



Winchester
City Council

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

UP TO 29 September 2008

For Guidance

- 1 Those applications which have a **star** by them are FOR INFORMATION PURPOSES ONLY. Please see over for a list and description of application types.
- 2 If the **Grid Reference** is blank, this is because it is a property which is in the process of being entered on the Property Database for the District.
- 3 The Conservation Area only appears where the application is known to be in a **Conservation Area**.
4. The **Publicity Period** is 21 days after the Site Notice Date or 21 days after a Press Advert date, where this has been made, whichever is the later. Applications may be determined after this date
5. Representations totals are as received at the date of printing the list.

If you require any further information, please enquire at Planning Reception, City Offices, Colebrook Street, Winchester, SO23 9LJ quoting the Case Number. We are open Monday - Friday 8.00am - 5.30pm.

APPLICATION CODES AND DESCRIPTION

AVC	Full Advert Consent
AVT	Temporary Advert Consent (non-standard time limit)
AGA	Agricultural Application
APN	Agricultural Prior Notification
CER	Certificate of Alternative Use
DEC	Demolition Consultation
EUC	Established Use Certificate
FUL	Full Planning Application
GVN	Government Department (no comment)
GVO	Government Department (outline)
GVT	Government Department (temporary)
HAZ	Hazardous Substances
HCS	HCC Consultations (letter)
HCM	HCC Consultation Minerals
LBC	Conservation Area Application
LDC	Lawful Development Certificate (existing use)
LDP	Lawful Development Certificate (proposed use)
LIS	Listed Building
OUT	Outline Application
REM	Reserved Matters
TCP	Telecom Prior Notification
TFE	Tree Felling Licence
TPO	Tree Preservation Order
TPC	Tree in Conservation Area

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01765/TPO

Ref No: WTPO/1339/12

Date Valid: 29 July 2008

Grid Ref: 455829 117080

Team: WEST

Case Officer:

Applicant: Admiral John Nunn

Proposal: Fell 1no. Ash tree

Location: 4 Godfrey Pink Way Bishops Waltham Southampton Hampshire
SO32 1PB

Decision: **Application Refused**

Conditions/Reasons

1 The tree appears to be in a sound and healthy condition and therefore its felling, which would be detrimental to the visual amenities of the area, is considered to be unjustified.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01851/FUL

Ref No: W04204/02

Date Valid: 30 July 2008

Grid Ref: 454194 115835

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr David Farrell

Proposal: Single storey rear extension and double storey side extension

Location: 3 Treefield Botley Road Bishops Waltham Southampton Hampshire
SO32 1DR

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.

1 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.

2 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

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

Conservation Area:

Case No: 08/02149/LIS
Ref No: W17516/06LB
Date Valid: 30 September 2008
Grid Ref: 455439 117571
Team: WEST **Case Officer:**
Applicant: Dr Charles Hemming
Proposal: Repair/refurbish 5 in number windows on front elevation so that building appearance is unchanged
Location: Town View Bank Street Bishops Waltham Southampton Hampshire SO32 1AE

Decision: **Not Required**

Conditions/Reasons

Cheriton **Ward** **Cheriton And Bishops Sutton**

Conservation Area:

Case No: 08/01932/TPC
Ref No: W19218/02
Date Valid: 13 August 2008
Grid Ref: 458234 128721
Team: EAST **Case Officer:**
Applicant: Mr R A C Edridge
Proposal: 1no. Willow tree - prune branches overhanging The Old post Office to give a clearance of 2.5m

Location: Peppercorn Cottage Cheriton Road Cheriton Hampshire

Decision: That no objection be raised

Conditions/Reasons

Colden Common **Ward** **Colden Common And Twyford**

Conservation Area:

Case No: 08/01717/FUL
Ref No: W05611/02
Date Valid: 31 July 2008
Grid Ref: 449528 122124
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Ms Helen Cusick
Proposal: Side conservatory and repositioning of oil tank
Location: Cornerways Hensting Lane Fishers Pond Eastleigh Hampshire
SO50 7HH

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.

1 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.

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

3 The existing hedge to the west of the site shall be protected during building operations and thereafter retained at a 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.

