



Winchester
City Council

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

UP TO 13 October 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 Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01499/LIS

Ref No: W01058/08LB

Date Valid: 15 August 2008

Grid Ref: 460983 131817

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr David Harvey

Proposal: Internal alterations to include; blocking of internal door ways, creation of new cloak room, removal of partitioning and cupboards in kitchen and addition of various glazed panels; external alterations to porch including adding canopy and pilasters, alterations to fenestration including addition of 3 no. garden doors, changing of window to door and removal of pillar and add one larger door to integral garage (Amended plans received 09.10.2008).

Location: New House Bishops Sutton Road Bishops Sutton Hampshire SO24 0AL

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 Full details of all new windows and doors, except those in the front elevation (which have already been shown on the amended plan stamped received 09/10/2008), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building (or conservation area).

Informatives

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: HE14 Planning Policy Guidance Note 15

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/01863/FUL

Ref No: W16875/05

Date Valid: 1 August 2008

Grid Ref: 461899 131972

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr G Russell

Proposal: Two storey rear extension

Location: Gunstock Farm Northside Lane Bishops Sutton Alresford
Hampshire SO24 9SR

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

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

5. The applicant is advised that the red-line as shown on the 1:1250 location plan does not reflect the residential curtilage of the property or grant a change the use of this land to residential.

6. The applicant is advised that the excavation works being undertaken to the west of the dwelling appear to be outside of the residential curtilage and therefore are likely to require planning permission and it is therefore advised that no further works should be undertaken until this is clarified.

7. The applicant is advised that the new tractor shed as shown on the Site Layout drawing No D0036/01D is not approved as part of this application.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/00325/FUL

Ref No: W01868/22

Date Valid: 6 March 2007

Grid Ref: 454608 117282

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Bishops Waltham Parish Council

Proposal: Extension of car parking facilities

Location: Priory Park Elizabeth Way Bishops Waltham Southampton
Hampshire SO32 1SQ

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 commence until details of the levels and surface treatment of the car park 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: In the interests of visual amenity and surface water control.

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

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

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, DP8, T1, T4, CE5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01463/FUL

Ref No: W12460/02

Date Valid: 14 August 2008

Grid Ref: 455366 117235

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr R Hughes

Proposal: Single storey rear extension and retaining wall to side

Location: Old Brickyard House Coppice Hill Bishops Waltham Southampton
Hampshire SO32 1AG

Decision: Application Permitted Conditions/Reasons

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

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

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

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

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

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

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

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

Informatives

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01878/FUL

Ref No: W01755/06

Date Valid: 20 August 2008

Grid Ref: 453776 118155

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Shaun Wiggall

Proposal: Erection of two-storey garage and relocation of existing timber shed to alternative position on site

Location: Linnets Barn Wintershill Durley Southampton Hampshire SO32 2AH

Decision: Application Permitted Conditions/Reasons

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

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

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

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

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

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

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01989/FUL

Ref No: W07224/16

Date Valid: 20 August 2008

Grid Ref: 455363 117544

Team: WEST

Case Officer: Claire Burriss

Applicant: Edward Jones Ltd

Proposal: Change of Use from Class A1 Shops to Class A2 Financial and Professional Services

Location: Julia Henri 5 Brook Court Brook Street Bishops Waltham
Southampton Hampshire SO32 1AX

Decision: **Application Withdrawn**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01986/FUL

Ref No: W08021/02

Date Valid: 21 August 2008

Grid Ref: 454136 118221

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr K Emery

Proposal: Conversion of dwelling into 2 no. two bed dwellings
(RESUBMISSION) (AMENDED DESCRIPTION)

Location: 13 Ashton Close Bishops Waltham Southampton Hampshire SO32
1FP

Decision: Application Refused
Conditions/Reasons

1 The proposed development is contrary to Policies DP3 and DP5 of the Adopted Winchester District Local Plan Review 2006 in that;
(i) it represents an over intensive form of development that would be detrimental to the amenities of the locality;
(ii) the layout of the proposed development and the provision of only two on-site car parking spaces would be detrimental to the safety and convenience of highway users.
(iii) insufficient amenity space has been provided on the site for the residential dwellings proposed.

2 The proposal is contrary to policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.

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.

