/03
Date Valid: 17 June 2008
Grid Ref: 448692 129173
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs McGuire
Proposal: Single and two storey rear extensions (amended plans received 01.07.2008).
Location: 23 Chesil Street Winchester Hampshire SO23 0HU

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

Reason: In the interest of preserving the character of the listed building, in accordance with Local Plan Policy HE.14 and PPG15.

3 Prior to the commencement of development, the following details are to be submitted to the Local Planning Authority for approval in writing. The works hereby approved shall be carried out in accordance with the approved details;

large scale elevations 1:10 of the windows and doors and full size sections showing:-

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

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

Reason: In the interest of preserving the character of the listed building, in accordance with Local Plan Policy HE.14 and PPG15.

Informatives

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

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

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

Winchester District Local Plan Review 2006: DP3, HE5, HE14, HE16
Planning Policy Guidance Note 15

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01508/AVC

Ref No: W02023/09A

Date Valid: 18 June 2008

Grid Ref: 449310 130435

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Storage King

Proposal: Erection of 1 no. non-illuminated wall mounted company logo, 1 no. non-illuminated wall mounted information sign, 1 no. non-illuminated free standing company information/directional sign mounted on existing posts

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

Decision: Application Permitted
Conditions/Reasons

1 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

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

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

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

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

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

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

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

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

6 Prior to the erection of the signs hereby approved, all existing signs shall be removed from the site.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE11

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01524/FUL

Ref No: W20985/01

Date Valid: 20 June 2008

Grid Ref: 448294 130327

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Daniel Wilks

Proposal: Single storey rear extension

Location: 8 Nuns Road Winchester Hampshire SO23 7EF

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 western 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: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01540/FUL

Ref No: W17562/02

Date Valid: 23 June 2008

Grid Ref: 447355 127130

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr John Finley

Proposal: Extensions and alterations to provide replacement garage; single storey link to house, first floor bedroom and conservatory / sunroom

Location: Wedmor House St Cross Road Winchester Hampshire SO23 9RX

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 in the north side elevation(s) of the garage 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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01543/LIS

Ref No: W10611/06LB

Date Valid: 26 June 2008

Grid Ref: 447551 127924

Team: WEST

Case Officer: Claire Burriss

Applicant:

Proposal: Internal alterations to partially remove wall and door frame

Location: 79 St Cross Road Winchester Hampshire SO23 9RE

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 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 preserve the special interest of the listed building.

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 thereafter be made either for the retention of the historic feature in-situ or for its proper recording prior to removal in accordance with details to be submitted to and approved by the local planning authority.

Reason: To preserve the special interest of the listed building.

4 Before any work is undertaken in pursuance of this consent to alter the building, the proposed method of ensuring the safety and stability of the building fabric to be retained shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such method statement thus approved.

Reason: To preserve the special interest 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: DP.1, DP.3, HE.14

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01609/FUL

Ref No: W13582/03

Date Valid: 2 July 2008

Grid Ref: 448290 130123

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Mark Hughes

Proposal: Single storey rear extension (RESUBMISSION)

Location: 13 Alswitha Terrace King Alfred Place Winchester Hampshire
SO23 7DQ

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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the west and east 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: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5

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

Conservation Area:

Case No: 08/01674/FUL
Ref No: W14764/03
Date Valid: 9 July 2008
Grid Ref: 446880 130149
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Glen Hopkinson
Proposal: Single storey rear extension, front porch and external chimney
Location: 10 Walnut Grove Winchester Hampshire SO22 5HR

Decision: Application Permitted **Conditions/Reasons**

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

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

2 The materials to be used in the construction of the external surfaces of the single storey rear extension, porch and external chimney 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: 08/01843/TPC
Ref No: W21213/TPOCA
Date Valid: 30 July 2008
Grid Ref: 447989 128269
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Robin Chute
Proposal: 7no. Poplar trees - pollard to 5m
Location: Land Opposite Pumping Station Garnier Road Winchester
Hampshire

Decision: **Application Withdrawn**

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02951/FUL

Ref No: W15971/07

Date Valid: 18 June 2008

Grid Ref: 448656 139110

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr S Burcham

Proposal: Temporary occupation of detached double garage as accommodation during construction work of extensions to existing dwelling (RETROSPECTIVE)

Location: 4 Measures Gate Old Stoke Road Stoke Charity Winchester Hampshire SO21 3PH

Decision: Application Refused
Conditions/Reasons

1 The use of the garage as a separate unit of accommodation for a temporary period is contrary to policy H3 and the guidance contained in PPS7 in that it would create a temporary residential unit in the countryside for which there is no justification.

Informatives

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

Winchester District Local Plan Review 2006: DP3 and H3

Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 07/02952/FUL
Ref No: W15971/05
Date Valid: 18 June 2008
Grid Ref: 448656 139110
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr S Burcham
Proposal: Change of use of garage to detached self contained one bed
annexe (RETROSPECTIVE)
Location: 4 Measures Gate Old Stoke Road Stoke Charity Winchester
Hampshire SO21 3PH

Decision: Application Refused
Conditions/Reasons

1 The proposed development is contrary to policies DP3, H3 and RT4 of the Winchester District Local Plan and the advice contained in PPS7 in that:

- i) The level of accommodation contained within the detached garage is tantamount to a separate unit of residential accommodation, separate from the main dwelling. The site is outside of the established settlement boundary where new housing is only acceptable if it is for the purposes of agriculture or forestry.
- ii) It fails to make 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: E16
Winchester District Local Plan Review 2006: DP3, HE5, H3 and RT4
