



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

UP TO 22 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/01719/FUL

Ref No: W08991/64

Date Valid: 15 July 2008

Grid Ref: 446349 127588

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Sainsburys Supermarkets Ltd

Proposal: Retention of alterations to store car park; siting of trolley bays;
alterations of building elevations (RETROSPECTIVE)

Location: Sainsbury Supermarkets Ltd Badger Farm Road Winchester
Hampshire SO22 4QB

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: None
Winchester District Local Plan Review: DP3, DP11, SF6, T43
3. For the avoidance of doubt, this permission does not purport to give consent to the relocation of the recycling units, which were withdrawn from the application by letter dated 03 September 2008

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01518/TPO
Ref No: WTPO/1873/01
Date Valid: 21 July 2008
Grid Ref: 455903 117402
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr Michael King
Proposal: Fell 1no. Eucalyptus tree and replace with a native tree
Location: 7 The Orchard Bishops Waltham Southampton Hampshire SO32
1GL

Decision: Application Refused

The tree appears to be a healthy specimen and was retained within the housing development at Hoe Road because of the valuable contribution it makes to the character and visual amenity of the area. The loss of this tree would therefore have a detrimental and unacceptable affect on the visual amenity of the area.

Informatives

The local planning authority would give consideration to a crown reduction of 15%. The removal of dead wood from the tree is exempt and therefore no permission is required for the removal of dead wood which may be contributing to the debris falling from the tree.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01752/AVC
Ref No: W05151/55A
Date Valid: 25 July 2008
Grid Ref: 455899 116819
Team: WEST **Case Officer:** Claire Burriss
Applicant: Handover HR
Proposal: 1 no. non-illuminated wall mounted sign
Location: Chase Mill Winchester Road Bishops Waltham Southampton
Hampshire SO32 1AH

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01875/FUL

Ref No: W03569/13

Date Valid: 11 August 2008

Grid Ref: 454775 117834

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mrs Maria Robbie

Proposal: Erection of semi detached two bed dwelling with associated parking, bin and cycle store

Location: 2 Claylands Cottage Claylands Road Bishops Waltham
Southampton Hampshire SO32 1BH

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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

5 No development, 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. The development shall not be completed other than in accordance with the approved details.

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

6 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.

7 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.

8 The parking area for the proposed and existing dwellings shall be provided in accordance with the approved plans before the new 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 houses as a residence.

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

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

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

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

10 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions

E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

11 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: H1, T5
Winchester District Local Plan Review 2006: DP3, DP4, H1, H3, H5, H7, T2

Bramdean And Hinton Ampner

Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01628/FUL
Ref No: W13326/01
Date Valid: 1 August 2008
Grid Ref: 460981 125494
Team: EAST **Case Officer:** Nick Parker
Applicant: Mrs Gail Smith
Proposal: Change of use conversion of redundant agricultural barn and piggery into ancillary residential accommodation (WITHIN THE CURTILAGE OF A LISTED BUILDING) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location: Blackhouse Farm Blackhouse Copse Lane Hinton Ampner Alresford Hampshire SO24 0LF

Decision: Application Withdrawn

Bramdean And Hinton Ampner

Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01788/FUL
Ref No: W11769/06
Date Valid: 29 July 2008
Grid Ref: 461892 128983
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Lady Northbrook
Proposal: Stable block
Location: Marriners Farm Wood Lane Bramdean Alresford Hampshire SO24 0JP

Decision: Application Permitted
Conditions/Reasons

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

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

2 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout.

The scheme shall include a new hedgerow to be established along the new access track to the east and south of the stable block. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority.

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 stables hereby approved shall be stained a dark colour to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained thereafter in that condition.

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

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

7 No caravans, and not more than one horsebox, trailer, container, or vehicle, whether motorised or not shall be kept, or stored on the land unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the rural nature of the AONB and in the interests of visual amenity.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E7
Winchester District Local Plan Review 2006: CE5, CE6 DP3, RT11,
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.
5. The applicant is advised that the preferred method of manure disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.

It is recommended that the applicant contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of horse manure.

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

7. The applicant is advised that this application is for the stable block only and a change of use of the land from agricultural to equestrian for the neighbouring paddocks under the applicant's ownership would be required to enable the horses to use the land for purposes other than grazing.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01730/FUL

Ref No: W00153/02

Date Valid: 28 July 2008

Grid Ref: 446075 125509

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Philip Howells

Proposal: Single and first floor front extensions; conversion of 1 no. integral garage to living accommodation; rear first floor balcony; alterations to fenestration

Location: Hilltop House Hurdle Way Compton Down Winchester Hampshire SO21 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

5 The south east and the North West glazed elevations of the balcony hereby permitted shall be obscure glass and thereafter retained.