Informatives

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, DP5, DP9, RT4

Bramdean And Hinton Ampner Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/02994/LDC
Ref No: WLDC/443
Date Valid: 29 November 2007
Grid Ref: 462631 129342
Team: EAST **Case Officer:** Legal
Applicant: Mrs F Simms
Proposal: Continue use of outbuilding as a separate dwelling house
(CERTIFICATE OF LAWFULNESS)
Location: The Cottage Wood Lane Bramdean Common Alresford Hampshire
SO24 0JL

Decision: Application Permitted

Colden Common Ward Colden Common And Twyford

Conservation Area:

Case No: 08/01958/FUL
Ref No: W18774/01
Date Valid: 15 August 2008
Grid Ref: 447468 121529
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr And Mrs Hellier
Proposal: Conversion of stable block into ancillary accommodation
Location: Alderbury House Bishopstoke Lane Brambridge Eastleigh
Hampshire SO50 6HX

Decision: Application Refused
Conditions/Reasons

- 1 The level of accommodation proposed for the extended building would be tantamount to the creation of 2 small dwellings in a location where residential building is restricted.
- 2 The proposed extensions, alterations and conversion to residential use are contrary to policy CE24 of the Winchester District Local Plan Review which only allows for residential conversion when the building does not require substantial alteration, rebuilding or extension to achieve the use.
- 3 The additional first floor extension, new dormer window and proposed alterations to the building would not retain its essentially non domestic character, but give it the appearance of a large semi-detached house when viewed from the road. The proposed extension would create a more visually intrusive building and impact on the rural character of this part of Bishopstoke Road, contrary to policies DP3 and CE23 of the Winchester District Local Plan Review.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/01443/TPO

Ref No: WTPO/1889/01

Date Valid: 11 June 2008

Grid Ref: 461053 120481

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Dr P C Weaver

Proposal: Fell 1no. Beech tree; fell 2no. Hawthorn trees; fell 1no. Blackthorn tree; fell 2no. Conifer trees

Location: 16 Millside Warnford Road Corhampton Southampton Hampshire SO32 3AG

Decision: **Application Permitted**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/02028/TPC

Ref No: W05926/05

Date Valid: 27 August 2008

Grid Ref: 446336 125823

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Alan Bickley

Proposal: 1no. Eucalyptus tree - reduce height of tree by 50%

Location: Kynance Compton Street Compton Winchester Hampshire SO21 2AT

Decision: **That no objection be raised**

Curridge

Ward

Owslebury And Curridge

Conservation Area:

Case No: 08/02078/FUL

Ref No: W13415/05

Date Valid: 2 September 2008

Grid Ref: 452798 111957

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Sam Heathorn

Proposal: Two storey rear extension

Location: Landing Place Botley Road Curridge Southampton Hampshire
SO30 2HB

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/01812/FUL
Ref No: W00052/29
Date Valid: 19 August 2008
Grid Ref: 464203 112442
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Bensam Homes Ltd
Proposal: Two storey side extension for an additional 6 no. rooms for bed and breakfast accommodation
Location: Fox And Hounds School Lane Denmead Waterlooville Hampshire PO7 6NA

Decision: Application Refused
Conditions/Reasons

1 Insufficient / inaccurate information has been submitted to accurately illustrate the relationship of the proposed extension to the side boundary and neighbouring dwellings, insufficient / inaccurate information has been submitted regarding the existing building / accommodation both internally and externally the proposal therefore does not comply with the requirements of policy DP.1 of the Winchester District Council Adopted 2006 Local Plan Review.

2 On the basis of the information provided the proposal makes inadequate provision for the parking and turning of vehicles in accordance with existing standards. The proposal is therefore contrary to policy T4 of the Winchester District Local Plan Review Adopted 2006.

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

a) The proposed extension will have a detrimental impact upon the appearance, character and symmetry of the existing building.

b) The proposed addition represents a cramped form of development in relation to the site's side boundary to the detriment of visual amenity and the street-scene.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, T4, RT15

Denmead Ward Denmead

Conservation Area:

Case No: 08/01919/FUL
Ref No: W21220
Date Valid: 14 August 2008
Grid Ref: 464283 112657
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Michael Goldsmith
Proposal: Replace existing greenhouse with summerhouse
Location: Beggars Roost Uplands Road Denmead Waterlooville Hampshire
PO7 6HG

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
Denmead Village Design Statement

Droxford Ward Droxford, Soberton And Hambleton

Conservation Area:

Case No: 08/01892/FUL
Ref No: W04381/06
Date Valid: 18 August 2008
Grid Ref: 460736 118382
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr N Capon
Proposal: Replace existing softwood window frames with UPVC
Location: Meadowbank Mill Lane Droxford Southampton Hampshire SO32
3QS

