



Winchester
City Council

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

UP TO 18 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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01541/FUL

Ref No: W01126/16

Date Valid: 3 July 2008

Grid Ref: 455361 117501

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Dr Simon Smyth

Proposal: Change of use to a Private Practice Dental Surgery (D1)

Location: Portset Systems Shield House Brook Street Bishops Waltham
Southampton Hampshire SO32 1AX

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 premises shall be used as a dental surgery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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:-

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: DP3, HE4, HE13, E1, SF1, SF2, SF3

3. Permission not extending to Advertisement Display

This permission does not purport to grant consent to the advertisement(s) indicated on the drawing accompanying the application and which must be the subject of a separate application for Advertisement Consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. LISTED BUILDING CONTROL

The applicant is advised that listed building consent will be required for any proposed alterations to the building (internal or external) and for any signs which it is intended to fix to the premises.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01545/FUL

Ref No: W04209/12

Date Valid: 23 June 2008

Grid Ref: 453859 119367

Team:

Case Officer: Mr Ian Cousins

Applicant: Mr Ian Biddlecombe

Proposal: Side and rear extensions with new garages and alterations to access

Location: Stakes Farm Cottages Cross Lane Bishops Waltham Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3; CE23

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 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.

4. 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.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01558/FUL

Ref No: W06402/03

Date Valid: 2 July 2008

Grid Ref: 455752 118805

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr And Mrs Jason Philips

Proposal: Two storey extension

Location: 5 Margaret Cottages Beeches Hill Bishops Waltham Southampton
Hampshire SO32 1FE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01607/LIS

Ref No: W09285/08

Date Valid: 12 August 2008

Grid Ref: 455476 117538

Team: WEST

Case Officer:

Applicant: Mr F and Mrs C Woodfine

Proposal: Renovation of swimming pool house to include replacing flat roof into a pitched roof, replacement of windows and doors (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Location: Beam Ends Bank Street Bishops Waltham Southampton
Hampshire SO32 1AN

Decision: Not Required

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01655/TPO

Ref No: WTPO/1161/03

Date Valid: 10 July 2008

Grid Ref: 456315 117427

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Malcolm Austin

Proposal: Fell 1no. Atlas Cedar tree and deadwood all other trees

Location: The Firs Hoe Road Bishops Waltham Southampton Hampshire
SO32 1DU

Decision: Application Permitted

Boarhunt Ward Boarhunt And Southwick

Conservation Area:

Case No: 08/01059/FUL
Ref No: W08608/01
Date Valid: 27 June 2008
Grid Ref: 460260 110511
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Ms Zara Bampton
Proposal: First floor extension to rear and pitched roof over existing flat roof
Location: Una Cottage Trampers Lane North Boarhunt Fareham Hampshire
PO17 6DH

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 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 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation(s) of extensions 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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01253/FUL

Ref No: W21154

Date Valid: 23 May 2008

Grid Ref: 448306 121722

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Miss T Baraclough

Proposal: Single storey side and rear extension

Location: 12 St Vigor Way Colden Common Winchester Hampshire SO21
1UU

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 unless otherwise agreed in writing by the Local Planning Authority.

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 written by Ben Abbott of Sapling Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

The Arboricultural Officer shall be informed prior to the commencement of any construction within the Root Protection Areas of retained trees. Telephone 01962 848317.

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

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

Reason: In the interests of tree protection.

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:-
Winchester District Local Plan Review 2006: DP1, DP3, DP4

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01484/FUL

Ref No: W21177

Date Valid: 24 June 2008

Grid Ref: 448139 121888

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Darren Stephens

Proposal: Single storey rear extension

Location: 3 Whitebeam Close Colden Common Winchester Hampshire SO21 1AJ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01567/TPO

Ref No: WTPO/1212/74

Date Valid: 27 June 2008

Grid Ref: 448264 121818

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Helen Stringer

Proposal: 1no. Oak tree - crown reduce by 15% remove deadwood and sever ivy at base to facilitate inspection

Location: 31 St Vigor Way Colden Common Winchester Hampshire SO21 1UU

Decision: **Application Refused**

Conditions/Reasons

This mature oak tree forms part of a line of four trees of which this one is the second tree in line of the four. A fifteen percent crown reduction will have a detrimental effect to the visual amenity value of the line of trees and a detrimental effect to the health of the tree. Permission is not required to remove dead wood or the ivy.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01197/LIS