3 Reason: In the interests of the rural character and visual amenity of the area

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: CE23 DP3

3. The applicant is advised that condition 5 has been imposed as the conservatory is proposed in the previous position of the oil tank and therefore the site could have potential for contamination.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT
DATE OF RECOMMENDATION 23 September 2008

A2DELREP

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01896/TPO
Ref No: WTPO/1212/76
Date Valid: 5 August 2008
Grid Ref: 448358 121980
Team: EAST **Case Officer:**
Applicant: Mr Cyril Gates
Proposal: Fell 1no. Silverbirch tree
Location: 95 Avondale Park Main Road Colden Common Winchester
Hampshire SO21 1TG

Decision: Application Refused

Conditions/Reasons

0 The tree is part of a line of trees along the southern boundary of Avondale park and forms a natural boundary screen between Avondale park and Lime Close Colden Common. The tree is a juvenile with good vigour and vitality. The bend in the stem is insignificant to the health of the tree. no obvious defects found at base of tree. Removal of this tree shall be detrimental to this screen.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01751/FUL
Ref No: W00532/14
Date Valid: 22 July 2008
Grid Ref: 446397 124113
Team: WEST **Case Officer:** Nick Parker
Applicant: Highwood Residential
Proposal: Construction of 57-bed care home for the elderly and 4 detached dwellings for private occupation
Location: The Captain Barnard Otterbourne Road Compton Winchester
Hampshire SO21 2RT

Decision: Application Refused

Conditions/Reasons

1 The proposals are contrary to policy SF7 of the adopted Winchester District Local Plan Review 2006 in that it has not been demonstrated by the applicant that the retention of the existing use as a public house is no longer practical or desirable.

2 The proposals are contrary to policy DP.3 of the adopted Winchester District Local Plan Review 2006 because the siting, scale and mass of the nursing home results in a building that would have a dominating impact in the street scene and would result in an incongruous form of development that would be seriously detrimental to the character and appearance of the area.

3 The development is contrary to policy RT.4 of the adopted Winchester District Local Plan Review 2006 in that the net increase in housing would create additional demand for existing recreational facilities that are deficient as defined in the Council's Open Space Strategy 2008-2009 and there is not a legal undertaking to secure financial contributions to improve recreational facilities.

Informatives

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

Winchester District Local Plan Review
CE.2 (local gap), CE.10 (nature conservation), DP.1 (design), DP.3 (design), DP.5 (amenity open space), DP.6 (sustainable development), DP.9 (infrastructure), H.5 (affordable housing), H.7 (mix and density), H.8 (accommodation for the elderly), RT.4 (public open space), SF.6 (proposed facilities and services), SF.7 (loss of facilities and services), T1, T2, T3 and T4 (transport and parking)

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/01823/FUL

Ref No: W08667/02

Date Valid: 5 August 2008

Grid Ref: 446405 124310

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Michael Field

Proposal: two storey front, side and rear extensions; alterations and new roof over existing house

Location: Stratton Highways Road Compton Winchester Hampshire SO21 2DF

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.

1 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.

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

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

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

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

4 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

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.

Crawley

Ward

Sparsholt

Conservation Area:

Case No: 08/01941/TPC

Ref No: W02263/06TPOCA

Date Valid: 13 August 2008

Grid Ref: 442959 134657

Team: WEST

Case Officer:

Applicant: Mr Nearman

Proposal: 3no. Ash trees - remove 1 branch from each tree overhanging garage and stable roof; 1no. Ash tree - reduce limb of malformed and damaged stem by 20% to reduce risk to overhead wires; Yew hedge - trim back to be parallel to paddock

Location: Manor Lodge Peach Hill Lane Crawley Winchester Hampshire SO21 2PL

Decision: That no objection be raised

Conditions/Reasons

Denmead Ward Denmead

Conservation Area:

Case No: 08/01564/TPO
Ref No: WTPO/1012/08
Date Valid: 26 June 2008
Grid Ref: 465294 111673
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Philip King
Proposal: Land to rear of garden - pollard to 1.2m 1no. Willow tree
Location: 27 Creech View Denmead Waterlooville Hampshire PO7 6SU

Decision: Application Withdrawn

Conditions/Reasons

Denmead Ward Denmead

Conservation Area:

Case No: 08/02006/TPO
Ref No: WTPO/1200/52
Date Valid: 22 August 2008
Grid Ref: 465294 111673
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Philip King
Proposal: Land to rear of garden - fell 1no. Willow tree
Location: 27 Creech View Denmead Waterlooville Hampshire PO7 6SU

Decision: Application Permitted

Conditions/Reasons

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01876/FUL
Ref No: W00659/06
Date Valid: 4 August 2008
Grid Ref: 451642 116042
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr And Mrs Peter Chase
Proposal: Single storey side extension and first floor rear extension
Location: Zinnia Heathen Street Durley Hampshire SO32 2BT

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.