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; HE4; HE5

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/01763/FUL
Ref No: W06256/02
Date Valid: 19 August 2008
Grid Ref: 452942 117623
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Scorpion Developments UK Ltd
Proposal: Demolition of existing dwelling and erection of 2 no. four bed detached dwellings
Location: Wonston Manor Road Durley Hampshire SO32 2AF

Decision: Application Refused
Conditions/Reasons

- 1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links. The proposal is therefore contrary to policy H4 of the Adopted Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside.
- 2 The proposal is contrary to policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.
- 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 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner, consequently the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.
- 5 The proposal is considered to be contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006 in that the layout and siting of the proposed development would be visually detrimental in the streetscene due to the inability to provide sufficient landscaping in front of the proposed dwellings.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP9, H4, H7, RT4, T4

Supplementary Planning Guidance 'Implementation of Local Plan Infilling Policy (policy H.4)'

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

Conservation Area:

Case No: 08/02142/AGA
Ref No: WAG/257/01
Date Valid: 21 August 2008
Grid Ref: 460030 120986
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Mark Gardner
Proposal: Extension to existing agricultural barn
Location: Exton Park Organics Allens Farm Lane Exton Hampshire

Decision: Application Refused
Conditions/Reasons

1 The proposed development is contrary to Policies DP3, DP4, CE5 and CE6 of the Winchester District Local Plan Review in that, due to its scale, design and siting, it would be visually intrusive and therefore would fail to respect the character of the Upper Meon Valley Landscape and would be harmful to the natural beauty, amenity, tranquillity and distinctive character of the landscape of the East Hampshire Area of Outstanding Natural Beauty.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, DP5, CE5, CE6

Headbourne Worthy

Ward

Sparsholt

Conservation Area:

Case No: 08/01971/FUL

Ref No: W08442/05

Date Valid: 15 August 2008

Grid Ref: 448812 132866

Team: EAST

Case Officer: Andrea Swain

Applicant: Ibex Land And Property Ltd

Proposal: Erection of 4 no. dwellings with associated garaging/parking, cycle/bin stores and landscaping to the rear of Longacre, 147 Springvale Road

Location: Longacre 147 Springvale Road Kings Worthy Winchester Hampshire SO23 7LF

Decision: Application Refused
Conditions/Reasons

1 The Design and Access Statement submitted does not demonstrate how the site and its context have influenced the design and layout of the proposal. The proposed design solution is for standard house types that have been design specifically to reduce overlooking to adjacent properties and not to respond positively to the character, appearance and variety of the local environment. The proposal is not, therefore, in accordance with policies DP1, DP3 of the Winchester District Local Plan Review and the advice contained in PPS1, PPS3 and the Springvale Local Area Design Statement.

2 It is considered that the level of hard-standing required for the development, for parking and access, will not provide sufficient opportunity for additional planting to enable the development to integrate successfully into the existing landscape. The height of the buildings to the rear of the site, and the lack of spacing about them is out of character with the spatial characteristics of the locality, contrary to policy DP3, and the advice contained in PPS1 and PPS3 and the Springvale Local Area Design Statement.

3 The design and siting of plot 4 will cause overlooking to the garden area of number 151 to the detriment of the occupants' amenity contrary to policy DP3.

4 The introduction of 4 dwellings to the rear of the site with access on the southern boundary will cause an unacceptable level of noise and disturbance to the occupants of number 147 and 151 Springvale road to the detriment of their amenity and contrary to policy DP3.

5 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.

6 No information has been submitted with the application to demonstrate that the new dwellings will be maximise sustainable development opportunities. Accordingly, the proposal is contrary to policy DP6.

7 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE1 of the WDLPR in that it fails to make satisfactory

provision for a programme of archaeological investigation and recording before or during development.

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

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E14
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP6, DP8, DP9, H3, H7, HE1, RT4 and T2.

