



Winchester
City Council

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

UP TO 8 September 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: 08/01131/FUL

Ref No: W05151/54

Date Valid: 8 July 2008

Grid Ref: 455912 116770

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Gerald Underwood

Proposal: Detached 3no. stable block with hay store and tack room and new front boundary wall (AFFECTS THE SETTING OF A LISTED BUILDING)

Location: Chasemoor Farm Waltham Mill Winchester Road Bishops Waltham Southampton Hampshire SO32 1AH

Decision: Application Refused

Conditions/Reasons

- 1 The proposed stables by reason of their design and location would have an adverse impact upon the setting of the listed building contrary to policy HE.16 of the Winchester District Local Plan Review.
- 2 The proposed stables by reason of their nature and proximity to the neighbouring property of Mill House Cottage would have an adverse impact upon enjoyment of their residential amenity contrary to policy DP.3 and RT.11 of the Winchester District Local Plan Review.
- 3 The proposed boundary wall by reason of its scale and design would have an adverse impact upon the character of the rural area and the listed buildings setting contrary to policy DP.3 and HE.16 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.3, HE.16, RT.11

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01280/FUL

Ref No: W06784/02

Date Valid: 15 July 2008

Grid Ref: 454377 117850

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr Steve Bowden

Proposal: 3 no. detached four bed and 3 no. terraced two bed dwellings with associated parking, cycle and refuse stores; following demolition of existing dwelling.

Location: Little Orchard Winchester Road Bishops Waltham Southampton Hampshire SO32 1BW

Decision: **Application Refused**

Conditions/Reasons

1 The proposal, by virtue of the size, siting and design of the houses and the layout of the site, would be seriously detrimental to the character and appearance of the area in that it would:

i) represent a cramped and over-intensive form of development with a predominance of building and hard surfacing .

ii) require the loss of important trees and hedges

iii) result in a built form adjacent to the east boundary of the site which have an overbearing impact upon the neighbouring public footpath

iv) result in a built form adjacent to the west boundary of the site which have an overbearing effect upon the amenities of the occupiers of the neighbouring houses in Colehill Gardens

The development is therefore contrary to policies DP3 and DP4 of the Winchester District Local Plan Review 2006.

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.

3 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.

4 The proposed development fails to incorporate adequate on site parking and would be likely therefore to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

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, DP9, RT4

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01604/FUL

Ref No: W08773/05

Date Valid: 15 July 2008

Grid Ref: 455420 117553

Team: WEST

Case Officer: Claire Burriss

Applicant: Boots The Chemist

Proposal: Refit to ground floor with external air conditioning unit

Location: Moss Chemists High Street Bishops Waltham Southampton
Hampshire SO32 1AB

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 Before the air conditioning unit is brought into use it shall be enclosed with sound insulating material/and mounted in a way which will minimize transmission of structure borne sound in accordance with a scheme to first be submitted to and be approved in writing by the Local Planning Authority. Thereafter, the agreed measures shall be retained and maintained in a wholly sound and effective condition.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01790/FUL

Ref No: W10719/08

Date Valid: 24 July 2008

Grid Ref: 456026 116689

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Reid

Proposal: Two storey front extension and dormer window with balcony

Location: Old Mill Cottage Winchester Road Bishops Waltham Southampton
Hampshire SO32 1AH

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: 08/01856/TPC
Ref No: W21211/TPOCA
Date Valid: 31 July 2008
Grid Ref: 455447 117433

Team:

Case Officer: Mr Ian Cupper

Applicant: Mr Bruce Taylor

Proposal: Fell 1no. Magnolia tree

Location: 4 Lower Basingwell Street Bishops Waltham Southampton
Hampshire SO32 1AJ

Decision: That no objection be raised

Informatives

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01870/FUL
Ref No: W00743/01
Date Valid: 6 August 2008
Grid Ref: 454050 118378

Team:

Case Officer: Mr James Jenkison

Applicant: Mr D Walker

Proposal: Proposed first floor side and front extension, covered way, rear porch roof and elevational alterations

Location: Papercourt Ashton Lane Bishops Waltham Southampton
Hampshire SO32 1FN

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.

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: CE23

Cheriton Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01614/FUL
Ref No: W09269/02
Date Valid: 23 July 2008
Grid Ref: 455412 125446
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs Susan Elton
Proposal: Change of use of barn from business (B1) to ancillary residential usage (AFFECTS THE SETTING OF A LISTED BUILDING)
Location: Lane End Farmhouse Longwood Dean Lane Owslebury
Winchester Hampshire SO21 1JU

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 barn that is the subject of this application shall only be used for purposes ancillary to the residential use of the existing dwelling, and shall not, at any time, be used as separate unit of accommodation, or for business, commercial or industrial purposes.

Reason: In the interests of local amenity and sustainability.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, CE6, HE16, E2

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01043/FUL

Ref No: W05539/10

Date Valid: 9 July 2008

Grid Ref: 448103 121570

Team: EAST

Case Officer: Richard Whittington

Applicant: Mrs Barbara Kelly

Proposal: Erection of single story rear porch

Location: Colden Cottage 52 Church Lane Colden Common Winchester
Hampshire SO21 1TR

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 porch 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

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01887/TPC
Ref No: W02000/19TPOCA
Date Valid: 4 August 2008
Grid Ref: 461423 119863
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Fogg
Proposal: 1no. Horse Chestnut tree - crown lift to 5m from ground level
Location: 14 Oxendown Meonstoke Southampton Hampshire SO32 3AE

Decision: That no objection be raised

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01888/TPC
Ref No: W02000/20TPOCA
Date Valid: 4 August 2008
Grid Ref: 461415 119863
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Fogg
Proposal: 1no. Ash tree - remove 1no. stem extending over the driveway and crown lift remaining stem to 5m from ground level; 1no. Sycamore - remove 1no. stem extending over the driveway; 1no. Sycamore tree - crown lift to 5m from ground level
Location: 12 Oxendown Meonstoke Southampton Hampshire SO32 3AE