1 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.

2 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 west elevation(s) of development hereby permitted.

3 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: none.
Winchester District Local Plan Review 2006: DP3, CE23

Exton

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01725/FUL
Ref No: W12348/08
Date Valid: 22 September 2008
Grid Ref: 460806 120733
Team: EAST **Case Officer:**
Applicant: Dr And Mrs S Somers
Proposal: Erection of 1 no. three bedroom dwelling with associated parking, demolition and re-build of existing barn(Amendment to planning approval W07507/09)
Location: Beacon Hill House Allens Farm Lane Exton Southampton Hampshire SO32 3NW

Decision: Application Withdrawn

Conditions/Reasons

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

Conservation Area:

Case No: 08/01716/FUL
Ref No: W07903/01
Date Valid: 8 August 2008
Grid Ref: 464240 114968
Team: EAST **Case Officer:** Trish Price
Applicant: Mrs Penny Blake
Proposal: Replacement single storey rear extension and first floor rear extension
Location: Wicket Cottage Green Lane Hambledon Waterlooville Hampshire PO7 4SS

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.

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

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

2 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 or south elevations of the first floor extension hereby permitted.

3 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 CE6 HE5

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01572/FUL

Ref No: W12873/04

Date Valid: 31 July 2008

Grid Ref: 445515 132295

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr Mark Oakley

Proposal: Erection of three bed detached dwelling in land to the rear of Shadows

Location: Shadows Fairclose Drive Littleton Winchester Hampshire SO22 6QW

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.

1 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.

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

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, dormer windows or roof-lights other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted.

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

4 The roof-light windows within the rear elevation serving the bathroom hereby permitted shall be glazed in obscure glass and thereafter retained.

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

5 Parking provision for at least two vehicles shall be provided on site at all times after the dwelling is first occupied. The parking area as shown on the approved plans shall not be used for any other purpose than the parking of cars.

5 Reason: In the interests of highway safety.

6 Secure and covered cycle storage for the parking of two pedal cycles shall be provided at the site in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

6 Reason: To meet highway standards and in the interests of sustainable development.

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.

8 Reason: In the interests of highway safety.

9 No materials shall at any time be burnt on site during the construction of the dwelling.

9 Reason: In the interests of the amenity of the occupants of nearby dwellings.

10 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 also clearly detail the proposed boundary treatments / methods of enclosure. 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.

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

11 Details regarding the existing site levels and proposed finished levels shall be submitted to and approved in writing by the Local Planning Authority before development on the site commences.

11 Reason: To ensure that the building's levels relate well to nearby buildings in the interests of visual amenity.

12 None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

12 Reason: To ensure satisfactory provision of foul drainage.

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: DP1, DP3, DP4, T2, RT4

3. The developer is required to gain Discharge Consent from the Environment Agency before development on the site can commence.

4. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 08:00 - 18:30 Monday to Friday and 09:00 and 13:30 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01750/TPO

Ref No: WTPO/1745/03

Date Valid: 24 July 2008

Grid Ref: 445796 132130

Team: EAST

Case Officer:

Applicant: Mr Pelham Court

Proposal: 1no. Monkey Puzzle tree - remove 12no. dead limbs and crown lift to give 2m clearance

Location: Monkey Puzzle Court North Drive Littleton Hampshire

Decision: **Application Permitted**

Conditions/Reasons

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01902/FUL

Ref No: W04914/09

Date Valid: 6 August 2008

Grid Ref: 445518 132019

Team: EAST

Case Officer: Trish Price

Applicant: Dr David Brant

Proposal: Loft conversion with 2no. dormer windows and 3no. roof lights

Location: Elysium South Drive Littleton Winchester Hampshire SO22 6PY

Decision: Application Refused

Conditions/Reasons

1 01 The proposed development is contrary to policy DP3, of the Winchester District Local Plan in that:

The proposed loft conversion incorporating a dormer window in the south east elevation, by reason of its size and design will significantly change the character of the original dwelling.

2 02 The proposed dormer windows facing south east will cause overlooking on to the rear private garden area and first floor bedroom window of Dunedin House leading to an unacceptable loss of privacy to the occupiers of this properties.