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/01982/FUL

Ref No: W20376/02

Date Valid: 20 August 2008

Grid Ref: 453349 134171

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr David Leeming

Proposal: Conversion of timber framed redundant barns to a live-work unit including landscaping and associated works; demolition of modern redundant concrete and steel agricultural buildings (amendment to 06/03183/FUL)

Location: Lone Farm Northington Road Itchen Abbas Hampshire

**Decision: Application Refused
Conditions/Reasons**

1 The proposal is contrary to Policies CE17, CE24 and HE17 of the Winchester District Local Plan Review and guidance contained in 'The Conversion of Traditional Farm Buildings' (2006) by English Heritage and 'Historic Farm Buildings in Hampshire' by Hampshire County Council in that:-

(i) the proposed subdivision of the barns through the creation of first floor accommodation across the majority of the two barns would detract from the existing open quality of these buildings which have an uncluttered volume open to the roof. As such these changes would be detrimental to the distinctive character of these buildings;

(ii) the proposed first floor residential accommodation within the second barn detracts from the potential commercial or industrial use of this barn which should be converted for economic development purposes;

(iii) the proposed arrangement of the accommodation introduces an inappropriate relationship between the two parts of the residential accommodation which would be compromised by the business use which separates them. The resulting layout is likely to lead to unsatisfactory living accommodation and pressure to divide the unit into another separate living unit which would not be acceptable in this unsustainable countryside location;

(iv) insufficient information has been submitted, in terms of existing elevations, a timber framing survey and detailed cross-sectional drawings, to demonstrate that the proposal does not involve significant structural alterations or elements of rebuilding, or that the proposed insertion of windows are appropriate. As such it has not been proven that the buildings are capable of conversion in the manner proposed without detriment to their distinctive character, historic fabric or features.

2 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

3 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE1 of the Winchester District Local Plan Review in that it fails to make adequate provision for the preservation in situ or management of an important archaeological site.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E14
Winchester District Local Plan Review 2006: DP3, DP9, CE17, CE24, HE1, HE17

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01947/FUL

Ref No: W16578/04

Date Valid: 15 August 2008

Grid Ref: 449109 133313

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Anthony Roberts

Proposal: Loft conversion with new gables to the front and rear; balcony to front elevation and single storey extension and conservatory to the rear (RESUBMISSION of 08/01114/FUL)

Location: Homelea Legion Lane Kings Worthy Hampshire SO23 7RA

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 Prior to the commencement of works on site amended plans shall be submitted to and approved in writing by the Local Planning Authority showing the south east and north west side elevations amended to include the proposed balcony.

Reason: The balcony has been omitted from these elevations.

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.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/01651/FUL

Ref No: W19691/02

Date Valid: 8 July 2008

Grid Ref: 445952 131603

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Christopher Davies

Proposal: Refurbish the existing building, external store and container to be removed and replaced with low store/garage to the west, existing lean-to re-cladded, minor alterations to external elevations and new mezzanine area. (AMENDED DESCRIPTION)

Location: The Old Pumping Station Main Road Littleton Winchester Hampshire SO22 6PR

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 use of the premises shall be limited to class B1 and B8 storage of the Town and Country Planning Use Classes Order 2005 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that the development does not harm the character and appearance of the countryside and local gap. To ensure that the amenity of the occupants of nearby property is not unduly harmed.

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 structure, machinery or building of any kind shall be erected within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the countryside and local gap. To ensure that the amenity of the occupants of nearby property is not unduly harmed.

4 No outdoor storage shall take place at the site. No manufacturing or fabrication activity shall take place outdoors

Reason: - To protect the character and appearance of the countryside and local gap from visual clutter.

5 A revised Arboricultural Method Statement in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. All works shall proceed in accordance with the approved method statement.

No Trees shown to be retained on drawing 28043 05bB shall be removed from the site without the prior written agreement of the Local Planning Authority.

Reason: To ensure protection measures and long term viability of retained trees and to minimise the impact of construction activity.

6 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. To protect the major aquifer beneath the site from contamination.

7 Members of the public and persons representing / employed by businesses shall not visit the site to collect or purchase goods.

Reason: In the interests of sustainability and to ensure that the development does not generate excessive levels of traffic within a countryside and local gap area. To also ensure that a retail element does not develop at the site.

8 New Beech hedging shall be planted at the site as shown on drw 05b, once established the hedge shall be allowed to grow beyond a height of 1.60m and not trimmed below this height without the prior written agreement of the Local Planning Authority. The existing hedging upon the front boundary with the highway shall not be removed without the prior written consent of the Local Planning Authority, should the existing hedgerow be removed or die it shall be replaced with a hedge of similar species to be agreed in writing with the Local Planning Authority.

Reason: To ensure that the site does not appear to be excessively prominent within the local area.

9 The measures proposed in the Green Travel Plan dated July 2008 shall be fully implemented and adhered too by the applicant / operator of the site.