Decision: That no objection be raised

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00733/FUL

Ref No: W00859/05

Date Valid: 25 March 2008

Grid Ref: 446399 124913

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Homespace Solutions Ltd

Proposal: Erection of detached five bedroom dwelling with double garage/store

Location: Field House Field Way Compton Down Winchester Hampshire SO21 2AE

Decision: Application Refused

Conditions/Reasons

1 The proposed dwelling house is contrary to Policy DP3 of the Winchester District Local Plan in that, by reason of its size, siting and design, it would;

a) result in an unacceptably large and imposing building fronting on to the Memorial Playing Fields that would be an intrusive form of development detrimental to the character of the area,

b) have an adverse impact upon adjoining residential uses as a result of loss of amenity by reason of overlooking, and

c) potentially have a harmful impact upon protected trees at the site, both in terms of constructing the building proposed and subsequent pressure for works to these trees following its occupation, to the detriment of the visual amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP6, H2, RT3, T2, T4

Crawley

Ward

Sparsholt

Conservation Area:

Case No: 08/01237/LBC

Ref No: W01891/10LBCA

Date Valid: 21 May 2008

Grid Ref: 442321 134690

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Chapters Property Investments Ltd

Proposal: Demolition of existing house,annexe and garden store

Location: Chalk Hills Peach Hill Lane Crawley Winchester Hampshire SO21 2PZ

Decision: Application Withdrawn

Crawley Ward Sparsholt

Conservation Area: Crawley Conservation Area
Case No: 08/01417/FUL
Ref No: W01891/11
Date Valid: 21 May 2008
Grid Ref: 442321 134690
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Chapters Property Investments Ltd
Proposal: 1 no. 3 storey four bedroom house and triple garage and associated hard and soft landscaping
Location: Chalk Hills Peach Hill Lane Crawley Winchester Hampshire SO21 2PZ

Decision: Application Withdrawn

Curdrige Ward Owslebury And Curdrige

Conservation Area:
Case No: 08/01014/FUL
Ref No: W04509/04
Date Valid: 3 June 2008
Grid Ref: 452599 113542
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr A Doe
Proposal: Three bay stable block with tack room (RETROSPECTIVE)
Location: Land At Botley Road Curdrige Hampshire

Decision: Application Permitted

Conditions/Reasons

1 Within six months of the date of this permission, a detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the approval of such details. 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.

2 Within three months of the date of this permission, details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

3 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3; CE28

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/01738/HCS

Ref No: W07385/10

Date Valid: 16 July 2008

Grid Ref: 452081 113305

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Aggregate Industries Uk Ltd

Proposal: Replacement of existing permitted portacabin with alternative portacabin

Location: Foster Yeoman Ltd Station Hill Curdrige Southampton Hampshire SO30 2DN

Decision: That no objection be raised

Informatives

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01525/FUL
Ref No: W13914/01
Date Valid: 14 July 2008
Grid Ref: 464990 112409
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Roy Alan Field
Proposal: First floor rear extension and conservatory to rear; detached single garage
Location: Daveneer Hambledon Road Denmead Waterlooville Hampshire PO7 6EP

Decision: Application Refused

Conditions/Reasons

1 The proposed garage introduces built form to the front of the property which is not a feature present elsewhere within the locality, as a result the garage would not contribute positively to the character of the area and it would appear visually intrusive, contrary to policy DP3 of the Winchester District Local Plan Review 2006.

2 Notwithstanding Reason for Refusal 1 above, the proposed extension would at first floor level, overlook the neighbouring properties to the north and south which would detrimentally impact on the private amenity of these properties, contrary to policy DP3 of the Winchester District Local Plan Review 2006.

Informatives

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01633/TPO

Ref No: WTPO/1847/03

Date Valid: 14 July 2008

Grid Ref: 466281 111673

Team: **Case Officer:** Mr Ian Cupper

Applicant: Dr And Mrs Moss

Proposal: Fell 1no. Apple trees; crown reduce 1no. Cherry tree by 15%

Location: 22 Geranium Gardens Denmead Waterlooville Hampshire PO7
6FN

Decision: Application Permitted

Conditions/Reasons

1 Following the removal of the tree hereby consented, an extra heavy standard apple tree 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.

Reason - to maintain the tree cover in the area and the amenity that trees provide

Informatives

1. Extra Heavy standard is defined as having 14-16cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

Denmead Ward Denmead

Conservation Area:

Case No: 08/01678/FUL
Ref No: W21195
Date Valid: 10 July 2008
Grid Ref: 466935 111795
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Tee
Proposal: Two storey side and rear extension
Location: Hilldale 127 Anmore Road Denmead Waterlooville Hampshire PO7 6HP

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. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Denmead Ward Denmead

Conservation Area:

Case No: 08/01684/FUL
Ref No: W20716/01
Date Valid: 23 July 2008
Grid Ref: 465003 112366
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr J Cardman
Proposal: Alteration to height of single storey rear extension and new roof velux window and alter quarter hip of the rear roof with a gable end. (AMENDMENT TO PLANNING PERMISSION W20716) (AMENDED DESCRIPTION)
Location: Meota Hambledon Road Denmead Waterlooville Hampshire PO7 6EP

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 shall, at any time, be constructed in the north elevation of extension hereby permitted.

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

4 The ground floor window which serves the sunroom in the south 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.

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01701/FUL
Ref No: W19321/01
Date Valid: 14 July 2008
Grid Ref: 465629 111541
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Simon Whelan
Proposal: Garage Conversion
Location: 39 The Meadow Denmead Waterlooville Hampshire PO7 6XX

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 parking spaces to the front of the property shall be retained as such for perpetuity.