Informatives

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

Winchester District Local Plan: DP3

Old Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01860/FUL

Ref No: W04896/07

Date Valid: 31 July 2008

Grid Ref: 462687 137880

Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Lailey
Proposal: Two storey side extension
Location: Barton House Ox Drove Way Upper Wild Hampshire

Decision: Application Refused

Conditions/Reasons

1 01 The proposal is contrary to policies DP3 and CE23 of the Winchester District Local Plan Review Adopted 2006 for the following reason:

a) The proposed extension fails to reflect the form, proportions, and general design of the dwelling-house as such the extensions is not subservient to the dwelling in terms of size and scale. Due to the excessive size of the addition and unsympathetic design the proposal will result in visual intrusion within the countryside.

Informatives

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

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

Hampshire County Structure Plan Review: DP1, DP3, DP4, CE23

Owslebury

Ward

Owslebury And Curdrige

4

Conservation Area:

Case No: 08/01041/FUL

Ref No: W08993/09

Date Valid: 21 July 2008

Grid Ref: 450463 121350

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Humbees Of Marwell

Proposal: Alterations and extension to plant centre, parking and new access

Location: Hangar Nurseries Thompsons Lane Owslebury Winchester
Hampshire SO21 1JH

Decision: Application Withdrawn

Conditions/Reasons

1 The proposal is contrary to national policy in PPS6 and PPS7 and policy CE.16 of the Winchester District Local Plan (Review) in that the proposed retail sales area with café would result in an unsustainable form of development outside a recognised

settlement boundary to the detriment of the vitality and viability of existing centres. The applicant has not demonstrated through a sequential approach that the proposal is acceptable in this location.

2 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with policy T5 of the Hampshire County Structure Plan Review and policies T.1, T.2, T.3, T.4, T.5 of the Winchester District Local Plan (Review).

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 Inadequate visibility splays are provided at the junction of the access(es) with the highway and this would cause danger and inconvenience to users of the adjoining highway.
(Visibility Splays)

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

Informatives

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

Hampshire County Structure Plan Review: T5
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.9, CE.5, CE.13, CE.16, T.1, T.2, T.3, T.4, T.5

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/01873/FUL

Ref No: W21218

Date Valid: 11 August 2008

Grid Ref: 463205 108772

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Defence Estates

Proposal: Construction of a new storage facility

Location: Defence Police College South Road HMS Dryad Southwick
Fareham Hampshire PO17 6EJ

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.

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

2 The external cladding and roofing materials, window frames and doors shall match, as closely as possible, those used in the adjacent Pollard Building.

2 Reason: To achieve a consistency of appearance in the interests of visual amenity.

3 The existing tree 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. This tree shall be protected during building operations by the erection of fencing at least 10 metres from the tree trunk in accordance with BS 5837(2005).

3 Reason: To retain and protect the tree, which forms an important part of the amenity of the area.

Informatives

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

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

Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: CE5, DP3, DP4, Paras. 7.34, 7.35, 7.36 and 7.44

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/01890/FUL

Ref No: W21218/01

Date Valid: 11 August 2008

Grid Ref: 463155 108659

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant:

Proposal: Single storey training building

Location: Land To South Of Defence Police College Pinsley Drive Southwick 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.

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

2 The facing bricks and roofing materials shall match, as closely as possible, those used in the adjacent Locard Building.

2 Reason: To achieve a consistency of appearance in the interests of visual amenity.

3 A new laurel hedge shall be planted and established along the southern boundary of the site, as shown on the approved Drawing 08/136/JR/00 Rev.C1. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. The new planting shall be completed before the end of the current planting season, or as otherwise agreed, in writing, with the Local Planning Authority.

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

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.

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

4 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: None

Winchester District Local Plan Review 2006: CE5, DP3, DP4, Paras. 7.34, 7.35, 7.36 and 7.44

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01891/FUL
Ref No: W21222
Date Valid: 13 August 2008
Grid Ref: 446929 136017
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Andrew Marshall
Proposal: Two storey side extension with pitched roof and velux window following demolition of existing garage.
Location: 39 Wrights Way South Wonston Hampshire SO21 3HE

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.

1 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.

2 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

Sparsholt

Ward

Sparsholt

Conservation Area:

Case No: 08/01746/TPO
Ref No: WTPO/1534/14
Date Valid: 28 July 2008
Grid Ref: 443319 131378
Team: WEST **Case Officer:**
Applicant: Mr Christopher Tovey
Proposal: 2no. Chestnut trees - crown lift to 5m. and reduce large lower

Location: limbs by 3m;
Mayfield House Home Lane Sparsholt Winchester Hampshire
SO21 2NN

Decision: Application Permitted

Conditions/Reasons

- 1 No branches with a diameter larger than 75mm shall be severed.
- 1 Reason : To safeguard the visual amenity of the area and the health of the trees.