Ref No: W20199/05LB

Date Valid: 16 May 2008

Grid Ref: 461312 119911

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr H Lumby

Proposal: Removal of door and replacement with a window, removal of a window and replacement with French doors-both on the south elevation

Location: Manor House High Street Meonstoke Southampton Hampshire SO32 3NH

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 Prior to the commencement of the works hereby approved, detailed sections at 1:2 scale, of the proposed new door and windows are to submitted to the Local Planning Authority for approval. The new works are to be carried out in accordance with the approved details.

Reason: To safeguard the special interest of a 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

3. With regard to condition 2, sealed double glazing would not be considered appropriate, so the details should indicate single glazing.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00033/FUL

Ref No: W09526/10

Date Valid: 16 January 2008

Grid Ref: 446727 125011

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Gary Darrock

Proposal: Erection of 1 no. five bed dwelling and detached garage; access onto Cliff Way (AMENDMENT TO PLANNING PERMISSION- W09526/07)

Location: Highdown Cliff Way Compton Down Winchester Hampshire SO21 2AP

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 amended 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 Prior to occupation of the dwelling, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the development hereby approved is occupied.. Development shall be carried out in accordance with the approved details.

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

4 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

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

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

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

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

6 The first floor window(s) in the north elevation and the two ensuite bathroom windows on the first floor south elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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

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

8 Prior to the commencement of the garage development hereby approved, a scheme for additional tree planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan detailing the size, species and location of replacement tree(s). The approved replacement planting shall be undertaken during the next planting season following the completion of the development.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character 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: None.
Winchester District Local Plan Review 2006: DP3, DP4, H3

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01535/FUL

Ref No: W07795/06

Date Valid: 20 June 2008

Grid Ref: 446502 125166

Team: WEST

Case Officer: Claire Burriss

Applicant: Mrs Emma Telfer

Proposal: Change of use of first floor of detached garage for use as a beauty salon

Location: Longacre Cottage Clease Way Compton Down Winchester
Hampshire SO21 2AL

Decision: **Application Refused**

Conditions/Reasons

1 The roads leading to and from the site have substandard junctions with Otterbourne Road, which are inadequate to accommodate safely the additional traffic which the proposed development would be likely to generate contrary to policy DP.3 of the Winchester District Local Plan.

2 The proposed development is considered to be located in an unsustainable location contrary to policy SF1 and DP3 of the Winchester District 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: DP1, DP3, SF1

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/01326/FUL
Ref No: W08512/06
Date Valid: 19 June 2008
Grid Ref: 442600 134745
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Peter Bolger
Proposal: Two storey extension
Location: Kingswell Point Peach Hill Lane Crawley Winchester Hampshire
SO21 2PU

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 Prior to the commencement of works to erect the development hereby permitted, details including a colour sample to stain the timber panels of the proposed extension hereby approved shall be 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 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: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5, CE23

Curdrige

Ward

Conservation Area:

Case No: 08/01555/FUL

Ref No: W16913/09

Date Valid: 24 June 2008

Grid Ref: 452911 113442

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Richard Paine

Proposal: New detached garage

Location: Outlands House 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 Upon completion of the garage hereby approved, any section of the Laurel hedge to the western boundary that has been pruned or removed to facilitate the development shall be reinforced with further planting of the same species and be allowed to grow to the height of the adjoining undisturbed hedge. If within a period of 5 years from the date of planting, any newly planted shrubs 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 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 Detailed proposals for the disposal of surface water from the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the garage is brought into use.

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

Informatives

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01227/TPO
Ref No: WTPO/1076/25
Date Valid: 27 June 2008
Grid Ref: 466070 111388
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Duncan Nicholls
Proposal: 1no. Oak tree- prune overhanging branches to give 2m clearance from house, prune overhanging branches to give 3m clearance from ground and crown reduce by 10%
Location: 30 Old River Denmead Waterlooville Hampshire PO7 6XS

Decision: Application Refused

Conditions/Reasons

The crown is currently in excess of 2 metres from the house. In addition the crown is already in excess of 3m from ground level. The proposed crown reduction is considered to be unjustified and will have a detrimental affect on the health and amenity of the tree.