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

3 Floor levels within the proposed development shall be set no lower than existing levels and, flood proofing of the proposed development shall be incorporated where appropriate unless otherwise agreed in writing with the local planning authority.

Details of any flood resilience and resistance techniques shall be submitted to and approved by the local planning authority in writing and shall be in accordance with 'Preparing for floods' (ODPM 2003)'.
Reason: To ensure the garage does not increase the likelihood of the dwelling to flood.

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

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

Informatives

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.

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/01731/FUL
Ref No: W17567/07
Date Valid: 17 July 2008
Grid Ref: 452514 116017
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs B A Smith
Proposal: Dormer window to front elevation
Location: Well Cottage Mincingfield Lane Durley Southampton Hampshire
SO32 2BR

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

Itchenstoke And Ovington

Ward

Itchen Valley

Conservation Area: Itchen Stoke Conservation Area
Case No: 08/01694/FUL
Ref No: W08606/02
Date Valid: 11 July 2008
Grid Ref: 455739 132397
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Ian Jacques
Proposal: Single storey side extension with french doors
Location: Spindle Hoo 145 Itchen Stoke Alresford Hampshire SO24 0QZ

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies DP1 and HE14 of the Winchester District Local Plan and PPG15 in that:

- i) the proposed extension, by reason of its inappropriate design, would harm the special architectural and historic interest of the listed building;
- ii) insufficient detail has been provided to ensure that the structural form proposed can be built without substantial modification or without affecting the frame of the listed building.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan: HE14, DP1

Itchenstoke And Ovington

Ward

Itchen Valley

Conservation Area:

Case No: 08/01699/LIS

Ref No: W08606/03LB

Date Valid: 11 July 2008

Grid Ref: 455739 132397

Team: EAST

Case Officer: Trish Price

Applicant: Mr Ian Jacques

Proposal: Single storey side extension with french doors

Location: Spindle Hoo 145 Itchen Stoke Alresford Hampshire SO24 0QZ

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies DP1 and HE14 of the Winchester District Local Plan and PPG15 in that:

- i) the proposed extension, by reason of its inappropriate design, would harm the special architectural and historic interest of the listed building;
- ii) insufficient detail has been provided to ensure that the structural form proposed can be built without substantial modification or without affecting the frame of the listed building.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan: HE14, DP1

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/01340/FUL
Ref No: W09874/07
Date Valid: 10 July 2008
Grid Ref: 453334 132834
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Anthony Gaster
Proposal: Construction of swimming pool in garden and erection of 1.8m high wall
Location: Candleford Green 3 Shelley Close Itchen Abbas Winchester Hampshire SO21 1AU

Decision: Application Refused

Conditions/Reasons

1 There is a lack of information relating to the amount of hard landscaping required, and if a pumping room is required and the relationship with these and the trees. Based on the information submitted with the application the local planning authority does not have confidence that the development could be carried out without causing root damage to the trees harming the long term health of the nearby trees and their loss would be harmful to the visual amenity of the area.. The proposal is therefore contrary to policy DP.1 and DP.4 of the WDLPR which requires applications to be supported by an accurate site survey plan, an arboricultural impact assessment and method statement relating to the existing trees on neighbouring land is required.

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 DP4

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/01416/FUL
Ref No: W16397/02
Date Valid: 11 July 2008
Grid Ref: 451093 131845
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Iain Gordon
Proposal: Detached double length garage (with WC)
Location: 1 Cockets Mead Chapel Lane Easton Winchester Hampshire SO21
1EW

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

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

3 The garage hereby permitted shall only be occupied for purposes ancillary to the residential use of the existing dwelling and shall not at any time, be used for business, commercial or industrial purposes or as a separate unit of living accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential, business or commercial buildings would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

4 Floor levels within the proposed development shall be set no lower than existing levels and, flood proofing of the proposed development shall be incorporated where appropriate unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

3 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

4 Before development commences details of provision for secure cycle parking for the residential units together with provision for refuse storage shall be forwarded to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details before the development is occupied and retained thereafter.

Reason: To ensure the provision and retention of secure cycle storage facilities and refuse storage facilities in the interests of local amenity and highway safety.

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

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

6 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

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.

Reason: To protect the trees which form an important part of the amenity of the area during construction.

7 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:
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- planting plans:
- 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.

8 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.

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

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

10 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 southern elevation of the dwelling 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.1, DP.3, DP.5, HE.4, HE.5, HE.6, HE.7, HE.8, H.4, H.7, RT.4

3. The applicant is advised that conditions 3, 4, 5, 6 and 7 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

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01647/FUL

Ref No: W21199

Date Valid: 15 July 2008

Grid Ref: 448966 134062

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Gerald Brits

Proposal: Replacement of sheds with detached double garage

Location: 17 North Road Kings Worthy Hampshire SO23 7NZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Kings Worthy and Abbots Worthy Village Design Statement

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01662/FUL

Ref No: W21194

Date Valid: 8 July 2008

Grid Ref: 449089 132950

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs T Glanville & Mr And Mrs M Farrow

Proposal: Erection of 1 no. four bedroom detached and 2 no. two bedroom semi-detached dwellings with associated parking, landscaping and new access

Location: Land Between 1 And 5 Campion Way Kings Worthy Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 The erection of a 1 No. four bedroom dwelling and 2 No. two bedroom dwellings on land to the side of numbers 1 and 5 Campion Way is contrary to policies DP3, DP4, DP5, the advice contained in PPS1 and PPS3 and policy D17 of the Kings Worthy Village Design Statement in that:

- i) The proposed amenity areas for the two bedroom dwellings is insufficient;
- ii) There will be increased pressure to fell or prune protected trees once the dwellings are built and occupied, given the close proximity of the new units to the trees. The development will cause inadvertent damage to the trees post occupation.
- iii) The height of the two storey buildings is out of context with the existing chalet bungalows which would have an unacceptable impact on the character of the street scene.
- iv) The introduction of a two storey building in a gap which is seen in long views from the west will create a loss of openness. As such, the development will not respond positively to the character and appearance of the locality.

