



Winchester
City Council

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

UP TO 15 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

Bighton **Ward** **The Alresfords**

Conservation Area:

Case No: 08/01740/FUL
Ref No: W18100/02
Date Valid: 15 September 2008
Grid Ref: 461265 134424
Team: EAST **Case Officer:** Mrs Deborah Lauderdale
Applicant: Trustees Of The B.V.I Settlement
Proposal: Removal of condition 3; Landscape considerations following outline permission-W18100/01
Location: New Cottages Bighton Road Bighton Hampshire

Decision: **Not Required**

Bishops Waltham **Ward** **Bishops Waltham**

Conservation Area:

Case No: 08/00866/LDC
Ref No: WLDC/454
Date Valid: 4 April 2008
Grid Ref: 454389 118718
Team: WEST **Case Officer:** Legal
Applicant: Mr David Morgan
Proposal: Occupation of former piggery as living accommodation in conjunction with annexe for a period in excess of 10 years
Location: Cross Lanes Farm Barn Cross Lane Bishops Waltham
Southampton Hampshire SO32 1FL

Decision: **Application Permitted**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01506/LIS

Ref No: W02319/08LB

Date Valid: 24 July 2008

Grid Ref: 454291 116691

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr J Knowles

Proposal: Amendments to previously approved listed building application W02319/03LB for conversion of barn to three bedroom dwelling (RETROSPECTIVE)

Location: Barn At Brooklands Farm Botley Road Bishops Waltham
Southampton Hampshire SO32 1DR

Decision: Application Permitted

Conditions/Reasons

1 Within 6 months of the date of this permission the metal flues shown on the approved plans shall be painted black and shall be maintained that colour at all times.

Reason: To restore the special architectural and historic interest 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 Review HE13, HE14, HE16, HE17, CE24
PPG15 Planning and Historic Environment

2. Within 6 months of the date of this permission the first floor landing area shall be reduced to that shown in the approved plans (drawings nos. D0344/01 Rev A dated 3.5.08, D0344/02 dated 21.9.03 and D0344/03 dated 21.9.03) and thereafter the landing area shall be maintained at the reduced area at all times, otherwise the Local Planning Authority will pursue enforcement action to restore the special architectural and historic interest of the listed building.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01641/FUL

Ref No: W20661/01

Date Valid: 8 September 2008

Grid Ref: 455047 117821

Team: WEST

Case Officer:

Applicant: Mr N Simmonds

Proposal: Demolition of existing detached garage, 1 no two bedroom detached dwelling and associated parking (RESUBMISSION)

Location: 28 Langton Road Bishops Waltham Southampton Hampshire SO32 1GF

Decision: **Application Withdrawn**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01656/TPO

Ref No: WTPO/1484

Date Valid: 8 July 2008

Grid Ref: 456294 117423

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Malcolm Austin

Proposal: 4no. Maple trees - prune overhanging branches to give 2m. clearance from the garage roof of The Firs Hoe Road

Location: Chatsworth Lodge Hoe Road Bishops Waltham Southampton Hampshire SO32 1DU

Decision: **Application Permitted**

Informatives

Permit works as the tree branches are hitting the roof of the garage and will damage the roof if left.

No affect to the detrimental value of the visual amenity.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01748/FUL

Ref No: W02319/09

Date Valid: 24 July 2008

Grid Ref: 454291 116691

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr J Knowles

Proposal: Amendments to previously approved listed building application W02319/02 for conversion of barn to three bedroom dwelling (PART RETROSPECTIVE)

Location: Barn At Brooklands Farm Botley Road Bishops Waltham
Southampton Hampshire SO32 1DR

Decision: Application Permitted
Conditions/Reasons

1 Within 6 months of the date of this permission the metal flues shown on the approved plans shall be painted black and shall be maintained that colour at all times.

Reason: To restore the special architectural and historic interest 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 Review HE13, HE14, HE16, HE17, CE24
PPG15 Planning and Historic Environment

2. Within 6 months of the date of this permission the first floor landing area shall be reduced to that shown in the approved plans (drawings nos. D0344/01 Rev A dated 3.5.08, D0344/02 dated 21.9.03 and D0344/03 dated 21.9.03) and thereafter the landing area shall be maintained at the reduced area at all times, otherwise the Local Planning Authority will pursue enforcement action to restore the special architectural and historic interest of the listed building.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01841/TPC

Ref No: W02266/21TPOCA

Date Valid: 30 July 2008

Grid Ref: 455683 117826

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mrs Elizabeth Main

Proposal: Fell 1no. ash tree; fell 1no. Sycamore tree

Location: Northbrook Bower Free Street Bishops Waltham Hampshire

Decision: That no objection be raised

Cheriton Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01663/FUL
Ref No: W08234/06
Date Valid: 24 July 2008
Grid Ref: 458267 129017
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Dane Batt
Proposal: Single storey extension
Location: Shepherds Cottage Cheriton Road Cheriton Alresford Hampshire
SO24 0PP

Decision: Application Permitted
Conditions/Reasons

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

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

2 Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, mortar mix, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

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

- (a) representative construction sections and elevations (1:20) of the new extension, to include details of the interface with the existing building;
- (b) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) all new windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
- (d) details of the glazed link between the existing garage and rear extension of the cottage;
- (e) details of the roof coverings to the extension, including details of the lantern rooflight, and the number, size, form and location of the proposed conservation rooflights;
- (f) details and samples of materials for all new hard landscaping works adjoining the property.

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

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

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

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

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

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

Reason: To avoid any misunderstandings.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, CE23, HE14

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.