Denmead Ward Denmead

Conservation Area:

Case No: 08/01241/TPO
Ref No: WTPO/1200/50
Date Valid: 4 June 2008
Grid Ref: 465413 111633
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Mary Chapman
Proposal: 6no. Hazel trees 1no. Holly tree and 1no. Hawthorn tree - crown reduce by 20% crown thin by 10% (rolling programme-to be repeated every 5 years)
Location: Land Between Peakfield And Creech View Denmead Hampshire

Decision: Application Permitted

Informatives

The work hereby consented may be repeated, without the requirement for a further application, every 5 years commencing from the date of this consent. Any work to trees, other than those subject of this application, or work which does not fall within the limits or time schedule hereby consented, will require an application to the local planning authority.

Denmead Ward Denmead

Conservation Area:

Case No: 08/01497/AVC
Ref No: W04160/03A
Date Valid: 17 June 2008
Grid Ref: 465811 112036
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Boots The Chemist
Proposal: Replacement internally illuminated fascia and internally illuminated projecting sign
Location: Alliance Pharmacy Hambledon Road Denmead Waterlooville Hampshire PO7 6NU

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Control of Advertisement Act 2007 .

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

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

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

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

7 The sign shall only be illuminated during the trading hours of the shop.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, HE11
Design Guidance for the Control of Shopfronts and Signs

Denmead Ward Denmead

Conservation Area:

Case No: 08/01554/TPO
Ref No: WTPO/1200/51
Date Valid: 28 July 2008
Grid Ref: 465461 111624
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Robertson
Proposal: 2no. Ash trees - crown reduce by 45% crown thin by 20% and crown lift to 5m above ground level
Location: 8 Peakfield Denmead Waterlooville Hampshire PO7 6YP

Decision: Application Withdrawn

Droxford **Ward** **Droxford, Soberton And Hambleton**

Conservation Area:

Case No: 08/01556/FUL
Ref No: W15753/02
Date Valid: 3 July 2008
Grid Ref: 460419 117895
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Wannell
Proposal: Conservatory to rear
Location: Rosemary Cottage Swanmore Road Droxford Southampton
Hampshire SO32 3PT

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.3, CE.23, CE.6

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01178/FUL

Ref No: W10582/04

Date Valid: 10 July 2008

Grid Ref: 448712 134091

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Bryan Fowler

Proposal: Single storey side extension; roof alterations to rear; new boundary fence

Location: 54 Springvale Road Kings Worthy Winchester Hampshire SO23 7LZ

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

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: DP1, DP3, DP5

3. The applicant should note the scheme has been approved the basis of drawings FOW006REV1, FOW004, FOW005.

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01171/FUL
Ref No: W03563/08
Date Valid: 3 June 2008
Grid Ref: 448729 134278
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Matthew Emsley
Proposal: Formation of one bedroom flat with associated parking
Location: 46 The Pastures Kings Worthy Winchester Hampshire SO23 7LX

Decision: Application Refused

Conditions/Reasons

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

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

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, DP9, T4, RT4

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01319/FUL
Ref No: W01098/01
Date Valid: 23 June 2008
Grid Ref: 449270 132531
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mrs M Pitkin
Proposal: Single storey side extension
Location: 4 The Paddock Kings Worthy Hampshire SO23 7QR

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, HE5, HE16
Kings Worthy and Abbots Worthy Design Statement

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/00470/TPO

Ref No: W

Date Valid: 12 August 2008

Grid Ref: 446276 131459

Team: EAST

Case Officer:

Applicant: Mr William Lumsden

Proposal: Trees

Location: Street Record Rewlands Drive Footpath Littleton Hampshire

Decision: **Application Withdrawn**

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/00593/FUL

Ref No: W21153

Date Valid: 9 June 2008

Grid Ref: 446790 132049

Team: EAST

Case Officer: Trish Price

Applicant: Mr Brian Homewood

Proposal: Single storey side extension including in-fill link to detached garage

Location: 19 Buriton Road Harestock Winchester Hampshire SO22 6JE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01465/FUL

Ref No: W08826/02

Date Valid: 20 June 2008

Grid Ref: 447096 131704

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Anthony Harding

Proposal: Addition of two bedrooms and a bathroom on north-west elevation of existing house, above existing garage.