2 The development is contrary to policy DP3 and the advice contained in PPS1 and PPS3 in that:

- i) Because of the difference in levels between the site and the courtyard gardens, it is considered that the rear elevation of the two bedroom units will have an unacceptable, overbearing impact on the occupants of number 35 Campion Way which shares the west boundary with the site. This impact is further compounded by the blank elevation of this property which has been designed with minimal windows to prevent overlooking.
- ii) The first floor bedroom window on the four bedroom property will look directly into the garden area of number 1 Campion Way and cause mutual overlooking between the occupants of number 1 and the future occupants of this property.

3 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.

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

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP6, DP9, H3, H7, RT4 and T2.

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01766/FUL

Ref No: W10455/01

Date Valid: 22 July 2008

Grid Ref: 449230 133134

Team: EAST

Case Officer: Trish Price

Applicant: Mr Clutson

Proposal: Conservatory to rear

Location: 19 Frampton Way Kings Worthy Hampshire SO23 7QE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01700/FUL

Ref No: W11779/05

Date Valid: 14 July 2008

Grid Ref: 445901 132151

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Steven Groves

Proposal: Two storey side extension to provide family room, additional bedroom with ensuite; internal works; small extension to utility room

Location: 16 North Drive Littleton Winchester Hampshire SO22 6QA

Decision: **Application Refused**

Conditions/Reasons

1 It is considered that the proposal fails to accord with the requirements of policy DP3 of the Winchester District Local Plan Review 2006. More specifically, the proposed development will have an unacceptable impact in terms of overlooking and an increased overbearing impact on neighbouring properties.

Informatives

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

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01446/FUL

Ref No: W17978/03

Date Valid: 3 July 2008

Grid Ref: 457944 132277

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mrs G Palmer

Proposal: 1 no. dwelling

Location: The Hawthorns Bridge Road Alresford Hampshire SO24 9ET

Decision: **Application Withdrawn**

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01598/FUL

Ref No: W10774/05

Date Valid: 7 July 2008

Grid Ref: 458430 132104

Team: EAST **Case Officer:** Richard Whittington

Applicant: Mr And Mrs B Fletcher

Proposal: Removal of existing conservatory and erection of garden room on same site

Location: 23 Rosebery Road Alresford Hampshire SO24 9HQ

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:-

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: 08/01599/FUL

Ref No: W04208/01

Date Valid: 7 July 2008

Grid Ref: 458433 132869

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Emerson

Proposal: Single storey rear extension

Location: 2 Arle Close Alresford Hampshire SO24 9BG

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

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

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

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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01695/FUL
Ref No: W06317/03
Date Valid: 11 July 2008
Grid Ref: 457553 132207
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Dr Ower
Proposal: Alterations from flat garage roof to pitched garage roof
Location: Bonshaw Winchester Road Alresford Hampshire SO24 9EZ

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 main dwelling.

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

3 The works to prune the Silver Birch, as detailed in the Tree Protection Plan/Tree Protection Method Statement dated 11 July 2008, shall be carried out by a qualified tree surgeon in accordance with BS 3998:1989.

Reason: To ensure that the Silver Birch Tree is not excessively pruned or damaged in the interests of 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
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01802/FUL

Ref No: W20271/01

Date Valid: 25 July 2008

Grid Ref: 445940 127693

Team: EAST

Case Officer: Claire Burriss

Applicant: Mr Paul Adams

Proposal: Ground floor extensions; roof alterations including front and rear dormer to provide first floor accommodation

Location: 14 Compton Way Olivers Battery Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

Informatives

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

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

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01648/TPO

Ref No: WTPO/1584/03

Date Valid: 11 July 2008

Grid Ref: 446373 123825

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Christopher Jones

Proposal: Fell 3no. Mountain Ash trees

Location: 4 Sparrowgrove Otterbourne Winchester Hampshire SO21 2DL

Decision: **Application Refused**

Conditions/Reasons

1 Stem No 3 appears to be of reasonable health and the felling of this stem would therefore be unjustified and would have a detrimental effect upon the visual amenities of the area.

Informatives

1. The applicant is advised that Stem numbers one and two have decay and splits at their bases. A grant of consent is not therefore required in these circumstances and they can be removed due to their structural condition.

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/00097/LDC
Ref No: WLDC/450
Date Valid: 31 January 2008
Grid Ref: 452992 126209
Team: EAST **Case Officer:** Legal
Applicant: Winchester Model Aeroplane Club
Proposal: Continued use of land for model aircraft; use of steel container and mobile home to house ancillary equipment; vehicular access from Warren Lane
Location: Land Adjacent To Warren Lane (track) On Longwood Warren Petersfield Road Cheesefoot Head Hampshire

Decision: Application Permitted

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01459/FUL
Ref No: W05379/04
Date Valid: 7 July 2008
Grid Ref: 455966 114922
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Foster
Proposal: Alterations of access to Folemoore and construction of new detached four bed dwelling and detached garage
Location: Folemoor Little Bull Lane Waltham Chase Southampton Hampshire SO32 2LT

Decision: Application Withdrawn

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01464/FUL
Ref No: W18371/01
Date Valid: 16 July 2008
Grid Ref: 455976 114985
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr Michael Pitt
Proposal: Extension to ground floor study; new front porch and double car port
Location: Tangles Little Bull Lane Waltham Chase Southampton Hampshire SO32 2LT

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:-

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01722/FUL

Ref No: W18654/01

Date Valid: 15 July 2008

Grid Ref: 459933 113924

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Andy Kimber

Proposal: Single storey rear extension; loft conversion with 2 no. dormers to front and 1 no. to rear; in-filling of porch

Location: Cherry Cottage Heath Road Wickham Fareham Hampshire PO17 6LA

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

Southwick And Widley

Ward

Conservation Area:

Case No: 08/01617/FUL

Ref No: W18491/02

Date Valid: 3 July 2008

Grid Ref: 462803 106930

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Fort Southwick Company Ltd

Proposal: Change of use of redundant gymnasium to office use, including addition of mezzanine floor and associated alterations to external appearance (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Location: MOD Fort Southwick Portsdown Hill Road South Boarhunt 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 Before development commences, colour samples of the roof and wall claddings to be used in the external finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the setting of the Grade I listed fort, which is also an Ancient Monument.