Cheriton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01664/LIS

Ref No: W08234/05LB

Date Valid: 22 July 2008

Grid Ref: 458267 129017

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Dane Batt

Proposal: Single storey extension

Location: Shepherds Cottage Cheriton Road Cheriton Alresford Hampshire
SO24 0PP

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 Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, mortar mix, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

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

- (a) representative construction sections and elevations (1:20) of the new extension, to include details of the interface with the existing building;
- (b) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) all new windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
- (d) details of the glazed link between the existing garage and rear extension of the cottage;
- (e) details of the roof coverings to the extension, including details of the lantern rooflight, and the number, size, form and location of the proposed conservation rooflights;
- (f) details and samples of materials for all new hard landscaping works adjoining the property

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

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

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

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

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

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

Reason: To avoid any misunderstandings

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, CE23, HE14

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.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01732/FUL

Ref No: W20968/01

Date Valid: 24 July 2008

Grid Ref: 446916 121422

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr J Lane

Proposal: Single storey rear extension (RESUBMISSION)

Location: Glencorse Wardle Road Highbridge Eastleigh Hampshire SO50
6HQ

Decision: Application Refused
Conditions/Reasons

1 The Proposal is contrary to policy CE23 of the Winchester District Local Plan Review Adopted 2006. The policy seeks to limit the size of extension to dwellings located in countryside areas (in the interests of maintaining a stock of smaller and affordable housing) As such this proposal is contrary to policy CE23

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, CE23
2. 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.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01277/FUL

Ref No: W21204

Date Valid: 21 July 2008

Grid Ref: 461276 120145

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Canon Anthony Hulbert

Proposal: Demolition of existing double garage; construction of side extension and new chimney and fireplace

Location: Cherry Trees Bucks Head Hill Meonstoke Southampton Hampshire SO32 3NA

Decision: Application Refused
Conditions/Reasons

1 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 adjacent sycamore tree harming the long term health of the this tree and its 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 tree on neighbouring land is required.

2 Notwithstanding reason for refusal 1 above, by reason of its unsympathetic design and appearance, the proposed extension would harm the character and appearance of the conservation area, contrary to Policy HE.5 and PPG15.

Informatives

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

Winchester District Local Plan Review 2006: DP3 CE23

2. The applicant is advised that the proposed trimming of the Sycamore tree will require consent as the property is within a conservation area.

3. The applicant is advised that reason 2 for refusal could be overcome by adjusting the fenestration to the front elevation of the extension, by reducing the size of the dormer and aligning this with a more sympathetic proportioned ground floor window.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01807/FUL

Ref No: W10352/05

Date Valid: 28 July 2008

Grid Ref: 461027 120354

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr Malcolm Smalley

Proposal: Demolition of flat roofed extension, conservatory and detached boiler room. Construction of pitched roof extension, window to north wall of mill, and internal alterations.(RESUBMISSION)

Location: Corhampton Mill Warnford Road Corhampton Southampton Hampshire SO32 3ND

**Decision: Application Permitted
Conditions/Reasons**

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

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

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 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

(a) a detailed design (including large scale elevations and sections) for the windows.

Reason: to protect the character of the original building.

Informatives

1. This permission is granted for the following reasons:

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

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

3. Under the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works within 8 metres of the top of the bank of the River Meon, designated a 'main river'. This Consent will only be issued if the works do not pose a flood risk to people and property.

The Flood Risk Assessment demonstrates that there is no change of use of a higher flood risk vulnerability and that floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01767/FUL

Ref No: W17606/01

Date Valid: 22 July 2008

Grid Ref: 446800 123944

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs John A Edmonson

Proposal: Single and Two storey side extension

Location: Oakgrove House Southdown Road Shawford Winchester
Hampshire SO21 2BY

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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the west elevation(s) of the development hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01795/FUL

Ref No: W21149/01

Date Valid: 24 July 2008

Grid Ref: 447188 125094

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Dr And Mrs Brant

Proposal: Single storey front extension (RESUBMISSION)

Location: Khandalla Pearson Lane Shawford Winchester Hampshire SO21
2AA

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

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/01573/FUL

Ref No: W15525/01

Date Valid: 21 July 2008

Grid Ref: 452813 113291

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr N R Findlay

Proposal: Two storey side extension including new dormers to front following demolition of existing garage

Location: Briar Wood Outlands Lane Curdrige Southampton Hampshire
SO30 2HD

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Curdrige

Ward

Conservation Area:

Case No: 08/01747/TPO
Ref No: WTPO/1677/01
Date Valid: 21 July 2008
Grid Ref: 453428 113710
Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Lane

Proposal: Fell 6no. Birch trees; 1no. Lime tree - remove overhanging branches from garage to give 3m clearance; fell 1no. Leylandii; fell 1no. spruce tree; 1no. Sycamore tree - raise overhanging branches to highway specification; 1no. Cherry tree - tidy and reduce away from Holly tree

Location: Oakdown Lockhams Road Curdrige Southampton Hampshire SO32 2BD

Decision: Application Permitted
Conditions/Reasons

1 Following the removal of the trees hereby consented, an extra heavy standard Liquidamber styraciflua , Prunus subhirtella Autumnalis and Acer campestre tree shall be planted within a period of 9 months from the date of their felling in the area of trees subject to tree felling or such other species, size, location or period as may be agreed in writing by the local planning authority.

If, within a period of 2 years from the date of planting, any of the the trees (or any other trees planted in replacement for them) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted during the current, or next planting season, at the same place, or in accordance with any variation for which the local planning authority gives its 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 believes that the criteria of the condition have 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.

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/01759/FUL

Ref No: W06336/02

Date Valid: 21 July 2008

Grid Ref: 453318 113858

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr M Teague

Proposal: Single storey rear extension to new house

Location: Plot 2 Dev At Ard Coille Chapel Lane Curdrige 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the North West elevation(s) of extension hereby permitted.

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

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

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

Informatives

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01824/FUL
Ref No: W01635/49
Date Valid: 7 August 2008
Grid Ref: 465695 111264
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Rimor Precision Engineering Ltd
Proposal: Erection of 1 no. industrial unit for temporary 3 year period
Location: Rimor Precision Engineering Ltd Forest Road Denmead
Waterlooville Hampshire PO7 6TJ

Decision: Application Permitted
Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 02/10/2011 on or before which date the temporary building shall be removed from the site and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

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

2 The use of the temporary building hereby permitted shall be limited to assembly and storage ancillary to the main use of the site for light engineering and for no other purpose without the prior written consent of the local planning authority.

Reason: To protect the amenities of the locality.