Location: Hillsborough 3 Andover Road North Winchester Hampshire SO22 6NN

Decision: Application Permitted

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01478/FUL

Ref No: W01492/06

Date Valid: 23 June 2008

Grid Ref: 445883 132055

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr and Mrs Shaw

Proposal: Erection of a 3 bedroom chalet bungalow with integral garage and new access on land adjacent to 20 Main Road

Location: Mayfield 20 Main Road Littleton Winchester Hampshire SO22 6PS

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 dwelling 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 roofing material shall be natural slates unless otherwise agreed in writing by the Local Planning Authority.

The development shall be implemented in full accordance with the approved plans and details.

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

3 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. The details shall include the accurate plotting of the Root Protection Areas surrounding the trees to be retained and the location of the proposed equipment, the depth of the proposed equipment, and the existing and proposed levels. Once approved the drainage works shall be implemented in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

4 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of three years from the date of the occupation of the building(s) for its permitted use.

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

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

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

d) The hedgerow / vegetation located adjacent to the vehicle access and screen planting shall not be removed from the site without the prior written approval of the Local Planning Authority. If the vegetation should be removed or die without written consent from the Local Planning Authority, it shall be replaced during the next planting season.

Reason: In the interests of protecting the existing vegetation upon the site and to protect the character and appearance of the area.

5 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

6 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.

7 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 dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the front (north western) elevation of the dwelling hereby permitted.

Reason: In the interests of visual amenity and in the interests protecting the residential amenity of nearby residents.

8 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.

9 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.

10 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.

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, DP6, DP9, H7, DP10, RT4, HE1, H7

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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, 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 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.

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01521/FUL

Ref No: W21172

Date Valid: 19 June 2008

Grid Ref: 453592 141034

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Paul McClean

Proposal: Two-story side extension

Location: 3 Parkhill Farm Cottages Larkwhistle Farm Road West Stratton
Winchester Hampshire SO21 3DS

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to Policies DP.3 and CE.23 of the Winchester District Local Plan Review in that the extension, by virtue of its scale, design and height, would significantly change the character of the existing dwelling and fails to respond positively to the character and appearance of the terrace of cottages as a whole.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP.3, CE.23

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01560/FUL

Ref No: W07761/05

Date Valid: 26 June 2008

Grid Ref: 450643 138281

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Dr Tim Evans

Proposal: Erection of swimming pool pavillion and installation of swimming pool (Retrospective)

Location: Firtree Cottage Borough Farm Sloe Lane Micheldever Winchester Hampshire SO21 3AA

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:-

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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01116/FUL
Ref No: W21178
Date Valid: 25 June 2008
Grid Ref: 458248 131924
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Stuart Friend
Proposal: Single storey side extension
Location: 1 Robertson Road Alresford Hampshire SO24 9LQ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 Prior to the commencement of development, amended plans shall be submitted to the local planning authority showing the window in the south-east elevation replaced with a high-level window (i.e a long narrow window which is above 1.5 metres from the floor level of the extension). The development shall be carried out in accordance with the amended plans, unless otherwise agreed in writing by the local planning authority.

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
Alresford Town Design Statement

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01134/FUL

Ref No: W21162

Date Valid: 17 June 2008

Grid Ref: 458948 132298

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Colin Tester

Proposal: Demlition and replacement of existing conservatory

Location: 5 Chestnut Walk Alresford Hampshire SO24 9NA

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 east or west elevation(s) of the conservatory hereby permitted.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3
Alresford Town Design Statement

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01209/AVC
Ref No: W08398/09A
Date Valid: 26 June 2008
Grid Ref: 458846 132652
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr David Griffiths
Proposal: Free standing notice board to replace existing
Location: St John The Baptist Church Station Road Alresford Hampshire

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.