3 Before the building is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the travel plan shall then be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability.

4 Prior to the occupation of the office development hereby permitted, details of the on site car parking to be allocated to the office shall be submitted to and approved in writing by the Local Planning Authority. These spaces shall then remain available for the office development unless otherwise agreed in writing by the Local Planning Authority.

4 Reason: To ensure a suitable level of parking is provided for the new development.

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: CE17; HE17

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01630/FUL

Ref No: W12067/01

Date Valid: 8 July 2008

Grid Ref: 447261 135895

Team: EAST

Case Officer: Mr Simon Avery

Applicant: David Pannell

Proposal: Demolition of existing conservatory & replacement with new conservatory and single storey extension to the front of the dwelling

Location: 4 Hornbeam Close South Wonston Hampshire SO21 3EA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01639/FUL

Ref No: W21192

Date Valid: 8 July 2008

Grid Ref: 447394 135850

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr David Ward

Proposal: Two storey side and rear extension including building over existing garage, with minor internal alterations; extension to driveway

Location: 20 Waverley Drive South Wonston Winchester Hampshire SO21 3EF

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 The first; north; extension floor window(s) in the north 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.

4 No development shall take place until such a time as the additional parking space and dropped crossing has been provided.

The additional parking spaces shall be retained for perpetuity.

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

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 north elevation(s) of extension hereby permitted.

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

6 A detailed scheme showing the landscaping to be retained within the frontage of the property shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify the species, size and layout of all the planting to be retained.

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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01692/FUL

Ref No: W21051/01

Date Valid: 11 July 2008

Grid Ref: 446165 135948

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs R Hicks

Proposal: Addition of dormers to the east and west elevations and extension to the rear of dwelling, including julliet balcony, and extension to garage (RESUBMISSION) (amended description 15.07.2008, previous description was incorrect) (amended plans received 15.07.2008).

Location: 8 Stavedown Road South Wonston Hampshire SO21 3HA

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 windows shown as obscure glazed on the plan labelled 3899 02 Rev 0 shall be retained as such in perpetuity, 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

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01571/FUL

Ref No: W01091/40

Date Valid: 8 July 2008

Grid Ref: 448465 125244

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Tim De Hartog

Proposal: Single storey rear and side extension

Location: 7 Waterhouse Close Twyford Winchester Hampshire SO21 1PN

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: 08/01881/TPC
Ref No: W04682/55TPOCA
Date Valid: 4 August 2008
Grid Ref: 448333 124930
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr R G Bosshardt
Proposal: Fell 1no. Yew tree; Fel 1no. Sycamore tree; fell 1no. Holly tree
Location: Twyford School High Street Twyford Winchester Hampshire SO21
1NW

Decision: **That no objection be raised**

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/01708/FUL
Ref No: W09323/03
Date Valid: 14 July 2008
Grid Ref: 453187 120226
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr C Osmar
Proposal: Amendment to previous planning permission W09323/02;
Conversion of roofspace into bedroom and en-suite with dormers
and rooflights, extension to rear
Location: Ponside Upham Street Upham Southampton Hampshire SO32
1JD

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

West Meon Ward Upper Meon Valley

Conservation Area: West Meon Conservation Area
Case No: 08/01859/FUL
Ref No: W13992/04
Date Valid: 31 July 2008
Grid Ref: 464045 124058
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr John Gunn
Proposal: Change of use from part residential and art gallery, framing workshop and ancillary office to full residential use
Location: Benhams Cottage Church Lane West Meon Petersfield Hampshire GU32 1LG

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 provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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: DP1, DP3, DP5, T2, CE5, H3, HE4, HE14, HE16

Whiteley Ward Whiteley

Conservation Area:
Case No: 08/01419/TPO
Ref No: WTPO/1612/26
Date Valid: 26 May 2008
Grid Ref: 453548 108288
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Ms Chris Cousin
Proposal: 1no. Oak tree - crown lift to 4m
Location: 5 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ

Decision: Application Permitted

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01650/FUL
Ref No: W12503/16
Date Valid: 8 July 2008
Grid Ref: 452541 108808
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: VFS Southampton Ltd
Proposal: Change of use from B1 use to B2 usage; for car paint spraying and restoration
Location: Unit 4 Fulcrum 1 Solent Way Whiteley Fareham Hampshire PO15 7FE

Decision: Application Permitted

Conditions/Reasons

1 The use 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 Details of equipment for the paint spraying operation (including an operation and maintenance programme), including for the extraction of fumes from paint spraying operation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the use hereby permitted. The equipment shall be operated in full working order. If, at any time, the extraction equipment ceases to function at the approved level all paint spraying processes on the premises shall cease.

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

3 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the building on the site.

Reason: To maintain the amenities of the Business Park.

4 No outside industrial processes or working (including paint removal processes, paint spraying, buffing or sanding) storage of materials, machinery or equipment shall be undertaken on the site at any time unless otherwise approved in writing by the Local Planning Authority.

Reason: To maintain the amenities of the Business Park.