Reason: In the interests of sustainability and to ensure that excessive levels of traffic are not generated from the site to protect the character and appearance of the rural 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: DP1, DP3, DP4, CE2, CE3, CE18, T1, T2, T3, T4

Micheldever **Ward** **Wonston And Micheldever**

Conservation Area:

Case No: 08/01977/FUL
Ref No: W21230
Date Valid: 19 August 2008
Grid Ref: 452939 140236
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs Toby Thompson
Proposal: Demolition of bay window to drawing room and replacement with new single storey addition; infill of ground floor area on north side; new front entrance door and replacement window; demolition of single garage; internal rearrangments; replacement of flat roof with lead
Location: West Stratton House West Stratton Lane West Stratton Winchester Hampshire SO21 3DR

Decision: **Application Refused** **Conditions/Reasons**

1 The proposal is considered to be contrary to policy HE14 of the Winchester District Local Plan Review 2006 and Planning Policy Guidance Note 15, as the proposal will have a detrimental impact on the historic and architectural character of the building. Furthermore, the level of information submitted is not considered to be sufficient and in this respect also fails to meet the requirements of Planning Policy Guidance Note 15, policies HE14 and DP1 of the Winchester District Local Plan Review 2006.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: HE14, DP1, DP3
Planning Policy Guidance Note 15

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 08/01770/LIS
Ref No: W07845/13LB
Date Valid: 15 August 2008
Grid Ref: 458818 132870
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Ryan
Proposal: Refurbishment to outbuilding including; replacement garage doors,
internal and external alterations and conservation roof lights
Location: 50 Broad Street Alresford Hampshire SO24 9AN

Decision: Application Permitted
Conditions/Reasons

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

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

2 The development hereby permitted shall be repaired and adapted using facing materials to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To preserve the special interest of the Listed Building

3 Prior to the commencement of the works hereby permitted, large scale sections at 1:2 of the new windows and doors, including cills, mouldings and glazing are to be submitted to the Local Planning Authority and approved in writing. The approved details shall be fully adhered too.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE14, HE16.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/01771/FUL

Ref No: W07845/12

Date Valid: 15 August 2008

Grid Ref: 458818 132870

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Ryan

Proposal: Refurbishment to outbuilding including; replacement garage doors, internal and external alterations and conservation roof lights

Location: 50 Broad Street Alresford Hampshire SO24 9AN

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 building subject to this application shall not be used as a separate unit of accommodation. The building shall be used in connection with the owner's residential enjoyment of the main house.

Reason: To ensure that a separate unit of accommodation is not established at the site without the consent of the Local Planning Authority, and in the interests of the residential amenity of the occupants of nearby dwellings.

3 The development hereby permitted shall be repaired and adapted using facing materials to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To preserve the special interest of the Listed Building.

4 Prior to the commencement of the works hereby permitted, large scale sections at 1:2 of the new windows and doors, including cills, mouldings and glazing are to be submitted to the Local Planning Authority and approved in writing. The approved details shall be fully adhered too.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE14, HE16.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/02027/TPC

Ref No: W14822/11TPOCA

Date Valid: 5 September 2008

Grid Ref: 458949 132811

Team: EAST **Case Officer:** Mr Ivan Gurdler

Applicant: Mr Holt

Proposal: Fell group of Beech trees; fell 1no. Horse Chestnut tree (by house wall); fell 1no. Lawson tree; 1no. Ash tree - reduce back lateral limb to wall; fell 1no. Horse Chestnut tree (by golf course); coppice group of Willow trees

Location: Old Pond House Broad Street Alresford Hampshire SO24 9AN

Decision: That no objection be raised

The layout of foul sewers and surface water drains.

The provision to be made for the parking, turning, loading and unloading of vehicles.

The alignment, height and materials of all walls and fences and other means of enclosure.

The provision to be made for the storage and disposal of refuse.

The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

3 The proposed access and drive, 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.

Reason: To ensure satisfactory means of access.

4 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

5 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

6 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

7 The parking area including the garages and carports shall be provided in accordance with the approved plans before the dwellings are 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 residences.

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

8 The dwellings annotated as H1 and H2 shall have no more than two bedrooms and must not exceed 75 square metres in area measured to the inside surface of the external walls.

Reason: To comply with Policy H7 of the Adopted Winchester District Local Plan Review 2006 for the provision of small dwellings.

9 At no stage subsequent to the dwellings being completed shall any of the dwellings hereby approved be combined to form a larger dwelling unit.

Reason: To ensure that a mix of small and larger dwellings is retained in accordance with Policy H7.

10 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars as set out in the submitted Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

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

Reason: To ensure the protection of trees which are to be retained.

11 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.

12 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.