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, HE16

Otterbourne **Ward** **Compton And Otterbourne**

Conservation Area:

Case No: 08/01522/FUL
Ref No: W10363/15
Date Valid: 20 June 2008
Grid Ref: 445835 122981
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr David Hale
Proposal: Construction of double garage at Plot C Yeomans Drove
(RESUBMISSION) (AMENDED DESCRIPTION]
Location: Yeomans Drove Main Road Otterbourne Winchester Hampshire
SO21 2EQ

Decision: **Application Refused**

Conditions/Reasons

- 1 The proposal is contrary to policy DP3 and DP4 of the Local Plan Review, in that the applicant has not provided sufficient information to demonstrate that the proposed development can be completed without causing harm to the protected tree on site which contributes positively to the visual amenity 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

Otterbourne Ward Compton And Otterbourne

Conservation Area:

Case No: 08/01673/FUL
Ref No: W10363/16
Date Valid: 9 July 2008
Grid Ref: 445835 122981
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Neil Trayhurn
Proposal: Proposed garage and cycle store (RESUBMISSION of
08/00113/FUL) (WITHIN THE CURTILAGE OF A LISTED
BUILDING)
Location: Yeomans Drove Main Road Otterbourne Winchester Hampshire
SO21 2EQ

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 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. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, DP4, HE16

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/01067/FUL
Ref No: W00322/89
Date Valid: 18 June 2008
Grid Ref: 450431 121517
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr John Adams
Proposal: Annual temporary use of a marquee with attached catering extension between June and September, located on the lawn at the rear of Marwell Hall.
Location: Marwell Zoo Thompsons Lane Owslebury Winchester Hampshire SO21 1JH

Decision: Application Withdrawn

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/01320/FUL
Ref No: W11535/02
Date Valid: 20 June 2008
Grid Ref: 451187 122996
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs P Dodd
Proposal: First floor side extension
Location: Lower Cottage Whaddon Lane Owslebury Winchester Hampshire SO21 1JL

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.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3

Soberton **Ward** **Droxford, Soberton And Hambledon**

Conservation Area:

Case No: 08/01581/FUL

Ref No: W06471/04

Date Valid: 30 June 2008

Grid Ref: 461326 114997

Team: WEST

Case Officer: Claire Burriss

Applicant: Mrs Cleeve

Proposal: Loft conversion to include Velux roof windows and two dormer windows

Location: Taplands Lodge Hambledon Lane Soberton Southampton
Hampshire SO32 3PZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP.1, DP.3, CE.6, CE.20, CE.23

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01576/FUL

Ref No: W08129/05

Date Valid: 27 June 2008

Grid Ref: 457418 115776

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr John Jewell

Proposal: Erection of conservatory

Location: Belmont Farm The Lakes Swanmore Southampton Hampshire
SO32 2PR

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.1, DP.3, CE.6, CE.23

Twyford Ward Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 08/00374/FUL
Ref No: W21032
Date Valid: 13 February 2008
Grid Ref: 447654 124649
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Martin Fay
Proposal: (AMENDED DESCRIPTION) Existing single storey extension to be demolished and erection of one and a half storey side extension
Location: Herontye 3 The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP

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

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

Reason: To protect the character and appearance of the (listed) building.

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

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

5 The development hereby permitted shall be constructed using facing materials (including brick bond and pointing style) 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 order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 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) all new external doors, to include profiles of glazing bars and details of panels, where relevant;
- (b) all new windows, including new dormer windows, to include profiles of frame members and glazing bars, and relationship of the window cill to the opening in which it is set.

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

7 The proposed first floor window(s) in the north side elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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

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

9 In accordance with the ECOSA bat survey dated June 2008, the proposed side extension shall not commence until details regarding the protective fencing as stated in 4.4 of the survey has been submitted to and approved in writing by the Local Planning Authority. This fenced area shall be designated as a 'no go area' within which there shall be no operation of machinery, storage of equipment or access by site workers. The approved scheme shall be implemented prior to the commencement of works and retained until completion.

Reason: To ensure the protection of protected species.

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, CE.23

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

7 The development as proposed would not accord with the provisions of Policy DP.1 and DP.3 of the Winchester District Local Plan Review in that the proposal would by reason of the extent of the built form and hardstanding represents a visually intrusive form of development not considered to be in sympathy with the spatial characteristics of this rural area or character of the street scene.