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), the development hereby permitted shall only be used for the paint restoration and paint spraying of vehicles and for no other purpose within the B2 Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To maintain the amenities of the Business Park.

6 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0730 and 1900 Monday to Saturday and 0800 and 1800 on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby 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: S14, DP10

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01739/FUL

Ref No: W21202

Date Valid: 18 July 2008

Grid Ref: 453352 108526

Team: WEST **Case Officer:** Claire Burriss

Applicant: Mr And Mrs S Timms

Proposal: Two storey side extension with integral garage, convert existing garage with front bay window and porch extension to front.

Location: 3 Gibson Close Whiteley Fareham Hampshire PO15 7HX

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, DP.4

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01791/AVC
Ref No: W10879/38A
Date Valid: 24 July 2008
Grid Ref: 453443 109162
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Subway Realty Ltd
Proposal: 4 no. Fascia illuminated static signage, 2 no. fascia non-illuminated static signage, 4 no. window vinyls and 1 no. illuminated open sign/menu unit signage.
Location: Sun Microsystems 3500 Parkway Whiteley Fareham Hampshire PO15 7AL

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

3. The applicant is advised that planning permission would be required to operate the site a food outlet as the current authorised use of the unit is B1 (office).

Wickham

Ward

Conservation Area:

Case No: 08/00402/FUL

Ref No: W21036

Date Valid: 18 February 2008

Grid Ref: 455112 108156

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Dr Michele & Robert Farris & Broadbridge

Proposal: Proposed change of use as follows of existing buildings located at Fontley House Farm. Buildings 2 and 5 as shown on the drawing from B8 use class to B1 use class. Building 6 as shown on the drawing to B1 use class.

Location: Fontley House Stables Fontley House Ironmill Lane Titchfield Fareham Hampshire PO15 6QT

Decision: **Application Withdrawn**

Wickham Ward Wickham

Conservation Area:

Case No: 07/02776/LDC
Ref No: WLDC/439/01
Date Valid: 6 November 2007
Grid Ref: 454163 107716
Team: WEST **Case Officer:** Legal
Applicant: Mr Jason Chambers
Proposal: Continued use of mobile home as separate accommodation
(CERTIFICATE OF LAWFULNESS)
Location: Beaver Lodge Fontley Road Titchfield Fareham Hampshire PO15
6QY

Decision: Application Refused

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01029/FUL
Ref No: W21120
Date Valid: 18 July 2008
Grid Ref: 447332 129957
Team: EAST **Case Officer:** Trish Price
Applicant:
Proposal: Replacement single storey rear extension
Location: 50 Western Road Winchester Hampshire SO22 5AH

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy DP3 of the Winchester District Local Plan, by virtue of its scale, design and siting and would be detrimental to the visual outlook and amenities of the adjoining residential property.

Informatives

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

Winchester District Local Plan: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01528/LIS

Ref No: W21186

Date Valid: 17 July 2008

Grid Ref: 447253 129323

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr S Chaplin-Rodgers

Proposal: Internal alterations

Location: Marfield St James Lane Winchester Hampshire SO22 4NY

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

Reason: To maintain the architectural interest of the building.

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

Reason: To maintain the architectural interest of the building.

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

Reason: To ensure a satisfactory form of development in the interests of protecting the architectural and historical quality of the building.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP1, DP3, HE14.

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01585/FUL

Ref No: W11129/02

Date Valid: 10 July 2008

Grid Ref: 449303 129971

Team: EAST **Case Officer:** Mr Tom Patchell

Applicant: GE Capital TLS Ltd

Proposal: Change of use to mixed use of site to allow both vehicle rental and sale of ex-rental vehicles

Location: 14 Winnall Valley Road Winchester Hampshire SO23 0LD

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 rental vehicles shall enter or leave the site other than between the hours of 0730 hours to 1730 hours Monday to Friday and 0800 hours to 1300 hours Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3, E.1, T.1, T.2 and T.4

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01602/LIS

Ref No: W15138/01LB

Date Valid: 2 July 2008

Grid Ref: 448092 128921

Team: WEST

Case Officer: Claire Burriss

Applicant: The Warden And Scholars Of Winchester College

Proposal: Conversion of ancillary domestic storage to form additional accommodation, internal alterations to form new college sick house and surgery, provision of new studwork partitions, 1 no. dormer to rear roof slope, new openings to ground and first floors, re-opening of existing door and windows, adapt existing timber door to store, removal of existing store to rear below projecting bay, provision of frameless glazing to covered link.

Location: 15 Kingsgate Street Winchester Hampshire SO23 9PD

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 Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details.

- a) Details of all new wall and floor linings, drainage and other below ground services
- b) Detail drawings of all new windows and doors at a 1:2 scale.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.1, HE.14, HE.16

3. The applicant is advised that planning permission is also required for the new dormer window.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01624/FUL

Ref No: W11434/05

Date Valid: 15 July 2008

Grid Ref: 447950 129547

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mrs Nazia Shahid

Proposal: Change of use from offices (B1) to nail and beauty salon (A1)

Location: First Floor And Second Floor 88 - 89 High Street Winchester
Hampshire SO23 9AP

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: SF1

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01635/FUL

Ref No: W02143/09

Date Valid: 7 July 2008

Grid Ref: 447183 128892

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs Peter & Alison Dudgeon

Proposal: Erection of 1 no. six bed, 1 no. five bed detached dwellings and 2 no. one bed flats above detached garaging with associated parking and landscaping

Location: Land Adjacent To Milnthorpe Sleepers Hill Winchester 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 a satisfactory visual relationship between the new development and the existing.

