



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

UP TO 26 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: 08/01480/FUL

Ref No: W00357/15

Date Valid: 30 June 2008

Grid Ref: 454431 117812

Team: WEST

Case Officer: Claire Burriss

Applicant: Ms Samantha Pack

Proposal: Two story side extension on eastern elevation

Location: 26 Kestrel Close Bishops Waltham Southampton Hampshire SO32
1RN

Decision: **Application Refused**

Conditions/Reasons

1 The proposed extension by reason of its close proximity to and its depth in relation to no.28 Kestrel Close would have an adverse overbearing impact to the detriment of the enjoyment of their residential amenity. As such the development is contrary to policy DP.3 of the Winchester District Local Plan Review.

Informatives

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

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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01423/FUL

Ref No: W20700/01

Date Valid: 10 June 2008

Grid Ref: 447615 122268

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr D Pear

Proposal: 1 no. two bedroom house(RESUBMISSION)

Location: Land Adjacent To 78 Spring Lane Colden Common Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to Policy DP3 of the Winchester District Local Plan Review in that the design and materials of the dwelling do not respond positively to the character, appearance and variety of the local environment.

2 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.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01327/FUL
Ref No: W20540/02
Date Valid: 9 July 2008
Grid Ref: 461156 120493
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr R Upton
Proposal: 1 no rooflight to rear
Location: South Cote Warnford Road Corhampton Southampton Hampshire
SO32 3ND

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. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP1, DP3, CE6.

2. 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.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01553/FUL
Ref No: W13454/01
Date Valid: 7 July 2008
Grid Ref: 446710 125139
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Richard Simpson
Proposal: Two storey extension on western elevation
Location: Westfield Cliff Way Compton Down Winchester Hampshire SO21
2AP

Decision: Application Withdrawn

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01622/FUL

Ref No: W13437/14

Date Valid: 4 July 2008

Grid Ref: 445344 124445

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Jonathan Venn

Proposal: Erection of fence 4m in height (PART RETROSPECTIVE)

Location: Four Dell Farm Poles Lane Otterbourne Winchester Hampshire
SO21 2DY

Decision: **Application Permitted**

Conditions/Reasons

1 The development hereby permitted shall be completed within 12 months of the date of this decision.

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

2 Within 2 months of the date of this decision details of the colour and construction of the fence hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this decision. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out between October 2008 and March 2009. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

Informatives

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

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01645/FUL
Ref No: W21190
Date Valid: 7 July 2008
Grid Ref: 465858 112039
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs Jon Pocock
Proposal: Two storey rear extension
Location: October House 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension 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 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 future occupants.

4 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.

5 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: DP3, DP13, HE16
Denmead Village Design Statement

Exton **Ward** **Upper Meon Valley**

Conservation Area:

Case No: 08/01796/AGA
Ref No: WAG/257/01
Date Valid: 30 July 2008
Grid Ref: 460030 120986
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Mark Gardner
Proposal: Extension to existing agricultural barn
Location: Exton Park Organics Allens Farm Lane Exton Hampshire

Decision: **Objection raised**

Conditions/Reasons

1 That objection is raised to this proposal and a full planning application is required to fully assess the siting, design and external appearance of the extension.

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, CE5, CE6, CE13

Kings Worthy **Ward** **Kings Worthy**

Conservation Area:

Case No: 08/01488/FUL
Ref No: W20902/01
Date Valid: 25 June 2008
Grid Ref: 447410 135124
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Hugh Burgess
Proposal: 3no. dutch barns with attached storage barn; erection of detached buildings consisting of store, toilet block, classrooms and office; hard standing area for field cooking / dining tents (AMENDMENTS TO PLANNING PERMISSION W20902)
Location: Bray House Worthy Down Support Unit Connaught Road Worthy Down Winchester Hampshire SO21 2RG

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

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

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

- hard surfacing materials:

- soft landscape details shall include the following as relevant:

- planting plans:

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

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

- implementation programme:

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

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

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

5 The implementation of a programme of archaeological work shall be in accordance with the Written Scheme of Investigation prepared by the Oxford Archaeological Unit Ltd dated February 2008.