8 The proposal does not comply with DP4 of the Winchester District Local Plan Review in that insufficient information and justification has been submitted to the Local planning authority regarding the trees proposed to be retained and removed.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: H1, T5
Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5, H4, H5, H7, T1, T2, T3, T4, RT4, DP9

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 08/01240/TPO
Ref No: WTPO/1192/08
Date Valid: 21 May 2008
Grid Ref: 453029 108578
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Dolores Stanton
Proposal: 1no. Ash tree - remove lower limb overhanging garden and remove lower limb overhanging 1 Lady Bettys Drive; reduce crown by 15% (AMENDED DESCRIPTION)
Location: 15 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

Decision: **Application Permitted**

Informatives

The tree is showing extensive dieback. In addition the tree officer discovered a large bracket fungus on the upper stem but was unable to identify it as lower branches obscure the view of it.

The proposal has been amended to increase the amount of crown to be removed as this will reduce the immediate risk presented by the tree.

It is recommended that the tree surgeon carrying out the work removes the fungal bracket so that further investigation may be carried out by the tree officer and further work recommended, if required.

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01491/FUL
Ref No: W18535/02
Date Valid: 24 June 2008
Grid Ref: 453531 108321
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Mark Arnold
Proposal: Conversion of part of integral garage to accommodation
Location: 21 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ

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: DP.1, DP.3

Wickham Ward Wickham

Conservation Area:

Case No: 08/01230/FUL
Ref No: W13532/04
Date Valid: 21 May 2008
Grid Ref: 455630 109010
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Richard Denton
Proposal: Erection of detached triple carport (amendment to existing planning permission W13532/02 - RETROSPECTIVE) (WITHIN THE CURTILAGE OF A LISTED BUILDING)
Location: Fontley Mill Titchfield Lane Wickham Fareham Hampshire PO15 6DZ

Decision: **Application Permitted**

Conditions/Reasons

1 The roofspace above the triple carport hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

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; HE16

Wickham Ward Wickham

Conservation Area:

Case No: 08/01533/FUL
Ref No: W00007/05
Date Valid: 8 July 2008
Grid Ref: 454163 107716
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Jason Chambers
Proposal: Demolition of greenhouse; and construction of timber clad barn and stables on same footprint
Location: Beaver Lodge Fontley Road Titchfield Fareham Hampshire PO15 6QY

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, RT11

Wickham Ward Wickham

Conservation Area:

Case No: 08/01537/FUL
Ref No: W00007/06
Date Valid: 20 June 2008
Grid Ref: 454163 107716
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Jason Chambers
Proposal: Single storey rear extension and extensions and alterations to the roof including front dormers, with balconies and rear dormers
Location: Beaver Lodge Fontley Road Titchfield Fareham Hampshire PO15 6QY

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 dormer windows in the north east elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3; CE23

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/00536/FUL

Ref No: W03929/16

Date Valid: 3 March 2008

Grid Ref: 447846 130180

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Esso Petroleum Co. Ltd

Proposal: Demolition of existing sales building, carwash and forecourt and replace with sales building and chiller room, fencing to form service yard area, canopy, new forecourt pavings, dispensing equipment, external plant, atm and underground fuel tanks.

Location: Market Service Station Andover Road Winchester Hampshire SO23 7BH

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 sales building, canopy and supporting structures, totem sign structure and retaining and boundary walls, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans:
- Soft landscape details shall include the following as relevant:

- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- hard surfacing materials:
- other vehicle and pedestrian access and circulation areas:
- car parking layout:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

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

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

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

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. In particular the southern boundary treatment shall comprise the retention and raising of the existing boundary wall adjacent neighbouring properties. Where possible and subject to structural integrity, the existing garage southern wall shall be partially retained in accordance with the above plans. The boundary treatment shall be completed prior to the commencement of the use hereby permitted. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the neighbouring properties.

6 Prior to the commencement on site of any development, demolition, groundworks or excavation, an Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved in writing by the Local Planning Authority.

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 the landscape team 01962 848317.

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

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

Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees in particular the group of Horsechestnuts at the northern end of the site.

7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To enable proper protection of the trees in the interests of the amenities of the area.

8 Details of provisions to be made for the parking and turning on site of operative and construction vehicles, and details of the storage of materials and site set up / compound layout for plant etc 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.

9 Detailed proposals for the disposal of foul and surface water, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the use hereby approved is commenced.