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

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

4 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

5 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

6 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.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 7015-AIA3-BD written by Barrie Draper of Barrel Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

8 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

9 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 7015-AIA3-BD. Any deviation from works prescribed or methods agreed in accordance with Method Statement 7015-AIA3-BD shall be submitted to and agreed in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

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

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

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

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

12 Any trees, indicated for removal, shall be replaced, taking into account recommendations detailed in Arboricultural Impact Appraisal and Method Statement reference 7015-AIA3-BD and any landscape proposals required under other conditions contained herein. Details of the size, species and positions or density of all trees to be planted, and the proposed time of planting shall be provided to the local planning authority for approval.

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

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

13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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.

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

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

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

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

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

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

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

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

18 The windows in the south east elevation of the dwelling House B hereby permitted shall be glazed in obscure glass and thereafter retained.

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

19 The windows in the south east elevation of the dwelling House A hereby permitted shall be glazed in obscure glass and thereafter retained.

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

20 The dwelling House A shall not be occupied until Flat 1 has been substantially completed, and the dwelling House B shall not be occupied until Flat 2 has been substantially completed, unless the Local Planning Authority has given prior written approval for an alternative time scale. Once developed, the site shall remain as four separate residential units.

Reason: To accord with local and national planning policies regarding housing density and mix and to ensure that the site is fully developed in accordance with the approved plans.

21 Before development commences, 1:50 scale drawings and sections of all plans (including roof plans) and elevations and 1:20 scale drawings of typical detail for doors, windows/dormer windows, chimneys, eaves, rainwater goods, garden gates, garage doors, columns, ramps and boundary walls shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the dwellings are first occupied.

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

22 The development hereby approved shall incorporate the following features unless otherwise agreed in writing by the Local Planning Authority, once approved these details shall be fully adhered to :-

- i) Window frames to be white timber or powder coated aluminium recessed by 100mm from the exterior;
- ii) Conservation style roof light windows;
- iii) Timber garage doors;
- iv) Soft stock brick (a sample of which is to be supplied);
- v) Natural slate (sample of which is to be supplied);
- vi) White timber frame for the canopy porch's and lead for the flat roof porch;
- vii) Dark colours eaves;

Reason: To ensure a high standard of design in the interests of visual amenity.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: H1, H2, T5
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, W.1.

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

Conservation Area:

Case No: 08/01644/TPC
Ref No: W19712/01TPOCA
Date Valid: 16 July 2008
Grid Ref: 449039 129203
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Roger Mallard
Proposal: 3no. Holly Trees - topp by 3m and re-shape; 2no. holly trees - top by 2.5m and re-shape
Location: Tioman Stratton Road Winchester Hampshire SO23 0JQ

Decision: **That no objection be raised**

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

Conservation Area:

Case No: 08/01665/TPO
Ref No: WTPO/1046/27
Date Valid: 7 July 2008
Grid Ref: 447998 130709
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr C Butterworth
Proposal: 1no. Horse Chestnut tree - reduce to previous pollard points and crown thin by 15%
Location: 29 Denham Close Winchester Hampshire SO23 7BL

Decision: **Application Permitted**

Conditions/Reasons

1 limit of work - the work hereby permitted shall be limited to crown thin of trees removing no more than 10%of live crown.

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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01652/TPC
Ref No: W21101/01TPOCA
Date Valid: 22 July 2008
Grid Ref: 448325 129637
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Louise Spiers
Proposal: 3no. x 2m. Conifer trunks - take out and stump grind
Location: 5 Princes Buildings Middle Brook Street Winchester Hampshire
SO23 8DH

Decision: That no objection be raised

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01661/FUL
Ref No: W01041/14
Date Valid: 18 July 2008
Grid Ref: 449251 129258
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mrs S Banks
Proposal: Two storey front and side extension
Location: The Studio Northbrook Avenue Winchester Hampshire SO23 0JW

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

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

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, W1,

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01687/FUL

Ref No: W21196

Date Valid: 17 July 2008

Grid Ref: 448103 130105

Team: WEST

Case Officer: Claire Burriss

Applicant: Ms Elizabeth Robertson

Proposal: External staircase serving new opening to rear elevation

Location: 69A Hyde Street Winchester Hampshire SO23 7DW

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 Before development commences, a design and material specification of the proposed development to consider structure borne vibration and impact noise, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed measures shall be implemented and maintained in perpetuity.

Reason: To ensure that structure borne vibration and impact noise is reduced in the interests of the neighbouring resident's amenity.

3 Before development commences, details of a screen to be erected along the southern boundary of the balcony at 1.8m high, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed measures shall be implemented and maintained in perpetuity.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01693/FUL

Ref No: W21197

Date Valid: 11 July 2008

Grid Ref: 447440 129886

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Ms Christina Gericke

Proposal: Single storey side extension

Location: 11 Elm Road Winchester Hampshire SO22 5AG

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 08/01711/FUL
Ref No: W02218/11
Date Valid: 14 July 2008
Grid Ref: 448646 129256
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Richard Steel And Partners
Proposal: Change of use from funeral directors with internal alterations to form a separate dwelling at no. 6 Chesil Street; erection of rear garden wall
Location: 4 - 6 Chesil Street Winchester Hampshire SO23 0HU

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 Prior to the occupation of the dwelling hereby approved the signs attached to the front elevation of the building shall be removed.

Reason: To promote the character of the listed building as a residential dwelling.

3 Prior to any works commencing details (including drawings and material samples) of the wall to be constructed shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with the approved details.

Reason: To preserve the character of the Conservation Area and the listed buildings.

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: SF1-4, RT4, HE5, HE13, HE14

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

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.

Winchester Town Ward St Michael

Conservation Area: Winchester Conservation Area
Case No: 08/01723/LIS
Ref No: W02218/12LB
Date Valid: 14 July 2008
Grid Ref: 448646 129256
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Richard Steel And Partners
Proposal: Internal alterations for change of use from business use with internal alterations to form a separate dwelling at no. 6 Chesil Street; erection of rear garden wall
Location: 4 - 6 Chesil Street Winchester Hampshire SO23 0HU

Decision: Application Permitted

Conditions/Reasons

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

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

2 Prior to any works commencing details (including drawings and material samples) of the wall to be constructed shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with the approved details.