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/01316/FUL
Ref No: W10659/03
Date Valid: 12 June 2008
Grid Ref: 448059 124385
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Tim Smith
Proposal: Partial removal of boundary wall and provision of two parking spaces
Location: The Forge High Street Twyford Winchester Hampshire SO21 1RF

Decision: Application Withdrawn

Conditions/Reasons

West Meon Ward Upper Meon Valley

Conservation Area:

Case No: 08/01455/AVC
Ref No: W06766/20A
Date Valid: 18 August 2008
Grid Ref: 464933 126153
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Miss Helen Groth
Proposal: Erection of 1 no. internally illuminated double sided free standing display unit and 1 no. internally illuminated single sided free standing display unit
Location: Rusdene Services Meon Hut Service Station Alton Road West Meon Petersfield Hampshire GU32 1JN

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policies CE6 , DP3, DP4, and HE11 of the Winchester District Local Plan Review 2006 for the following reason:

1) The proposed signage would by reason of its location, size, illumination and cumulative impact / appearance with surrounding signs within the forecourt ,would be an unduly intrusive feature within the street-scene /area, to the detriment of the visual amenities of the countryside which is also within the East Hampshire Area of Outstanding Natural Beauty.

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, PD4 CE6, HE14

Whiteley

Ward

Whiteley

Conservation Area:

Case No: 08/01754/AVC

Ref No: W12503/17A

Date Valid: 31 July 2008

Grid Ref: 452725 109035

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Tom White

Proposal: 1 no. illuminated fascia in roof apex; 1 no. non illuminated logo above entrance doors

Location: Unit 15 Fulcrum 2 Solent Way Whiteley Fareham Hampshire PO15 7FN

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.

1 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.

2 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.

3 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.

4 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.

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE11

Wickham

Ward

Wickham

Conservation Area:

Case No: 08/01682/TPO
Ref No: WTPO/1470/07
Date Valid: 29 July 2008
Grid Ref: 457316 111616
Team: WEST

Case Officer:

Applicant: Mr Joe Gordon
Proposal: 1no. Hornbeam - crown reduce by 25% and reshape
Location: The Bakery Station Road Wickham Fareham Hampshire PO17 5JA

Decision: **Application Refused**

Conditions/Reasons

1 The tree is growing in a prominent position and makes an important contribution to the visual amenities of the area. A reduction is considered to be unjustified and would be likely to be detrimental to the health of the tree and to its public visual amenity value.

Wickham Ward Wickham

Conservation Area:

Case No: 08/01830/TPO
Ref No: WTPO/1063/02
Date Valid: 29 July 2008
Grid Ref: 456866 111470
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr David Geddes
Proposal: 8no. Oak trees - crown lift to 3m above ground
Location: 4 Copperwood Holt Close Wickham Fareham Hampshire PO17 5EY

Decision: **Application Permitted**

Conditions/Reasons

Wickham Ward Wickham

Conservation Area:

Case No: 08/01837/FUL
Ref No: W14097/58
Date Valid: 30 July 2008
Grid Ref: 456245 109564
Team: WEST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr Jon Neville
Proposal: Multi use games area and skateboard park (RESUBMISSION)
Location: Land At Knowle Avenue And Greater Horseshoe Way Knowle 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.

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

2 Details of a scheme for protecting the adjacent dwellings from noise from the development; shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before use commences, unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

2 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

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.

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

4 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs P Burke
Proposal: Extensions and alterations to dwelling including conservatory and formation of first floor accommodation with dormer windows in front and side elevations
Location: Green Acre Hundred Acres Road Wickham Fareham Hampshire PO17 6HY

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.

1 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.

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

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, dormer windows or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the southern elevation(s) of the new roof hereby permitted.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3; CE23

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01137/FUL

Ref No: W12804/42

Date Valid: 1 August 2008
Grid Ref: 447107 129366
Team: EAST **Case Officer:** Andrea Swain
Applicant: Estates Department
Proposal: Roof top bin storage unit on existing roof
Location: Royal Hampshire County Hospital Romsey Road Winchester
Hampshire SO22 5DG

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.

1 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 roof top bin storage 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.