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

10 Details and luminance of the new floodlight to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved use. The floodlighting shall be installed, operated and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the occupants of nearby properties.

11 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 and potential contaminants associated with those uses and indicating sources, pathways and receptors; and

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, and based on a) above, a detailed assessment of the risk to all receptors that may be affected, including those off site; and

c) An options appraisal and remedial strategy (based on the site investigation results and the detailed risk assessment b) above) detailing the measures to be undertaken and how they will be implemented, 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. In addition, the applicant has indicated in the desk study provided that there are potential sources of contamination at the site due to its historical use as a petrol filling station. The Environment Agency is concerned that if contamination is present, this could pose a risk to groundwater underlying the site. The site is located above the Seaford Chalk Formation which is classified as a major aquifer.

12 Prior to the occupation of the development hereby permitted, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation, produced by the suitably qualified person approved under the provision of condition 11 c shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criterion has been met. It shall also include any plan (a "long term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangement for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 11 c 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.

13 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 and to protect controlled waters.

14 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to controlled waters.

Reason: To protect controlled waters.

15 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect controlled waters.

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. 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 hours Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act may be served.
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. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858600) or www.southernwater.co.uk.
5. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: E17
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP12, DP13, HE4, H3, SF1, SF6, T1, W1.
6. The developer is advised to consider the standing advice of the Hampshire Constabulary in their letter dated 14 April 2008 and at info@banknotewatch.com and www.securedbydesign.com in respect of the ATM, perimeter and interior of the site.

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/00953/FUL

Ref No: W06273/03

Date Valid: 10 June 2008

Grid Ref: 446410 129089

Team: EAST

Case Officer: Trish Price

Applicant: Mrs Penelope Thomson

Proposal: Erection of 1.5m fence with wooden entrance gates along Romsey Road boundary with removal of existing hedge where required

Location: 60 Romsey Road Winchester Hampshire SO22 5PH

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to policies DP3 DP4 W1 of the Winchester District Local Plan, by reason of its scale, design and siting in a prominent position on the front garden boundary, to the detriment of the character of the area.

2 The proposal is contrary to Policy DP.1, DP.3 and DP.4 of the Winchester District Local Plan Review in that there is no Arboricultural Impact Assessment and Method Statement relating to existing trees at the site. Without this information the Local Planning Authority is not satisfied that these trees can be retained as part of the development and their loss would be harmful to the visual amenity of the area.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan: DP1, DP3, DP4 W1

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/01181/FUL
Ref No: W20720/01
Date Valid: 6 May 2008
Grid Ref: 448395 131204
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr C Heylar
Proposal: Rear 2 storey extension(RETROSPECTIVE)-amendment to
planning permission; W20720
Location: 14 Stoke Road Winchester Hampshire SO23 7ET

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:-
Hampshire County Structure Plan Review:
Winchester District Local Plan Proposals: H3, DP3.

Winchester Town Ward St Luke

Conservation Area:

Case No: 08/01185/FUL
Ref No: W21181
Date Valid: 26 June 2008
Grid Ref: 446938 128533
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Peter Foster
Proposal: Two storey side extension
Location: 31 Cromwell Road Winchester Hampshire SO22 4AG

Decision: Application Refused

Conditions/Reasons

- 1 It is considered that the proposal fails to respond positively to the character, appearance and variety of the local environment, and is therefore considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006. More specifically, the dormer window would constitute an incongruous feature, and due to the scale of the extension the proposal does not have a satisfactory relationship with the existing dwelling.
- 2 Permitting the proposal would result in an undesirable precedent being set, as it would make it difficult for the local planning authority to refuse similar applications.