3 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01507/FUL

Ref No: W15517/22

Date Valid: 18 July 2008

Grid Ref: 452207 118124

Team: WEST **Case Officer:** Miss Megan Birkett

Applicant: Mrs Lynda Middleton

Proposal: Stables with tack room and hay store with hard standing for horses/cars

Location: Durley Hall Barn Durley Hall Lane Durley Southampton Hampshire SO32 2AN

Decision: Application Permitted
Conditions/Reasons

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

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

2 Prior to the commencement of works to erect the stables hereby permitted, details including a colour sample to stain the timber panels of the proposal hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

3 The existing hedgerow to the boundaries of the application site shall be retained and maintained in good condition at a minimum height of 2 metres, and where there are gaps it shall be reinforced with the appropriate species to be agreed in writing with the Local Planning Authority within 2 months of the date of this planning permission. All new planting shall be completed before the end of the first planting season following the approval of the planting details.

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

4 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.

5 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

before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

6 The land associated with the equestrian use hereby permitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, RT11, RT8
3. The applicant is advised that the preferred method of disposal is the frequent removal of manure from this site. The burning of manure or large scale storage on site will not be an acceptable method.
The applicant is advised to contract the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of horse manure. Failure to do so, may incur substantial penalties and or prosecution.
4. The stables permitted shall be used only for the keeping of the applicants own horses and shall not be used for any commercial purposes without a further application being submitted to the Local Planning Authority.

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01672/LDC
Ref No: WLDC/461
Date Valid: 15 July 2008
Grid Ref: 451203 115921
Team: WEST **Case Officer:** Legal
Applicant: Mr Andrew Doswell
Proposal: Use of outbuilding as residential annex to main dwelling house
Location: Stapleford Farm House Stapleford Lane Durley Hampshire SO32 2BU

Decision: Application Permitted

Hursley Ward Compton And Otterbourne

Conservation Area:

Case No: 08/00905/REM
Ref No: W00420/24
Date Valid: 11 April 2008
Grid Ref: 444561 127638
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Grant Blofield
Proposal: New dwelling (Details in compliance with Outline Planning Permission W00420/23 conditions: 1,2,3,9,13,14,15)
Location: Yew Tree Service Station Romsey Road Pitt Winchester Hampshire SO22 5QP

Decision: Application Withdrawn

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/01785/FUL

Ref No: W09766/01

Date Valid: 28 July 2008

Grid Ref: 452382 129454

Team: EAST

Case Officer: Trish Price

Applicant: Dr Silvester

Proposal: Conservatory to side (AMENDED DESCRIPTION)

Location: Green Pastures Alesford Road Winchester Hampshire SO21 1HL

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

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01669/FUL

Ref No: W21208

Date Valid: 21 July 2008

Grid Ref: 448770 134370

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs F Seymour

Proposal: Erection of 2 bed dwelling

Location: 2 The Pastures Kings Worthy Winchester Hampshire SO23 7LU

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 new dwelling hereby permitted shall match those used in the existing building.

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

3 Prior to the commencement of development the applicant must advise the local planning authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers.

Reason: To ensure satisfactory provision of foul drainage.

4 Before the development hereby approved is first brought into use, a minimum of 1 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

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

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:

3. A formal application for connection to the public sewer system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd. Anglo St, James House, 39A Southgate Street, Winchester, SO23 9EH

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01805/TPC
Ref No: W12934/07TPOCA
Date Valid: 6 August 2008
Grid Ref: 449772 132702
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Cox
Proposal: 10no. Beech trees - prune overhanging branches to give 2m clearance from office roof
Location: 2 Old Farm Cottages Martyr Worthy Road Abbots Worthy Hampshire SO21 1DU

Decision: That no objection be raised

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01923/TPC
Ref No: W18999/04TPOCA
Date Valid: 11 August 2008
Grid Ref: 449649 132671
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Miss Juliet Howland
Proposal: Fell 2no. Fir trees
Location: Well Cottage Martyr Worthy Road Abbots Worthy Hampshire SO21 1DR

Decision: That no objection be raised

Conditions/Reasons

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/01985/HCS
Ref No: W17360/02
Date Valid: 20 August 2008
Grid Ref: 449467 134785
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Hampshire County Council
Proposal: Livestock building to roof over existing concrete yard
Location: Down Farm Bull Farm Lovedon Lane Kings Worthy Winchester Hampshire SO21 1AQ

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: CE13

2. It is recommended that should the County Council be minded to approve the application that a condition be attached to require the proposed livestock building be painted/stained a dark colour to reduce the visual impact.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01758/FUL

Ref No: W09409/06

Date Valid: 21 July 2008

Grid Ref: 445583 132189

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Whitfield

Proposal: Replacement of existing conservatory with single storey side extension

Location: Rosehill Hilden Way Littleton Winchester Hampshire SO22 6QH

Decision: Application Permitted Conditions/Reasons

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

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

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

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

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

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

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

Informatives

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01816/FUL

Ref No: W20636/02

Date Valid: 29 July 2008

Grid Ref: 445657 131815

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Stephen Larcombe

Proposal: Demolition of existing house and garage and erection of new 5 bedroom dwelling and new garage

Location: Avalon Cottage Deane Down Drove Littleton Winchester
Hampshire SO22 6PP

Decision: Application Permitted Conditions/Reasons

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

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

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

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority 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.

4 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837.

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

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/dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the east and west elevation(s) of dwelling hereby permitted.

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

6 The first floor window(s) in the east and west elevation of dwelling 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:- 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, T.1, T.2, T.3, T.4

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01806/TPC

Ref No: W03974/09TPOCA

Date Valid: 6 August 2008

Grid Ref: 451412 139086

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mr And Mrs Gray

Proposal: 1no. Ash tree - Prune overhanging branches to give 3m clearance over driveway; 2no. Yew trees - crown reduce by 10%; fell 1no. Cherry tree

Location: Perrys Acre Duke Street Micheldever Winchester Hampshire SO21 3DF

Decision: That no objection be raised

New Alresford	Ward	The Alresfords
Conservation Area:		
Case No:	08/00677/FUL	
Ref No:	W06437/06	
Date Valid:	17 March 2008	
Grid Ref:	457840 132213	
Team:	EAST	Case Officer: Mr Dave Dimon
Applicant:	Chalkbank Estates Ltd	
Proposal:	Residential development for 24 no. dwellings with associated parking, landscaping and new access from Bridge Road; re-profiling of parts of former railway cutting	
Location:	Land East Of New Farm Road New Farm Road Alresford Hampshire	

Decision: Application Refused
Conditions/Reasons

1 The proposed development involves extensive cutting and filling of the land form which will result in the undesirable loss of existing vegetation along the north and south boundaries which contributes positively to the visual character of the area and which provides amenity to those residents adjoining the cutting. Furthermore the arrangement of the buildings, the car parking areas, the new roadway and the other components of the scheme results in a cramped form of development which has insufficient private and public amenity space. The development therefore does not respond positively to the character of the area and is contrary to DP3, DP4 and DP5 of the Winchester District Local Plan Review, the advice contained in Planning Policy Statement 1, Delivering Sustainable Development and Planning Policy Statement 3, Housing.