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

6 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

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

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment)(No. 2)(England) Order 2008 , (or any order revoking and re-enacting that order, with or without modification), no windows or velux windows other than those expressly authorised by this permission shall, at any time, be constructed in the dwellings hereby permitted.

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

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

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

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

9 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.

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

10 The first and ground floor windows in the north east elevation of plot 3 and the south west elevation of plot 2 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 and H2
Winchester District Local Plan Proposals: DP.1, DP.3, DP.4, DP.5, H.3, H.7, T.1, T.2, T.4 and RT.4

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

4. The applicant is advised that conditions 2, 4, 5 and 8 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

Headbourne Worthy

Ward

Sparsholt

Conservation Area:

Case No: 08/01794/FUL

Ref No: W04193/14

Date Valid: 25 July 2008

Grid Ref: 449102 132214

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Kings Worthy Foundry

Proposal: Removal of condition no. 3 of permission W04193/13

Location: Kings Worthy Foundry London Road Kings Worthy Winchester
Hampshire SO23 7QG

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 Unit 4 shall not be open to the public as a showroom until the building shown to be demolished and the revised parking arrangements as detailed on drawing OneA have been undertaken unless the local planning authority gives it written consent to any variation.

Reason: To ensure the net retail space does not increase which is contrary to policy SF.1 of the Winchester District Local Plan Review and that the parking spaces are provided and available in accordance with current standards.

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 SF1 E1

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01399/FUL
Ref No: W21210
Date Valid: 29 July 2008
Grid Ref: 458044 132273
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr S White
Proposal: Erection of detached three bedroom dwelling with cycle store and associated parking
Location: Land To The North Of Garages Off Bridge Road Alresford Hampshire

Decision: Application Refused
Conditions/Reasons

- 1 The proposal is contrary to policies DP.1 and DP.3 of the Winchester District Local Plan Review and the New Alresford Design Statement adopted April 2008 in that the proposed dwellings would give rise to a form of development that would by reason of its design, scale, height, bulk and mass in itself and in relation to adjoining buildings, spaces and views represents a dominant and visually intrusive form of development not considered to be in sympathy with the appearance or character of the area, or the street scene.
- 2 The proposal is contrary to Policy RT.4 of the Winchester District Local Plan Review 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 and would not provide a satisfactory level of amenity for the occupiers of the dwelling.
- 3 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.
- 4 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.
(Precedent)

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: H.1, H.2, T.5 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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01574/TPO
Ref No: WTPO/0121/210
Date Valid: 27 June 2008
Grid Ref: 458367 131628
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr B Clark
Proposal: Fell 1no. Sycamore tree
Location: 23 Shepherds Down Alresford Hampshire SO24 9PP

Decision: Application Refused
Conditions/Reasons

Reason - The trees are located in the front garden of the property and therefore form part of the street scene for Shepherds Down. The loss of this tree will have a detrimental effect on the public visual amenity of this area.

Southwick And Widley Ward Boarhunt And Southwick

Conservation Area:

Case No: 08/01627/FUL
Ref No: W01469/22
Date Valid: 4 July 2008
Grid Ref: 467104 107984
Team: WEST **Case Officer:** Elaine Walters
Applicant: Miss Lynda Harding
Proposal: Change of use of existing hall and link building from nursery school (D1) to in-door adventure play area (D2)
Location: Woodside House Purbrook Heath Road Purbrook Waterlooville Hampshire PO7 5RT

Decision: Application Permit
Conditions/Reasons

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

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

2 Before the use hereby approved is first commenced, a minimum of 11no. car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: In the interests of highway safety.

3 The indoor play area hereby approved shall not be used other than by pre-booked private parties or in conjunction with the adjacent nursery and the maximum number of

development would result in residential accommodation in the countryside for which no overriding need has been demonstrated.