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

Informatives

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

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

Hampshire County Structure Plan Review: E14
Winchester District Local Plan Review 2006: DP.3, CE.4, CE.5 and HE.1

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
4. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an abatement notice may be served under the Environmental Protection Act 1990. The Applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under the Clean Air Act 1993.
5. The applicant is advised that conditions 2, 3 and 4 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

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

The name of the planning officer who dealt with application

The application case number

Your contact details

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01605/FUL

Ref No: W04947/01

Date Valid: 1 July 2008

Grid Ref: 447094 131718

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Lee Kidd

Proposal: Single storey extension to rear

Location: Araucaria 3A Andover Road North Winchester Hampshire SO22
6NN

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

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01632/FUL

Ref No: W10363/14

Date Valid: 14 July 2008

Grid Ref: 445770 122991

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr John Hayes

Proposal: Conversion of loft space into mezzanine gallery, bedroom and en-suite bathroom with velux roof window

Location: 2 Otterbourne Homes 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).

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.16

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01691/FUL

Ref No: W21088/01

Date Valid: 11 July 2008

Grid Ref: 446518 123776

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr C Vertannes

Proposal: Detached single garage (RESUBMISSION)

Location: 8 Waterworks Road Otterbourne Winchester Hampshire SO21 2DP

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. 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

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01698/FUL

Ref No: W02080/18

Date Valid: 14 July 2008

Grid Ref: 445546 122678

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Khurshid Drabu

Proposal: First floor rear extension

Location: Hillside Main Road Otterbourne Winchester Hampshire SO21 2HH

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

3. The applicant should be made aware that the site lies within Otterbourne Hill Common SINC and therefore care should be taken when carrying out construction on the site to restrict any damage to the surrounding SINC.

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/01593/FUL

Ref No: W15681/01

Date Valid: 1 July 2008

Grid Ref: 451132 121381

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr B Gargan

Proposal: Single storey rear extension including new roof to existing double garage with storage area above

Location: Flintstone Hurst Farm Hurst Lane Owslebury Winchester Hampshire SO21 1JQ

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3 and CE.23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01519/TPO
Ref No: WTPO/1384
Date Valid: 19 June 2008
Grid Ref: 447386 135701
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Dave Sawdon
Proposal: 1no. Walnut tree - crown lift to 5m and crown thin by 10%
(Amended)
Location: 29 Pine Close South Wonston Hampshire SO21 3EB

Decision: Application Permitted

Informatives

1. Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01601/FUL
Ref No: W09790/11
Date Valid: 2 July 2008
Grid Ref: 446866 135871
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Ron Chamberlain
Proposal: Replacement shop front and remodelling of existing external access to provide wheelchair facilities
Location: South Wonston Post Office 95 - 97 Downs Road South Wonston Winchester Hampshire SO21 3EH

Decision: Application Permitted

Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the new shop front and external access 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.

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01586/FUL

Ref No: W21183

Date Valid: 30 June 2008

Grid Ref: 457398 116677

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Andrew Perkins

Proposal: Demolish existing rear lean-to conservatory and outhouse and replace with single storey rear extension, 2 no. dormer windows to second floor.

Location: Sunnyhill Cottage Swanmore Road Swanmore Southampton Hampshire SO32 2QH

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

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/01668/FUL
Ref No: W15885/01
Date Valid: 9 July 2008
Grid Ref: 447809 124602
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr T Nice
Proposal: Demolition of conservatory and construction of two-storey extension.
Location: Rebels Roost Finches Lane Twyford Winchester Hampshire SO21 1QF

Decision: Application Refused

Conditions/Reasons

1 The proposed extension is contrary to Policy DP3 of the Winchester District Local Plan Review in that the size of the extension would result in an unacceptable overbearing and overshadowing form of development that would be detrimental to the amenity of the visual amenities of the adjoining property to the west, particularly as regards the impact such development would have upon the rear windows and garden area of that property.