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 H5 of the Winchester District Local Plan Review in that it fails to make adequate provision for Affordable Housing to the required standard.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01649/FUL
Ref No: W21193
Date Valid: 8 July 2008
Grid Ref: 458497 132760
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Neil Cantello
Proposal: Change of use from B1 to B2

Location: Unit 2 Bennett House The Dean Alresford Hampshire SO24 9BH

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 details of a scheme for insulating the building internally generated noise shall be submitted to and approved in writing by the Local Planning Authority and shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

Reason: To secure the reduction in the level of the noise emanating from the building and to protect the amenities of adjoining occupants.

3 The use hereby permitted shall only take place between the hours of 0800 hours and 1800 hours Monday to Friday and 0800 hours and 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.

4 No machinery or works associated with the use hereby approved shall be undertaken in the open.

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:- Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3, E.1 and T.4

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01811/FUL
Ref No: W00561/12
Date Valid: 28 July 2008
Grid Ref: 458694 131998
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Kevin Milner
Proposal: Single storey side extension
Location: 47 Oak Hill Alresford Hampshire SO24 9JZ

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 The windows used for the side elevation shall match those used for the rest of the house. The window frames shall be recessed back from the side elevation by a minimum of 100mm.

Reason: To ensure a high standard of development

4 The materials to be used in the construction of the external surfaces of the side 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: DP1, DP3, DP4.

3. The applicant should note that the close board fencing currently erected upon the boundary with the pavement is unauthorised and should be removed. The Local Planning Authority may take enforcement action to gain the removal of the unauthorised fence.

The applicant should note that condition two requires the submission and approval of a landscaping scheme for the strip of land adjacent to the pavement prior to the commencement of development. Once approved the scheme shall be fully implemented.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01872/FUL

Ref No: W21214

Date Valid: 4 August 2008

Grid Ref: 445305 127118

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Kenneth Bell

Proposal: Replacement of single storey side with two storey side extension and replacement rear dormer; single storey rear extension and front porch

Location: 76 Old Kennels Lane Olivers Battery Winchester Hampshire SO22 4JT

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 The rooflight windows in the north east elevation of the proposed development shall have a sill height of not less than 1.8 metres above internal floor level and be permanently retained so thereafter.

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

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01912/FUL

Ref No: W02892/04

Date Valid: 7 August 2008

Grid Ref: 445393 127150

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Stephen Herbert

Proposal: 1 no. dormer window replacing front elevation velux window and replacement of existing garage with new pitched roof double garage (RESUBMISSION)

Location: 73 Old Kennels Lane Olivers Battery Winchester Hampshire SO22 4JT

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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the south west elevation(s) of the garage hereby permitted.

Otterbourne Ward Compton And Otterbourne

Conservation Area:

Case No: 08/01836/FUL
Ref No: W04772/04
Date Valid: 30 July 2008
Grid Ref: 445564 122426
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Paul Surridge
Proposal: First floor extension
Location: Yew Tree Cottage 6 Chapel Lane Otterbourne Winchester
Hampshire SO21 2HX

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 No development shall commence before a bat survey and report relating to the parts of the building affected by the permitted works, including mitigation measures necessary to compensate for any impact upon protected species, have been submitted to and approved by the local planning authority. The development shall not be carried out and completed other than in accordance with the approved details.

Note: If bats are found within the building then a license may be required from Natural England for any works to proceed on the site.

Reason: In the interests of nature conservation.

4 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.

5 In this condition "retained tree" means all trees greater than 2 metres in height within 5 metres of the boundary of the site and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

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

Reason: To preserve the Landscape character of the area and protect the nature conservation value of the surrounding woodland.

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 including the setting of the site and the previous integration of two dwellings into a single dwelling 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: CE23, DP3

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01113/FUL
Ref No: W02833/30
Date Valid: 5 August 2008
Grid Ref: 455618 113871
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Alan Morgan
Proposal: Erection of 9.5m safety net along boundary with Sandy Lane
Location: Marriott Meon Valley Hotel And Country Club Sandy Lane
Shedfield Southampton Hampshire SO32 2HQ

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 works to erect the new netting hereby permitted, details of the style and colour of the proposed netting hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, CE28

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01956/FUL
Ref No: W06242/07
Date Valid: 18 August 2008
Grid Ref: 456200 114747
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Colin Stoneman
Proposal: Redevelopment following demolition of Rose Hill bungalow comprising 3 no. two bedroom terraced and 2 no. three bedroom semi-detached dwellings with associated garaging/parking, cycle/bin storage and landscaping with alterations to access
Location: Rose Hill Bungalow Winchester Road Waltham Chase Hampshire SO32 2LX

Decision: Application Withdrawn

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/01620/FUL
Ref No: W03914/24
Date Valid: 24 July 2008
Grid Ref: 461335 118612
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Enterprise Inns
Proposal: 4 no. wall mounted spot lights and 4 no. wall mounted heaters fitted to existing pergola (RETROSPECTIVE)
Location: The Hurdles Inn Brockbridge Droxford Southampton Hampshire SO32 3QT

Decision: Application Permitted
Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E7
Winchester District Local Plan Review 2006: DP3, CE6.

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/01762/LIS
Ref No: W21203LB
Date Valid: 21 July 2008
Grid Ref: 461086 116867
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Ms Elizabeth Woods
Proposal: External alterations to change materials on 2 no. flat roofed
dormers and flat roofed porch area to lead from felt
Location: Soberton Cottage Station Road Soberton Southampton Hampshire
SO32 3QU

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).