2 Based upon the information submitted the local planning authority is not satisfied that the proposed agricultural activity on the land requires a building of the size proposed. As a result, it would not conform with Policy CE.13 of the Winchester District Local Plan Review and guidance within Planning Policy Statement 7: Sustainable Development in Rural Areas because it would result in a scale of development in the countryside for which insufficient justification has been provided

3 The level of information submitted is not sufficient to allow the local planning authority to accurately assess the impact of the proposals on the local road network. Nevertheless, the proposed agricultural activity would be likely to generate additional traffic and there is an insufficient frontage to Upham Street to enable a satisfactory road junction, with adequate visibility splays, to be provided for the site and the proposals are therefore contrary to Policy T.2 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, CE.13, CE.19, CE.20, CE.22, H.3, H.4, T.1, T.2 and T.4

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/03071/AVC

Ref No: W06709/09A

Date Valid: 25 July 2008

Grid Ref: 447751 130777

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr Jason Shakespeare

Proposal: Illuminated advertisement boards (Retrospective)

Location: Winton House Andover Road Winchester Hampshire

Decision: Application Refused Conditions/Reasons

1 The proposed signs by reason of their illumination and number would be an unduly obtrusive feature in the general street scene detrimental to the visual amenities of the locality.
(Size/Height/Projection/Illumination - Locality)

Informatives

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01575/TPO
Ref No: WTPO/0506/111
Date Valid: 27 June 2008
Grid Ref: 446538 128858
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Louise Went
Proposal: Fell 1no. Cedrus tree
Location: 3 Sleepers Hill Gardens Winchester Hampshire SO22 4NT

Decision: Application Permitted
Conditions/Reasons

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

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

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

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.

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/01697/FUL
Ref No: W20604/01
Date Valid: 5 August 2008
Grid Ref: 448324 130346
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Nicholas Morgan
Proposal: External flue to side of dwelling
Location: 13 Nuns Road Winchester Hampshire SO23 7EF

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

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

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01704/TPO
Ref No: WTPO/1785
Date Valid: 15 July 2008
Grid Ref: 447338 128873
Team: WEST **Case Officer:** Mr Ian Cupper
Applicant: Mr John Fitzgerald
Proposal: 1no. Walnut tree - remove deadwood and shorten 1no. low lever arm back to first major branch over neighbours garden
Location: 5 St Cross Mews 2 Airlie Road Winchester Hampshire SO22 4NQ

Decision: Application Permitted

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

Conservation Area:

Case No: 08/01742/FUL
Ref No: W00155/27
Date Valid: 28 July 2008
Grid Ref: 447965 129566
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr R Asenov
Proposal: Installation of an air conditioning unit below existing staired access
(RESUBMISSION) (RETROSPECTIVE)
Location: Media Crown 5A Charlecote Mews Staple Gardens Winchester
Hampshire SO23 8SR

Decision: Application Permitted
Informatives

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

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

Conservation Area:

Case No: 08/01773/FUL
Ref No: W00925/45
Date Valid: 31 July 2008
Grid Ref: 449936 129606
Team: EAST **Case Officer:** Andrea Swain
Applicant: St Swithun's School
Proposal: Demolition of existing store; two storey side extension to sports hall
to provide changing rooms
Location: St Swithuns School Alresford Road Winchester Hampshire SO21
1HA

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, DP4, CE4, and SF8

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01774/FUL

Ref No: W00925/46

Date Valid: 31 July 2008

Grid Ref: 449936 129606

Team: EAST

Case Officer: Andrea Swain

Applicant: St Swithuns School

Proposal: Variation of condition no. 2 of permission W00925/42 to extend use of temporary car park from 30th May 2008 to 30th May 2010

Location: St Swithuns School Alresford Road Winchester Hampshire SO21 1HA

Decision: Application Permitted
Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 30 May 2010 on or before which date the use of the land for a temporary car shall cease and the land restored to its former condition in accordance with a scheme of work (including timing provisions) which shall be submitted to and approved by the Local Planning Authority.

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

Informatives

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

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

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/01775/FUL
Ref No: W00925/47
Date Valid: 31 July 2008
Grid Ref: 449936 129606
Team: EAST **Case Officer:** Andrea Swain
Applicant: St Swithun's School
Proposal: Erection of gates at main entrance and exit gate
Location: St Swithuns School Alresford Road Winchester Hampshire SO21
1HA

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 gates hereby approved shall remain open between the hours of 6.00 and 23.00 hours from Monday to Friday, unless otherwise agreed in writing with the Local Planning Authority.

Reason: in the interests of highway safety.

Informatives

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

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

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01786/FUL
Ref No: W21207
Date Valid: 24 July 2008
Grid Ref: 446911 129842
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs Paul McNeil
Proposal: Single storey side and rear extension
Location: 18 Wordsworth Close Winchester Hampshire SO22 5BY

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 west elevation(s) of extension hereby permitted.