Reason: To preserve the character of the Conservation Area and the listed buildings.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: E16, E17
Winchester District Local Plan Review 2006: H14

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/01744/FUL

Ref No: W11075/01

Date Valid: 22 July 2008

Grid Ref: 445592 128905

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mrs C Rayner

Proposal: First floor side, two storey and first floor rear, single storey front, extensions; elevational alterations with new roof over existing house and proposed extensions

Location: 48 Kilham Lane Winchester Hampshire SO22 5QD

Decision: **Application Refused**

Conditions/Reasons

1 The proposal development is contrary to policy DP3 of the Winchester District Local Plan Review 2006 for the following reason:-

The proposed design and appearance of the resulting building's front elevation will be appear to be excessively prominent within the street-scene due to the lack of uniformity within the design and amount of proposed glazing. The proposal will harm the existing semi-rural character of the area.

2 Insufficient information has been submitted to illustrate the relationship of the proposed building to adjacent trees and bushes the development therefore does not comply with the requirements of policies DP1, DP3, and DP4 of the Winchester District Local Plan Review Adopted 2006

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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 Luke

Conservation Area:

Case No: 08/01745/FUL

Ref No: W11075/02

Date Valid: 22 July 2008

Grid Ref: 445592 128905

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mrs C Rayner

Proposal: 2 bay catslide oak framed garage with cycle and log store

Location: 48 Kilham Lane Winchester Hampshire SO22 5QD

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policy DP3 of the Winchester District Local Plan Review Adopted 2006 for the following reason:-

The proposal will result in a prominent form of development within the street-scene contrary to the existing pattern of development within the area. The proposal will harm the appearance and character of the area.

2 Insufficient information has been submitted to illustrate the relationship of the proposed building to adjacent trees and bushes the development therefore does not comply with the requirements of policies DP1, DP3, and DP4 of the Winchester District Local Plan Review Adopted 2006

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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 Michael

Conservation Area:

Case No: 08/01756/TPC
Ref No: W07548/11TPOCA
Date Valid: 28 July 2008
Grid Ref: 447987 129163
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Ms Susan Morris
Proposal: Coppice 1no. Lilac; crown reduce by 25% - 1no. Apricot; crown reduce by 25% - 1no. Arbutus
Location: Waynflete House 25 St Swithun Street Winchester Hampshire SO23 9JP

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01768/TPC
Ref No: W19754/02TPOCA
Date Valid: 25 July 2008
Grid Ref: 447699 128253
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr W Duncan
Proposal: 1no. Western Red Cedar - trim overall by 1m. to shape including re growth; 1no. Leyland Cypress - reduce height by .5m and trim re growth
Location: 18 St Faiths Road Winchester Hampshire SO23 9QB

Decision: That no objection be raised

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/02025/TPC
Ref No: W11844/06TPOCA
Date Valid: 22 July 2008
Grid Ref: 448167 129659
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Ian Cross
Proposal: Fell 3no. Ash trees between 15A and 16A Parchment Street
Location: Focus Design Ltd 15A Parchment Street Winchester Hampshire SO23 8AZ

Decision: That no objection be raised

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01867/TPO
Ref No: WTPO/1402/15
Date Valid: 1 August 2008
Grid Ref: 446438 130728
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Evelyn Elliott
Proposal: Fell 1no. Cherry tree
Location: 6 Parkside Gardens Winchester Hampshire SO22 5NA

Decision: **Application Permitted**

Conditions/Reasons

1 Following the removal of the tree hereby consented, a standard *Corylus colurna* 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.

Informatives

Extra Heavy standard is defined as having 14-16cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01884/LIS

Ref No: W21221

Date Valid: 6 August 2008

Grid Ref: 448401 129211

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr G Ashton

Proposal: Internal alterations; demolition of garage roof and wall and
demolition of external store

Location: Colebrook House 27 Colebrook Street Winchester Hampshire
SO23 9LH

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

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

Reason: In order to safeguard the special architectural and historic interest of the building.

4 All new partitions shall be scribed around any existing ornamental mouldings.

Reason: In order to safeguard the special architectural and historic interest of the building.

5 The C19 panelled door to Bathroom 3 on the first floor shall be retained in situ, locked shut and boarded over on one face. Any proposals for the re-use of the door elsewhere in the building shall be first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building and for the avoidance of doubt as to the scope of this consent.

6 Prior to works commencing on the listed building details, and samples in respect of the following matters shall be first submitted to and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with such approved details.

- (a) structural details relating to new openings in the existing fabric;
- (b) all new doors, both internal and external (including the new doors to the garage opening on Colebrook Street), to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) large scale details of the new panelling to the south wall/door opening of the ground floor drawing room;
- (d) large scale details of the proposed amendments to provide a lead-lined box gutter to the North and east elevations of the building;
- (e) details of any making good/weathering to the west wall of the adjoining listed building at 26 Colebrook Street upon removal of the adjacent garage roof.

Reason: In order to safeguard the special architectural and historic interest of the building.

7 No works authorized by this consent shall take place until the applicant has implemented a programme of building recording in respect of those parts of the building to be altered, in accordance with a written scheme which has been first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to keep an accurate record of alterations to the listed building.

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

Reason: In order to safeguard the special architectural and historic interest of the building.

9 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Local Planning Authority notified immediately. Provision shall be made for the retention, salvage and/or proper recording of the historic features, in accordance with a scheme to be first submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building.

Informatives

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

Hampshire County Structure Plan Review: E16, E18

Winchester District Local Plan Review 2006: HE14

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