Informatives

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

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01942/FUL

Ref No: W11682/05

Date Valid: 13 August 2008

Grid Ref: 461391 114744

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Kelvin Hackett

Proposal: Demolish existing store and replace with garage/car port with storage over

Location: Little Orchard Farm Ingoldfield Lane Soberton Southampton Hampshire SO32 3QA

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 Prior to the commencement of works to erect the new garage hereby permitted, details including a colour sample to stain the timber panels of the proposed garage hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4 The garage and store hereby permitted shall not be used other than for purposes ancillary to the use of Little Orchard as a single dwelling house.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/01868/TPC
Ref No: W13645/04TPOCA
Date Valid: 1 August 2008
Grid Ref: 443436 131127
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Dr Andrew Page
Proposal: Fell 1no. Leylandii; Fell 1no. Ash tree
Location: Jollers Woodman Lane Sparsholt Winchester Hampshire SO21 2NS

Decision: That no objection be raised

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/01922/FUL
Ref No: W00062/04
Date Valid: 11 August 2008
Grid Ref: 442084 133596
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr David McKerchar
Proposal: Single storey smoking shelter
Location: The Rack And Manger Stockbridge Road Crawley Winchester Hampshire SO21 2PH

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 Expect where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing public house.

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

Informatives

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

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

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

Swanmore Ward Swanmore And Newtown

Conservation Area:

Case No: 08/01789/FUL

Ref No: W15317/10

Date Valid: 24 July 2008

Grid Ref: 457323 116548

Team: WEST **Case Officer:** Mr Ian Cousins

Applicant: Mr And Mrs David Hughes

Proposal: Replacement of conservatory with single and two storey rear extension

Location: 1 Ashburton Villas Lower Chase Road Swanmore Southampton Hampshire SO32 2PB

**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. The applicant is advised that this permission only allows the window to the first floor north eastern elevation as shown on the approved plan (Drg No 765/01) and condition 3, restricting further windows, attached to permission W15317 continues to apply.

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/01800/FUL

Ref No: W10331/03

Date Valid: 25 July 2008

Grid Ref: 458078 116668

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Arno Kitts

Proposal: Single storey side extension to provide swimming pool with plant room and associated facilities, conservatory and replacement dormer on east elevation (RESUBMISSION)

Location: The Old Vicarage Vicarage Lane Swanmore Southampton Hampshire SO32 2QT

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

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

Twyford

Ward

Conservation Area:

Case No: 08/01217/FUL

Ref No: W13658/10

Date Valid: 16 June 2008

Grid Ref: 448079 124275

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr Michael Green

Proposal: 1 no. 4/5 bed detached dwelling with detached garage and new vehicular access(Amendment to planning permission W13658/08)(WITHIN THE CURTILAGE OF A LISTED BUILDING)
*(RESUBMISSION)

Location: Land Adjacent To The Hermitage High Street Twyford 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 the following details have been submitted to and approved in writing by the Local Planning Authority;

- i) samples of all external facing and roofing materials,
- ii) large scale drawings detailing window openings, fenestration, roof junctions, rainwater goods and brick feature work,

Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance.

3 A detailed scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify as follows;

- existing and proposed finished levels,
- means of enclosure,
- hardsurfacing materials,
- planting plans, including a written specification, schedules of plants, plant sizes and numbers,
- an implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity and to protect the amenities of adjacent landowners.

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. 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 ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations in accordance with BS 5837 (2005) and the Arboricultural Impact Appraisal and Method Statement forming part of this application.

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

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

Reason: In the interests of highway safety and the health of the adjacent trees.

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

Reason: In the interests of the amenities of the locality and the character and appearance of the Twyford Conservation Area.

8 No development shall commence before details of the proposed finished floor levels of the buildings and ground levels in relation to existing ground levels have been submitted to and approved by the local planning authority. The development shall not be completed other than in accordance with the approved details.

Reason: To secure a satisfactory form of 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: T5, E16
Winchester District Local Plan Review: DP3,DP4,DP6,CE5,HE5,HE16,H4,RT4,T4,T5

Upham Ward Owslebury And Curdrige

Conservation Area: Upham Conservation Area
Case No: 08/01778/FUL
Ref No: W16314/04
Date Valid: 23 July 2008
Grid Ref: 453892 120712
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Gerard Price
Proposal: 2 no. dormers to rear
Location: Church Height Shoe Lane Upham Southampton Hampshire SO32
1JJ

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5, CE.23

West Meon Ward Upper Meon Valley

Conservation Area:

Case No: 08/01957/FUL
Ref No: W05200/05
Date Valid: 15 August 2008
Grid Ref: 463435 124473
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Mrs T Bond
Proposal: Demolition of double garage and conservatory; two storey front extension; and loft conversion
Location: Court Farm House Lippen Lane West Meon Petersfield Hampshire GU32 1JE

Decision: Application Withdrawn

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01677/TPO
Ref No: WTPO/1612/27
Date Valid: 14 July 2008
Grid Ref: 453503 108271
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Michelle Quinton
Proposal: 3no. Oak trees - crown lift to 5m. crown reduce by 10% crown thin by 10% and remove overhanging branches to give 3m. clearance from building
Location: The Dolphins 12 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ

Decision: Application Permitted

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/01755/TPO
Ref No: WTPO/1192/10
Date Valid: 21 July 2008
Grid Ref: 453047 108629
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Bush
Proposal: 1no. Sessile Oak tree - prune lower limbs overhanging 9 Mollison Rise by 2.5m. crown thin by 10% and crown clean
Location: 3Silvertrees Lady Bettys Drive Whiteley Fareham Hampshire PO15 6RJ

Decision: Application Refused
Conditions/Reasons

1 It is considered that the works proposed have not been justified sufficiently and would be likely to be detrimental to the health of the tree and to its visual amenity value.

Informatives

1. The applicant is advised that the removal of dead wood from the tree's crown would not require a grant of consent from the Council.

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01156/FUL
Ref No: W00653/13
Date Valid: 14 May 2008
Grid Ref: 446819 130332
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Clanfield Properties
Proposal: Erection of 2 no. two bed and 2 no. four bed terraced dwellings with associated access, landscaping and car parking
Location: Land Adj To Pipers Field Chilbolton Avenue 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 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.