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

4 The existing hedge to the west of the site shown shall be protected during building operations and thereafter retained at a minimum height of 1.8m unless otherwise agreed in writing by the Local Planning Authority. 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

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01814/FUL
Ref No: W11074/04
Date Valid: 28 July 2008
Grid Ref: 447141 130060
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr L Poultney
Proposal: Two storey side and rear extension with basement and roof (RESUBMISSION)
Location: 40 Cheriton Road Winchester Hampshire SO22 5AY

**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 be in accordance with the details shown on drawing No. 1679/03B. If the existing tiles on the house are clay pantiles then these shall be retained or re-used on the existing roof and natural slate used on the extensions hereby approved. If the existing tiles on the house are concrete pantiles then natural slate shall be used on the existing house and the extensions. Prior to the commencement of works on site a sample of natural slate shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

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

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

4 The garage doors hereby permitted as shown on drawing No. 1679/03B shall be recessed a minimum of 100mm.

Reason: In the interests of local amenity.

5 Notwithstanding the details of the garage doors shown on drawing number 1679/03B, the garage doors shall not be panels and shall be vertical board design.

Reason: In the interests of local amenity.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3
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.
5. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01815/FUL

Ref No: W00392/09

Date Valid: 28 July 2008

Grid Ref: 446420 130588

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr John Smith

Proposal: Two storey side extension

Location: 9 Dean Lane Winchester Hampshire SO22 5LH

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 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 west elevation(s) of the extension hereby permitted.

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

Informatives

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

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

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

Conservation Area:

Case No: 08/01821/FUL
Ref No: W21165/01
Date Valid: 29 July 2008
Grid Ref: 446593 129427
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Wayne Powell
Proposal: Conservatory/Orangery to the rear of the
property(RESUBMISSION)
Location: 15 Bath Place Winchester Hampshire SO22 5HH

Decision: Application Refused
Conditions/Reasons

1 The extension, by reason of its height and proximity to the site's southern boundary, would have an overbearing impact on the neighbouring property at no.14 Bath Place which is contrary to policy DP3 of the Winchester District Local Plan Review 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: DP3, DP4

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

Conservation Area:

Case No: 08/01827/FUL
Ref No: W16690/01
Date Valid: 5 August 2008
Grid Ref: 446836 130391
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs M Andrew
Proposal: Rebuild of existing single storey garage to use as gymnasium and
lobby area, rear extension to contain indoor swimming pool linked
to existing cellar
Location: Dragons 69 Chilbolton Avenue Winchester Hampshire SO22 5HJ

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 or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

3 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, DP10, HE1

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.

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01972/TPC
Ref No: W16286/01TPOCA
Date Valid: 18 August 2008
Grid Ref: 447396 129696
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr C Hampson
Proposal: 1 no. Magnolia tree - crown reduce by 25%
Location: 4 West End Terrace Winchester Hampshire SO22 5EN

Decision: That no objection be raised
Informatives

15% would have less impact to tree health.

Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 08/01813/FUL
Ref No: W10048/02
Date Valid: 25 July 2008
Grid Ref: 446071 138295
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs C and S Henshaw
Proposal: Single storey studio in garden(RESUBMISSION)
Location: Plantation Cottage Winchester Hill Sutton Scotney Hampshire
SO21 3NZ

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

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01879/FUL

Ref No: W14791/02

Date Valid: 4 August 2008

Grid Ref: 448194 139774

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Visick

Proposal: Detached garage and store

Location: Baytree Cottage 8 Hunton Down Lane Hunton Sutton Scotney
Winchester Hampshire SO21 3PT

Decision: Application Permitted
Conditions/Reasons

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

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

2 Prior to the commencement of works samples of facing bricks and roof tiles shall be submitted for the consideration of the Local Planning Authority. When samples meet with the approval of the local planning authority and such approval has been confirmed in writing, then the development shall be finished with facing materials identical to the approved samples and thereafter retained.

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

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

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

4 The existing hedgerow between the dwelling, and the detached garage hereby approved shall be retained and maintained in good condition at a minimum height of 2 metres (or other such height as may be agreed in writing by the local planning authority), and protected during construction of the garage. In the event that any part of the hedge is removed, damaged or dies, then it should be replaced with appropriate species within a time scale to be agreed in writing with the local planning authority.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E.16
Winchester District Local Plan Review 2006: DP.3, HE.5, HE.16, CE.22