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: DP3, DP5, DP9, RT4, H7

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01291/TPO
Ref No: WTPO/1155/05
Date Valid: 18 August 2008
Grid Ref: 456351 115605
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Jenny Croot
Proposal: 3no. Oak trees - crown lift to give 4m clearance from ground
Location: 45 The Ridings Waltham Chase Southampton Hampshire SO32
2TR

Decision: Application Permitted

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/01530/FUL
Ref No: W03434/05
Date Valid: 14 July 2008
Grid Ref: 456394 113411
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Shedfield Parish Council
Proposal: Single storey side extension following removal of temporary office
building
Location: Recreation Ground Upper Church Road Shedfield Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the pavilion building 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 portacabin on the recreation ground shall be removed from the site within 3 months from the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

4 No development shall take place until a scheme of existing tree and hedgerow retention and protection has been submitted to and approved in writing by the Local Planning Authority. The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

Reason: To maintain the rural character of the site and its surroundings.

5 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 within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- Landscape areas.

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- 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:
- schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation and maintenance programme.

Reason: In the interests of the amenities of the locality and to preserve and promote the rural character of the site.

6 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 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the east side elevation(s) of dwelling hereby permitted.

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

7 The 1st floor window(s) in the east side elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

5 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.1, DP.3, CE.23, CE.6

Southwick And Widley

Ward

Conservation Area:

Case No: 08/01921/TPO

Ref No: WTPO/0538/05

Date Valid: 11 August 2008

Grid Ref: 467212 108211

Team: WEST

Case Officer:

Applicant: Miss Helen Baldwin

Proposal: Fell 1no. Alder tree; fell 1no. Sycamore tree - both trees on land to the rear of 53 Purbrook Gardens

Location: Land At Marrelsmoor Coppice Purbrook Heath Road Purbrook Hampshire

Decision: Application Refused

The trees appear healthy and in a sound condition. They contribute to visual amenity; therefore the proposed felling is unjustified as it will seriously harm the woodland character.

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/02071/TPC

Ref No: W12011/05TPOCA

Date Valid: 1 September 2008

Grid Ref: 462583 108664

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Bob Perry

Proposal: 1no. Beech tree in rear garden - crown reduce by 2m as required to rebalance the crown and crown thin by 10% and crown lift to 4m from ground

Location: Church Lodge High Street Southwick Fareham Hampshire PO17 6EF

Decision: That no objection be raised

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01944/REM

Ref No: W03630/04

Date Valid: 20 August 2008

Grid Ref: 446774 135901

Team: EAST

Case Officer: Nick Parker

Applicant: Mr Damian Cox

Proposal: Proposed bungalow (details in compliance with outline planning permission W03630/02) (AMENDED DESCRIPTION)

Location: Woodley 3 Wrights Close South Wonston Winchester Hampshire SO21 3HD

Decision: Application Withdrawn

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/02044/FUL
Ref No: W17113/04
Date Valid: 28 August 2008
Grid Ref: 443508 131078
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Harry Mowat
Proposal: First floor extension
Location: Chapel Cottage Woodman Lane Sparsholt Winchester Hampshire
SO21 2NS

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

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

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/02032/FUL
Ref No: W05537/06
Date Valid: 28 August 2008
Grid Ref: 448585 124917
Team: WEST **Case Officer:** Claire Burriss
Applicant: Abbeyfield Twyford Society Ltd
Proposal: Construction of glazed entrance extension to existing residential home for the elderly
Location: Orchard Close Bourne Lane Twyford Winchester Hampshire SO21 1NX

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

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

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02054/FUL
Ref No: W20764/02
Date Valid: 29 August 2008
Grid Ref: 453502 108305
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr A M C White
Proposal: Single storey rear extension (RESUBMISSION)
Location: 15 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

Wickham Ward Wickham

Conservation Area:

Case No: 08/02045/TPC
Ref No: W21237/TPOCA
Date Valid: 28 August 2008
Grid Ref: 456954 111425
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Gordon Bishop
Proposal: Fell 1no. Cherry tree
Location: Gaggewood 20 Tanfield Park Wickham Fareham Hampshire PO17 5NP

Decision: That no objection be raised

Wickham Ward Wickham

Conservation Area:

Case No: 08/02060/TPC
Ref No: W10488/05TPOCA
Date Valid: 29 August 2008
Grid Ref: 457267 111559
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Christine Le Brun
Proposal: Fell 1 Crack Willow tree
Location: 2 Dairy Moor Wickham Fareham Hampshire PO17 5JR

Decision: That no objection be raised

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/00537/AVC

Ref No: W03929/16A

Date Valid: 3 March 2008

Grid Ref: 447846 130180

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Esso Petroleum Co.ltd

Proposal: 4 no. illuminated canopy fascia signs, 1 no. free standing non-illuminated sign, 1 no. illuminated double sided totem i.d sign and 1 no. illuminated and 1 no. non illuminated fascia sign.