3 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.

4 The parking and turning areas hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the car parking and turning areas in the interests of local amenity and highway safety.

5 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.

6 Protective measures, including fencing and ground protection, are to be in accordance with the Arboricultural Impact Appraisal and Method Statement reference 7059-A1A2-BD written by Barrie Draper of Barrell Tree Consultancy as submitted to the Local Planning Authority 08 August 2007. Such measures shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the appraisal and method statement reference 7059-A1A2-BD.

Telephone 01962 848317.

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

Reason: In the interests of tree protection and residential amenity.

7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site.

The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reasons for above conditions: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

8 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that Foul sewage can be drained from the site in a satisfactory manner

9 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted too and approved by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that surface water can be adequately drained from the site.

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 development permitted by Classes A, B of Parts 1; Classes A, 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.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no dormer windows or windows other than those expressly authorised by this permission shall, at any time, be constructed at first floor level or within the roof space of the building hereby permitted.

Reason: In the interests of residential amenity and to ensure a high standard of design.

12 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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 unless otherwise agreed in writing.

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

13 The following details shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement of development, the approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority:-

1:50 Scale drawings and details of the proposed chimney;

1:20 Scale drawings of the proposed window frames and doors including cross sections to show the cill details;
1:20 Details of the eaves;
Details of the proposed timber garage doors;
Details of the proposed Bonded Permeable Material to be used for surfacing (this material must be permeable to be acceptable).

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

14 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 :-

- # White timber frames recessed by 100mm from the exterior;
- # Conservation style roof light windows;
- # Timber garage doors;
- # Open porches constructed from timber;
- # Bonnet Hips for the roof;
- # A soft stock brick (a sample of which is to be supplied);
- # The frames serving the car ports shall be constructed from timber;
- # Park style railings for the proposed railings located upon the front boundary constructed from Mild Steel, (the railings shown in the additional plans are not considered to be acceptable).
- # Dark colours eaves;

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

15 No additional sheds or outbuildings shall be erected within the communal areas.

Reason: In the interests of residential amenity and to avoid visual clutter.

16 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;
- hardsurfacing materials;
 - minor artefacts and structures (eg. street furniture, play equipment, sheds, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant: (Sub Para)

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme:

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

17 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.

18 The four dwellings hereby approved shall be retained as separate dwellings and shall not be combined with any of the other dwellings.

Reason: To retain the variety of dwelling sizes and 50% smaller units to ensure the scheme provides a range of housing types in accordance with policy H7 of the Winchester District Local Plan Adopted 2006.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, H7, RT4, T1, T2, T3, T4, W1
3. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01222/LIS

Ref No: W21209/LB

Date Valid: 24 July 2008

Grid Ref: 448158 129560

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Matthew Whitbourne

Proposal: Internal alterations; doorway and stud wall to create en-suite facilities

Location: 7A Parchment Street Winchester Hampshire SO23 8AT

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).

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: HE14
National Planning Policy Guidance/Statements: PPG15

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01302/LIS
Ref No: W05399/19LB
Date Valid: 10 July 2008
Grid Ref: 448050 129508
Team: WEST **Case Officer:** Claire Burriss
Applicant: ASK Restaurants Ltd
Proposal: Internal alterations to ground floor
Location: Ask God Begot House 101 High Street Winchester Hampshire
SO23 9AH

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.1, HE.14

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01583/FUL

Ref No: W02680/04

Date Valid: 30 June 2008

Grid Ref: 446833 130233

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs H Hopkins

Proposal: Demolition of single storey flat roofed extension, extension to ground floor to create new foyer, extension to first floor to provide bedrooms and bathrooms, changes to external materials and fenestration, first floor extension to garage with external staircase.

Location: Hamilton House Cheriton Close Winchester Hampshire SO22 5HN

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles at ground floor level and at first floor level for ancillary living accommodation to Hamilton House, and shall not, at any time, be used as a separate unit of accommodation, or for business, commercial or industrial purposes.

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

4 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.

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

Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3
3. It is noted that the elevations of the garage are incorrectly labelled and the south and north elevations should be reversed and the east and west elevations also reversed.

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/01629/LDP
Ref No: W21191
Date Valid: 4 July 2008
Grid Ref: 447037 131224
Team: EAST **Case Officer:** Legal
Applicant: Mr N Pittman
Proposal: Single storey rear and front extension
Location: 93 Bereweke Avenue Winchester Hampshire SO22 6EY

Decision: Application Permitted

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01646/FUL

Ref No: W21055/01

Date Valid: 7 July 2008

Grid Ref: 447298 129888

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr A Dallas

Proposal: Change of use and conversion of electrician's shop with two offices over into a two bedroom dwelling; changes to the front elevation(RESUBMISSION)

Location: 13A Avenue Road Winchester Hampshire SO22 5AQ

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 The first floor window and the glass panels to the western elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

4 The cycle store hereby approved shall not be used for any other purpose than the storage of bicycles.

Reason: In order to comply with the policies of the adopted Winchester District Local Plan Review in order to provide the facilities for alternative modes of transport to the private motor car.

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, H.3, E.2, SF.7, RT.4 and T.4

3. The applicant is advised that condition 2 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

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01683/TPO

Ref No: WTPO/0020/358

Date Valid: 8 July 2008

Grid Ref: 447250 129007

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mrs Dominique Payne

Proposal: 1no. Beech tree - crown reduce by 20% reduce and remove some laterals

Location: Lawn End Milnthorpe Lane Winchester Hampshire SO22 4NP

Decision: **Application Permitted**

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01679/TPO

Ref No: WTPO/1126

Date Valid: 21 July 2008

Grid Ref: 448107 129591

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Jonathan Gettings

Proposal: 1no. Sycamore tree - crown lift to 5m

Location: Royal Hotel 21 - 22 St Peter Street Winchester Hampshire SO23
8BP

Decision: **Application Permitted**

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01681/TPC

Ref No: W07484/28TPOCA

Date Valid: 21 July 2008

Grid Ref: 448107 129591

Team: WEST

Case Officer: Mr Ian Cupper

Applicant: Mr Jonathan Gettings

Proposal: 1no. London Plane - reduce end weight by 3m. near neighbouring property and over garden and crown lift to 5m; 1no. Sycamore tree - remove lower branch on south-west side, reduce overhanging branches at Granville House by 4m and reduce low branches to give 2m clearance of Apple trees; fell 1no. Sycamore tree

Location: Royal Hotel 21 - 22 St Peter Street Winchester Hampshire SO23
8BP

Decision: **That no objection be raised**

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/01685/LIS
Ref No: W00931/24LB
Date Valid: 23 July 2008
Grid Ref: 448022 129823
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: The Live Theatre Winchester Trust Ltd
Proposal: Alteration to external colour scheme and new logo
Location: Theatre Royal Winchester 21 - 23 Jewry Street Winchester
Hampshire SO23 8SB

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).