2 Insufficient information has been submitted to illustrate the relationship of the proposed extension to the adjacent wall surrounding the listed building, Elms House and it therefore does not comply with the requirements of policy DP.1 or HE.5 _ 6 in the Winchester District Local Plan Review.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE6

Wickham Ward Wickham

Conservation Area:

Case No: 08/01469/LIS
Ref No: W14232/16LB
Date Valid: 1 July 2008
Grid Ref: 457402 111533
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs James Freemantle
Proposal: Block up doorway of bedroom in main house (RETROSPECTIVE)
Location: Mill House Mill Lane Wickham Fareham Hampshire PO17 5HZ

Decision: Application Permitted

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: HE14

Wickham Ward Wickham

Conservation Area:

Case No: 08/01658/TPC
Ref No: W13675/02TPOCA
Date Valid: 8 July 2008
Grid Ref: 457259 111607
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Richard Griffiths
Proposal: 1no. Cherry tree -crown reduce by 25% and crown thin by 10%
Location: 21 Dairy Moor Wickham Fareham Hampshire PO17 5JR

Decision: That no objection be raised

Informatives

15% reduction is better for the trees health as 25% will have a detrimental effect to the trees health.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01461/FUL

Ref No: W21069/01

Date Valid: 26 June 2008

Grid Ref: 448172 130421

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Lucas Dawe

Proposal: Single storey rear extension (revised design to permission
08/00680/FUL) RESUBMISSION (AMENDED PLANS)

Location: 34 Arthur Road Winchester Hampshire SO23 7EA

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review 2006: DP3, H3, HE5, HE4

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.

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

Conservation Area:

Case No: 08/01547/TPO
Ref No: WTPO/0506/109
Date Valid: 23 June 2008
Grid Ref: 446481 128920
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Bath
Proposal: 5no. Beech tree - crown lift to 5m; fell 1no. Beech tree; fell 1no. Larch tree
Location: 1 Dawn Gardens Winchester Hampshire SO22 4NS

Decision: **Application Permitted**

Conditions/Reasons

1 Limit of tree works - the work hereby permitted (when crown lifting 5 No. beech trees) is limited to the severance of branches no greater than 40mm in diameter.

Reason - to safeguard the amenity value and health of the trees

2 Following the removal of the trees hereby consented, two heavy standard beech trees shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

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

Conservation Area:

Case No: 08/01548/TPO
Ref No: WTPO/0506/110
Date Valid: 23 June 2008
Grid Ref: 446505 128912
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Bath
Proposal: 6no. Yew trees - crown reduce by 25%; 1no. Beech tree - crown reduce up to 15%
Location: 6 Sleepers Hill Gardens Winchester Hampshire SO22 4NT

Decision: **Application Refused**

Conditions/Reasons

1 These healthy mature trees provide good visual amenity, and have sufficient clearance from the house, driveway, and over the highway. Pruning of this nature is considered unjustified and will be detrimental to the health of the trees and the visual amenity of the area.

Informatives

1. A light reduction of the yew trees may be considered on a separate application.

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

Conservation Area:

Case No: 08/01660/FUL
Ref No: W00596/05
Date Valid: 8 July 2008
Grid Ref: 447571 128523
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr John Pearce
Proposal: Single storey side/rear extension
Location: 61 Christchurch Road Winchester Hampshire SO23 9TE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

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

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

Conservation Area:

Case No: 08/01666/FUL
Ref No: W21119/01
Date Valid: 9 July 2008
Grid Ref: 449416 129880
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Clark
Proposal: Single rear extension; loft conversion with rear dormer (RESUBMISSION of 08/00997/FUL) (amended description 26.08.2008, removing the front extension).
Location: 73 Longfield Road Winchester Hampshire SO23 0NU

Decision: **Permitted Development**

Conditions/Reasons

1 It is considered that the proposed development, as amended (by the removal of the front extension), falls within the definition of permitted development contained within the General Permitted Development Order 1995.

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

Conservation Area: Winchester Conservation Area
Case No: 08/01907/FUL
Ref No: W00066/08
Date Valid:
Grid Ref: 448326 129416
Team: WEST **Case Officer:**
Applicant: Mrs Rebecca Spedding
Proposal: Cosmetic refit to include new suspended ceiling and new shop front
Location: Woolwich Building Society 146 High Street Winchester Hampshire SO23 9AY

Decision: **Application Withdrawn**