Informatives

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

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

Conservation Area:

Case No: 08/01212/FUL
Ref No: W06244/04
Date Valid: 12 June 2008
Grid Ref: 447648 128403
Team: WEST **Case Officer:** Elaine Walters
Applicant: Dr Roger Hake
Proposal: Extension to side/front of garage fronting onto Edgar Road
Location: 72 St Cross Road Winchester Hampshire SO23 9PS

Decision: **Application Refused**

Conditions/Reasons

- 1 The proposal is contrary to policy T2 of the Local Plan Review, in that inadequate visibility splays are provided at the junction of the access with Edgar Road and this will cause danger and inconvenience to users of the adjoining highway.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, T2

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

Conservation Area: Winchester Conservation Area
Case No: 08/01453/FUL
Ref No: W21096/01
Date Valid: 11 June 2008
Grid Ref: 448365 130338
Team: WEST **Case Officer:** Elaine Walters
Applicant: Genesis Property Management
Proposal: Substantial demolition and rebuilding of existing dwelling with installation of rooflight and additional window to side elevation (RESUBMISSION)
Location: 29 Nuns Road Winchester Hampshire SO23 7EF

Decision: **Application Refused**

Conditions/Reasons

- 1 The proposal is contrary to policy HE5 of the Local Plan Review and PPG15, in that:
(i) The proposed replacement building would result in an obtrusive new structure which is out of keeping with the uniformity of the older buildings on this street, and thus would harm the character and appearance of the conservation area.

- 2 The proposal is contrary to policy HE7 of the Local Plan Review and PPG15, in that:
- (i) the applicant has not demonstrated that there is a satisfactory justification for the demolition of this building, which positively contributes to the character and appearance of the conservation area.
 - (ii) It has not been demonstrated that the building cannot be repaired so as to extend its useful life.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, HE5, HE7
PPG15

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

Conservation Area:

Case No: 08/01514/LBC
Ref No: W21096/02
Date Valid: 11 June 2008
Grid Ref: 448365 130338
Team: WEST **Case Officer:** Elaine Walters
Applicant: Genesis Property Management
Proposal: Substantial demolition and rebuilding of existing dwelling with installation of rooflight and additional window to side elevation(RESUBMISSION)
Location: 29 Nuns Road Winchester Hampshire SO23 7EF

Decision: **Application Refused**

Conditions/Reasons

- 1 The proposal is contrary to policy HE5 of the Local Plan Review and PPG15, in that:
- (i) The proposed replacement building would result in an obtrusive new structure which is out of keeping with the uniformity of the older buildings on this street, and thus would harm the character and appearance of the conservation area.
- 2 The proposal is contrary to policy HE7 of the Local Plan Review and PPG15, in that:
- (i) the applicant has not demonstrated that there is a satisfactory justification for the demolition of this building, which positively contributes to the character and appearance of the conservation area.
 - (ii) It has not been demonstrated that the building cannot be repaired so as to extend its useful life.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, HE5, HE7
PPG15

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 08/01562/FUL
Ref No: W21180
Date Valid: 26 June 2008
Grid Ref: 447833 129093
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mrs Felicity Calderari
Proposal: Demolition of rear boundary wall to Edgar Road and construction of carport with store below
Location: 12 St Cross Road Winchester Hampshire SO23 9HX

Decision: Application Withdrawn

Winchester Town

Ward

St Paul

Conservation Area:
Case No: 08/01577/TPC
Ref No: W02680/05TPOCA
Date Valid: 8 July 2008
Grid Ref: 446833 130233
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Hopkins
Proposal: 1no.Fagus Sylvatica - reduce weight of large scaffold limb over garage to reduce weight prior to re-bracing
Location: Hamilton House Cheriton Close Winchester Hampshire SO22 5HN

Decision: That no objection be raised

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01597/FUL
Ref No: W21071/01
Date Valid: 1 July 2008
Grid Ref: 445825 130469
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Lee Hallum
Proposal: Single storey side and rear extension
Location: 15 Sawyers Close Winchester Hampshire SO22 5JX

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 extensions hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

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: DP1, DP3, DP4

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01631/FUL

Ref No: W19238/01

Date Valid: 7 July 2008

Grid Ref: 448256 131241

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mrs Jane Parrett

Proposal: Single storey rear extension with new pitched roof over existing flat roofed attached garage

Location: 35 Courtenay Road Winchester Hampshire SO23 7ER

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

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01935/TPC

Ref No: W

Date Valid: 12 August 2008

Grid Ref: 446706 130133

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mr Andrew Cockin

Proposal: Yew and Cypruss trees - tip back branches growing over drive; fell
1no birch tree ; row of Thuja trees - crown lift to 4m over The
Gables

Location: The Gables Chilbolton Avenue Winchester Hampshire

Decision: Not Required