Location: Market Service Station Andover Road Winchester Hampshire SO23 7BH

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

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

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

7 The illumination for the Canopy Fascias shall be limited to the word 'ESSO' only on the front ref. 3/3 and ingress ref. 3/1 canopy fascias, and no other illumination of the canopy fascias is authorised by this consent. Illumination of sign no. ET/101 is also not permitted by this consent. This is as shown on amended drawing no. OTR/201 rev.A and amended drawing no. 080/P respectively and in accordance with email confirmation dated 12/08/2008 and 09/10/08, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of clarifying the nature and level of illumination and signage approved in the application and 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:- Hampshire County Structure Plan Review: E17.
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE10, HE11, HE12, W1.
3. Please note this application does not grant consent for the 3 No. Windmasters adverts which were omitted from this application in the email dated 9/10/08

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01252/FUL

Ref No: W03929/17

Date Valid: 23 May 2008

Grid Ref: 447846 130180

Team: WEST

Case Officer: Lorna Hutchings

Applicant: NCR LTD

Proposal: Installation of an external ATM and 2 anti ram raid bollards.

Location: Market Service Station Andover Road Winchester Hampshire
SO23 7BH

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:- Hampshire County Structure Plan Review: E17.
Winchester District Local Plan Review 2006: DP3, HE4, W1.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01653/TPO

Ref No: WTPO/1820/14

Date Valid: 1 August 2008

Grid Ref: 446589 129460

Team: EAST

Case Officer:

Applicant: Mr Brendan McKenna

Proposal: Hedge of Beech trees - crown lift to 8m ; remove large limb overhanging garden of 1no. Beech tree

Location: 20 Bath Place Winchester Hampshire SO22 5HH

Decision: Application Refused
Conditions/Reasons

The crown lifting of hedge to 8m is excessive and will have a detrimental effect to the health of the trees forming the hedge. The removal of a large branch to the Horn beam to the rear of the property (referred as Beech on Application Form) would be detrimental to the health of the tree. The hedge and tree are visual from the car park and properties to the rear of No 20.

Informatives

If the applicant chooses to re submit a new application please contact the Councils Arboricultural officer (Ivan Gurdler on 01962 848403) to discuss a more appropriate schedule of works to the hedge and tree.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01706/LIS

Ref No: W04944/06LIS

Date Valid: 18 August 2008

Grid Ref: 448147 129457

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr John Monks

Proposal: Display of 2 no. non-illuminated shop fascia signs and 1 no. hanging sign (RETROSPECTIVE)

Location: Tie Rack 34 High Street Winchester Hampshire SO23 9BL

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.

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.

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.

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

4 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. 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 Bartholomew

Conservation Area:

Case No: 08/01847/TPO

Ref No: WTPO/0126

Date Valid: 30 July 2008

Grid Ref: 448104 130560

Team: WEST

Case Officer:

Applicant: The Locker Foundation

Proposal: Fell 2no. Chestnut trees; 2no. Lime trees 4no. Beech trees and
1no. Yew tree - crown lift to 4m

Location: Farringdon Court Northlands Drive Winchester Hampshire

Decision: **Application Refused**

Conditions/Reasons

The removal of these prominent trees would be detrimental to the visual amenity of the area.

Informatives

Felling Horse chestnut (annotated T2) may be considered on a separate application.
Crown lifting Lime tree (annotated T3) may also be considered on a separate application
likewise for works to T4, T5, and Lime G1.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01862/FUL

Ref No: W08921/03

Date Valid: 20 August 2008

Grid Ref: 448136 129417

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr John Marshall

Proposal: Increase width of existing front and rear dormers

Location: Bang And Olufsen 29 The Square Winchester Hampshire SO23 9EX

Decision: Application Refused
Conditions/Reasons

1 The proposed development would be contrary to policies DP3 and HE5 of the Adopted Winchester Local Plan Review 2006 in that it would form a discordant building element detrimental to the character and appearance of the Conservation Area.