2 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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01513/AVC
Ref No: W07884/17A
Date Valid: 6 August 2008
Grid Ref: 448321 129377
Team: WEST **Case Officer:** Elaine Walters
Applicant: Next Retail Ltd
Proposal: 1 no. non-illuminated projecting hanging sign
Location: Next 9 - 11 High Street Winchester Hampshire SO23 9JX

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: HE11

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01606/LDP

Ref No: WLDC/460

Date Valid: 7 July 2008

Grid Ref: 447548 130113

Team: EAST **Case Officer:** Legal

Applicant: Mr Marsden

Proposal: Loft conversion with 2 no. rear dormers

Location: 52 Fairfield Road Winchester Hampshire SO22 6SG

Decision: Application Permitted

Conditions/Reasons

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01689/TPO
Ref No: WTPO/1566/04
Date Valid: 8 July 2008
Grid Ref: 446916 130305
Team: EAST **Case Officer:**
Applicant: Mr Chris Sharp
Proposal: Fell 1no. Sycamore tree
Location: 64 Chilbolton Avenue Winchester Hampshire SO22 5HQ

Decision: Application Refused

Conditions/Reasons

1 The tree appears to be in a sound and healthy condition and its felling is therefore considered to be unjustified and would be detrimental to the visual amenities of the area.

Informatives

0. The council may consider a 4 meter crown clearance if the applicant wishes to apply.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01733/FUL
Ref No: W07919/11LB
Date Valid: 13 August 2008
Grid Ref: 447922 129376
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Stuart Jackman
Proposal: Wooden shed in rear garden (RETROSPECTIVE)
Location: Southgate House 27 Southgate Street Winchester Hampshire
SO23 9EH

Decision: Application Permitted

Conditions/Reasons

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, HE.16

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

Conservation Area:

Case No: 08/01916/FUL
Ref No: W21217
Date Valid: 4 August 2008
Grid Ref: 445827 130404
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs James Herbert
Proposal: Two storey side extension; single story rear extension; loft conversion; front alterations to extension (amended plans received 14.08.2008, 11.09.2008, 22.09.2008 - none of which made any significant changes to the proposal).
Location: 8 Sawyers Close Winchester Hampshire SO22 5JX

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The roof pitch of the side extension shall match the pitch of the existing dwelling.

2 Reason: In order that the proposal relates satisfactorily to the original dwelling, and in the interests of the visual amenities of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

3 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.

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

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 the single storey rear extension hereby permitted.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order,

with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the south elevation(s) of the first floor of the two-storey side extension hereby permitted.

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

6 The specific details of the external materials of the porch/front extension shall be agreed in writing with the local planning authority.

6 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:

Case No: 08/01926/AVC

Ref No: W00942/14A

Date Valid: 12 August 2008

Grid Ref: 447468 131155

Team: EAST

Case Officer: Mr Simon Avery

Applicant: NFU Mutual

Proposal: 3 no. non-illuminated free standing company name signs and 2 no. non-illuminated wall mounted signs

Location: Barton Farm Andover Road Winchester Hampshire SO22 6AX

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to Policies DP3 and HE11 of the Winchester District Local Plan Review and the advice given in the Council's "Design Guidance for the Control of Shopfronts and Signs" in that, due to their colour, design and number, the signs would be unduly obtrusive to the detriment of the visual amenities of the 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, HE11

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

Conservation Area: Winchester Conservation Area
Case No: 08/01963/FUL
Ref No: W21180/01
Date Valid: 18 August 2008
Grid Ref: 447833 129093
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mrs Felicity Calderari
Proposal: Demolition of rear boundary wall to Edgar Road and construction of carport with store below (RESUBMISSION)
Location: 12 St Cross Road Winchester Hampshire SO23 9HX

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.

1 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.

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

3 The gate piers hereby permitted as part of this development shall be constructed using the original flint from the existing wall. If any materials 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.

3 Reason: To maintain the architectural interest of the building.

4 The proposed access, including the footway shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

4 Reason: To ensure satisfactory means of access.

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, T2

Winchester Town Ward St John And All Saints

Conservation Area:

Case No: 08/02171/TPC
Ref No: W
Date Valid: 24 September 2008
Grid Ref: 449384 129153
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs A Jenkins
Proposal: Crown lifting of 3no. Sycamore trees and 1no. Ash tree; remove 1no. dead Sycamore tree stump
Location: Damai Heights 6 Chesil Wood Winchester Hampshire SO23 0DA

Decision: Not Required

Conditions/Reasons

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/02282/TPC
Ref No: W
Date Valid: 29 September 2008
Grid Ref: 446788 130242
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Beasant
Proposal: Conifer group on front boundary - reduce height by 2m and cut back from footpath
Location: Delves 54A Chilbolton Avenue Winchester Hampshire SO22 5HQ

Decision: Not Required

Conditions/Reasons