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: none
Winchester District Local Plan Review 2006: HE11, HE14.

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01702/TPC
Ref No: W04457/12TPOCA
Date Valid: 21 July 2008
Grid Ref: 447860 129499
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Trevor Baker
Proposal: 1no. Walnut tree - crown lift to 3m
Location: Trafalgar House Trafalgar Street Winchester Hampshire SO23 9DH

Decision: That no objection be raised

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01703/TPC
Ref No: W21198/TPOCA
Date Valid: 14 July 2008
Grid Ref: 447579 129054
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Rinks
Proposal: 1no. Holm Oak tree - remove 1no. limb overhanging BT wires
Location: 18 Christchurch Road Winchester Hampshire SO23 9SS

Decision: That no objection be raised

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01712/FUL
Ref No: W10241/07
Date Valid: 14 July 2008
Grid Ref: 447688 128591
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mrs K Hazlitt
Proposal: Demolition of existing garage and erection of garage, carport and store with associated landscaping, single storey extension and timber decking
Location: 44 St Cross Road Winchester Hampshire SO23 9PS

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 external walls of the garage hereby permitted shall be constructed using bricks to match those on the existing house. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To preserve the character and appearance of the conservation area.

3 The protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 8095-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy shall be installed prior to any demolition, construction or groundwork commences on the site. No development or other operation shall take place except in complete accordance with the protection scheme.

Any deviation from works prescribed or methods agreed in accordance with the Method Statement 8095-AIA-PB shall be agreed in writing with the Local Planning Authority.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, growing within or adjacent to the site which is of amenity value to 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: DP.1, DP.3, DP.4, HE.5

Winchester Town **Ward** **St Luke**

Conservation Area:

Case No: 08/01721/FUL
Ref No: W12278/03
Date Valid: 28 July 2008
Grid Ref: 445604 129114
Team: EAST **Case Officer:** Richard Whittington
Applicant: Mrs Andrea Menlove
Proposal: Replacement conservatory including pitched roof and dormer window
Location: Chusan Sarum Road Winchester Hampshire SO22 5QE

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

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/01726/AVC
Ref No: W11555/07A
Date Valid: 22 July 2008
Grid Ref: 446353 130874
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Sunrise Senior Living Ltd
Proposal: Erection of 2 no. wall mounted externally illuminated name signs
and 3 no. 6m high flag poles
Location: Warden Hill Stockbridge Road Winchester Hampshire SO22 5JH

Decision: Application Refused
Conditions/Reasons

1 The proposed advertisements would not positively reflect the character and appearance of the surrounding area and would therefore appear out of keeping and incongruous features contrary to Policy DP.3 of the adopted Winchester District Local Plan Review.

Informatives

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

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

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01728/FUL
Ref No: W16434/01
Date Valid: 17 July 2008
Grid Ref: 447170 129745
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr John Leeson
Proposal: Proposed dwelling attached to the existing terraced properties on
land to the side of 45 Greenhill Road (AMENDED DESCRIPTION)
Location: Land Adjacent To 45 Greenhill Road 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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

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

Reason: In the interests of tree protection.

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 The undercroft car parking area shall only be used for the parking of vehicles and cycles and not used for domestic storage purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is provided.

5 The proposed window in the western side elevation serving the proposed living room shall be glazed with obscure glass in perpetuity unless otherwise agreed in writing.

Reason: In the interests of protecting the amenity of the occupants of nearby properties.

6 The development shall be implemented strictly in accordance with drawings nos - p135-16, 17, 18, 19, 20, prior to the occupation of the dwelling. No deviation to these drawings shall take place without the prior written consent of the Local Planning Authority.

Reason:- To ensure that the dwelling respects the character of the street-scene and the amenity of neighbours.

Informatives

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

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

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

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01753/FUL

Ref No: W01003/03

Date Valid: 22 July 2008

Grid Ref: 446217 131111

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr John Flood

Proposal: First floor rear extension; alterations to the front porch; re-roofing with pitched roof of existing flat roofed porch, veranda and garage

Location: 8 Godwin Close Winchester Hampshire SO22 5JN

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The lower panels (up to the height of 1.5 metres from the floor level) of the window shown on the first floor of the south-east elevation shall be obscure glazed and non-opening. The window 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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01757/FUL
Ref No: W14310/01
Date Valid: 21 July 2008
Grid Ref: 448151 130365
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: The Hoplands Estate
Proposal: Replacement of existing conservatory with single storey rear extension
Location: 39 Egbert Road Winchester Hampshire SO23 7EB

Decision: Application Permitted **Conditions/Reasons**

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5

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

Conservation Area:

Case No: 08/01761/TPC
Ref No: W12157/01TPOCA
Date Valid: 21 July 2008
Grid Ref: 447646 129089
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mrs Allison Jowitt
Proposal: Fell 4no. Leylandii trees
Location: 10 Compton Road Winchester Hampshire SO23 9SL

Decision: **That no objection be raised**
Conditions/Reasons

Following the removal of the trees hereby consented, at least four more suitable trees (such as fruit trees) shall be planted within the area of trees subject to tree felling. This is to be carried out 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 trees (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 and the contribution that trees make to the character and amenity of the area

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01776/FUL

Ref No: W15656/04

Date Valid: 23 July 2008

Grid Ref: 448314 130221

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Perry Evans

Proposal: Single storey rear extension; 1 no. dormer and 4 no. roof lights at rear