Informatives

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01901/TPO

Ref No: WTPO/1145/11

Date Valid: 6 August 2008

Grid Ref: 446734 130544

Team: EAST

Case Officer:

Applicant: Mr Kevin Hill

Proposal: 1no. Sycamore tree - sectional removal of large twin stemmed tree leaving main stem at a height of 2.5m

Location: 14 Bere Close Winchester Hampshire SO22 5HY

Decision: Application Permitted

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/01933/TPO
Ref No: WTPO/1735/08
Date Valid: 13 August 2008
Grid Ref: 446597 129408
Team: EAST **Case Officer:**
Applicant: Mr Martin Ratcliffe
Proposal: Thuja hedge - cutback overhanging branches to 172 Greenhill
Road by 1m
Location: 11 Bath Place Winchester Hampshire SO22 5HH

Decision: Application Refused
Conditions/Reasons

These coniferous trees have been topped in the past but provide a good screen to neighbouring properties. Further removal of lateral branches would be damaging to tree health and detrimental to the visual amenity of the area.

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/01953/TPO
Ref No: WTPO/0020/359
Date Valid: 14 August 2008
Grid Ref: 446358 130817
Team: EAST **Case Officer:**
Applicant: Mrs June Boylin
Proposal: Crown reduce 1no. Sycamore tree by 25%
Location: 9 Thistledown Close Winchester Hampshire SO22 5HZ

Decision: Application Permitted

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/01960/TPO

Ref No: WTPO/1035/17

Date Valid: 18 August 2008

Grid Ref: 446727 128893

Team:

Case Officer:

Applicant: Mr Brockway

Proposal: Land Adjacent to George Eyston Drive - 1no. Field Maple tree -
crown lift to 5m ; fell 4no. Maple tree saplings growing into building
; fell 2no. Ash trees growing into building

Location: Street Record Kings Crescent Winchester Hampshire

Decision: **Application Permitted**

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/01979/FUL

Ref No: W21229

Date Valid: 19 August 2008

Grid Ref: 446796 129633

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Chris Role

Proposal: Single story rear and side extension; loft conversion with rear and side dormers

Location: 137 Greenhill Road Winchester Hampshire SO22 5DX

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/01988/FUL

Ref No: W21231

Date Valid: 20 August 2008

Grid Ref: 446647 128573

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr James Barstow

Proposal: Two Storey Rear Extension

Location: 4 Wykeham Place Winchester Hampshire SO22 4BZ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

Conservation Area:

Case No: 08/01999/TPC

Ref No: W11780/04TPOCA

Date Valid: 21 August 2008

Grid Ref: 448613 129172

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Winchester City Council

Proposal: 1no. Acer platanoides - crown lift to give 3m clearance remove 2no. lower branches growing towards 9 Colebrook Street and remove growth to give 2m clearance from building and roof space

Location: Street Record The Weirs Winchester Hampshire

Decision: That no objection be raised

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/02354/SCREEN

Ref No: W

Date Valid:

Grid Ref: 447569 130350

Team:

Case Officer:

Applicant: Peter Symonds College

Proposal: Request for a screening opinion under the EIA Regulations for proposed conservatory extension at Falkland Lodge

Location: Falkland Lodge Staff House Peter Symonds College Berewecke Road Winchester Hampshire SO22 8RX

Decision: Not Required

Wonston

Ward

Conservation Area:

Case No: 08/01714/TPO

Ref No: WTPO/1784

Date Valid: 23 July 2008

Grid Ref: 448387 136332

Team: EAST

Case Officer:

Applicant: Mr Darrel Stevenson

Proposal: 3no. Beech trees - light epicormic crown clean; fell 1no. Beech tree

Location: Wallers Ash Old Stoke Road Stoke Charity Winchester Hampshire
SO21 3PW

Decision: Application Refused
Conditions/Reasons

T1 and T2 these trees are of a reasonable health, any pruning would be detrimental to the health of the trees due to their maturity.

T3 Felling is unjustified. Pruning will be more appropriate to reduce end weights of branches over roof space of adjacent building and car parking shed.

T5 and T6 are not covered by the TPO order.

Permission is not required to remove dead wood or ivy from the crowns.

Reasons

Removal of 1x beech tree would be detrimental to the visual amenity of the area and is unjustified as there is no supporting evidence to justify its removal. Pruning of the remaining trees would be detrimental to their health and the surrounding visual amenity value, as these trees are mature and of a significant size and value in the local landscape.

Informatives

If the applicant chooses to re apply for permission to carry out tree works to T3 the Council may consider giving permission for works to T3.

Trees with pockets of decay and decay fungi should be regularly inspected by a trained Arboriculturalist.