Location: 32 Monks Road Winchester Hampshire SO23 7EQ

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01782/TPC

Ref No: W21206/TPOCA

Date Valid: 24 July 2008

Grid Ref: 447270 129346

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mr Simon Chaplin Riggers

Proposal: 1no. Sycamore - crown lift to 7m; 1no. Sycamore -crown lift to 5.5m; fell 1no. Elder; 1no. Holly - reduce height to 3m; fell 4no. Birch; fell 2no. holly stems; fell 3no. Sycamore; 5no. Sycamore - crown lift to 5.5m; fell 1no. Laurel; fell 1no. Laburnum; 1no. Walnut - crown lift to 7m; 2no. Sycamore - remove overhanging branches to give 2m clearance; 1no. Holly - trim base; 7no. Limes - re-pollard; fell 1no. Holly

Location: Marfield Cottage St James Lane Winchester Hampshire SO22 4NY

Decision: That no objection be raised

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01783/TPO

Ref No: WTPO/0506/112

Date Valid: 23 July 2008

Grid Ref: 446669 129157

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mr Grant

Proposal: 1no. Ash tree - crown reduce by 25%

Location: 19 Kerrfield Winchester Hampshire SO22 5EX

Decision: Application Permitted

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01787/FUL

Ref No: W10961/03

Date Valid: 24 July 2008

Grid Ref: 447162 130967

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr P And Mrs E Neave

Proposal: Raise roof of existing dwelling, replace and erect dormers.

Location: 30 Stoney Lane Winchester Hampshire SO22 6DN

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 roof shall be covered by natural slates in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

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 (eastern) elevation of the extensions / alterations hereby permitted.

Reason: To protect the amenities of the locality and local residents.

4 The development shall be carried out in full accordance with the plans and particulars submitted with the application and hereby approved.

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

5 Before any equipment, machinery, or materials are brought onto the site for the purposes of the development, a plan shall be submitted to, and approved in writing by the Local Planning Authority indicating the location and type of protective fencing to be erected within the site, to ensure that access can not be gained to the root protection area of the tree located adjacent to the south west corner of the site.

The erection of fencing for the protection of the trees shall be undertaken in accordance with the approved details. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In the interests of tree protection.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: DP1, DP3, DP4.
3. The applicant is advised that the car-port shown on the plans has been omitted from the approved scheme.

Winchester Town **Ward** **St Barnabas**

Conservation Area:

Case No: 08/01817/FUL
Ref No: W02621/03
Date Valid: 1 August 2008
Grid Ref: 445940 130429
Team: EAST **Case Officer:** Trish Price
Applicant: Ms V Hartley
Proposal: Conservatory to rear
Location: 33 Sermon Road Winchester Hampshire SO22 5NY

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01818/FUL

Ref No: W10592/18

Date Valid: 28 July 2008

Grid Ref: 447998 129223

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr David Lees

Proposal: Raise roof line above garden room for a bathroom; new curved rear window and replace glass slip roof with tiles (AMENDMENT TO APPLICATION 07/02152/FUL)

Location: Upper House Symonds Street Winchester Hampshire SO23 9JS

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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 end (north) elevation(s) of extension hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3; HE4; HE5
3. The applicant is advised that this permission should be read in conjunction with the associated listed building permission (reference W10592/19LIS)

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01819/LIS

Ref No: W10592/19LIS

Date Valid: 28 July 2008

Grid Ref: 447998 129223

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr David Lees

Proposal: Raise roof line above garden room for a bathroom; new curved rear window and replace glass slip roof with tiles (AMENDMENT TO APPLICATION 07/02131/LIS)

Location: Upper House Symonds Street Winchester Hampshire SO23 9JS

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 Window details, materials and finishes, brick bonding, and all external facing materials shall closely match those on the existing building.

Reason: To preserve the special architectural and historic interest of the listed building and the character and appearance of the conservation area.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: HE13

3. The applicant is advised that this permission should be read in conjunction with the associated planning permission (reference W10592/18)

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01838/FUL

Ref No: W02830/06

Date Valid: 30 July 2008

Grid Ref: 447034 128875

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs Harker

Proposal: Detached three bedroom dwelling with integral garage (amendment to existing planning permission W02830/05)

Location: Springdale Sleepers Hill Winchester Hampshire SO22 4NE

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6 metres from the tree trunks in accordance with BS 5837.

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

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

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

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

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

7 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.

7 Reason: In the interests of highway safety.

8 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.

9 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

10 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.

11 Prior to the commencement of development details of the solar panel, including fixings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

12 Prior to the commencement of development accurate and fully detailed annotated elevations at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The submitted drawings are sketchy and open to interpretation without such drawings the Local Planning Authority cannot be sure that a satisfactory development can be controlled.

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 Paul**

Conservation Area:

Case No: 08/01895/FUL
Ref No: W21215
Date Valid: 6 August 2008
Grid Ref: 447220 129982
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Robin Burrows
Proposal: Single storey side and rear extension following removal of existing garage; and first floor rear extension.
Location: 18 Fordington Road Winchester Hampshire SO22 5AL

Decision: Application Permitted **Conditions/Reasons**

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

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

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

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

Informatives

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

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

Conservation Area: Winchester Conservation Area
Case No: 08/02005/LBC
Ref No: W
Date Valid: 8 September 2008
Grid Ref: 448358 130244
Team: WEST **Case Officer:**
Applicant: Mr Michael Culhane
Proposal: The proposal is for the demolition of an existing double garage to the rear of 47 Monks Road, and the erection of a two bedroom detached dwelling
Location: 47 Monks Road Winchester Hampshire SO23 7EQ
Decision: **Not Required**

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01877/FUL

Ref No: W03590/18

Date Valid: 4 August 2008

Grid Ref: 446260 139411

Team: EAST

Case Officer: Trish Price

Applicant: Mrs Pamela Tew

Proposal: Single storey side extension

Location: 1 The Avenue Winchester Hill Sutton Scotney Winchester
Hampshire SO21 3JN

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 development shall be carried out in accordance with amended drawing no. SK3A received 04.09.08.

Reason: To ensure the development is in keeping with the character of the area.

Informatives

1. This permission is granted for the following reasons:

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

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