



**Winchester**  
City Council

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

**UP TO 20 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**

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

**Badger Farm**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 08/02002/FUL

**Ref No:** W11981/01

**Date Valid:** 21 August 2008

**Grid Ref:** 446534 127856

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr M Bernard

**Proposal:** Second storey extension over garage with two storey element at front of garage, additional front parking with dropped kerb

**Location:** 60 Falcon View Badger Farm Winchester Hampshire SO22 4EP

**Decision: Application Refused**

**Conditions/Reasons**

1 It is considered that the proposed development is contrary to policy DP3 of the Winchester District Local Plan in that;

i) the two storey extension will appear at odds with the existing dwelling and detract from the rhythm of the terrace to which the existing dwelling relates, given the height of the proposed ridge line to the extension is to extend above the ridge line to the existing dwelling and;

ii) the proposed relocation of the existing parking space will result in a form of parking that will appear as an on street parking bay and therefore be detrimental to the amenities of the area.

**Informatives**

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

**Bishops Sutton**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 08/01949/FUL

**Ref No:** W02814/05

**Date Valid:** 21 August 2008

**Grid Ref:** 460276 132148

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Executors Of Rhoda Kelly And Executors of Michael Mortimo

**Proposal:** Removal of condition 2 of permission no. W20685/1; agricultural occupancy condition

**Location:** Tarrenz Mill Lane Bishops Sutton Alresford Hampshire SO24 0AA

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

1 The proposed development is contrary to policy CE.21 of the Winchester District Local Plan Review in that it would result in a loss from the stock of dwelling in the countryside intended to be used by agricultural or forestry worker. The Local Planning Authority is not satisfied that there is no longer a continuing need in this locality for agricultural workers' dwellings.

**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, CE21 .

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02035/FUL

**Ref No:** W01182/01

**Date Valid:** 9 September 2008

**Grid Ref:** 454654 117673

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Alec Lamb

**Proposal:** Timber double garage to replace concrete garage and wood shed  
(RETROSPECTIVE)

**Location:** Homeleigh Winchester Road Bishops Waltham Southampton  
Hampshire SO32 1BJ

**Decision: Application Permitted**

**Conditions/Reasons**

1 Before the garage hereby permitted is brought into use it shall be stained in an agreed colour. Details of which shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02099/FUL

**Ref No:** W02024/02

**Date Valid:** 11 September 2008

**Grid Ref:** 456583 117471

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Thomas New

**Proposal:** Linked 2 storey garage with utility and washroom  
(RESUBMISSION)

**Location:** Hoe Cottage Hoe Road Bishops Waltham Southampton Hampshire  
SO32 1DS

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

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

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

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

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

**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

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02016/FUL

**Ref No:** W16925/01

**Date Valid:** 26 August 2008

**Grid Ref:** 447723 122186

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr John Simpson

**Proposal:** Demolition of existing garage and erection of replacement detached garage

**Location:** 49 Spring Lane Colden Common Winchester Hampshire SO21 1SB

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

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

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

4 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, DP4, DP13
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
5. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

**Curdrige**

**Ward**

**Owslebury And Curdrige**

**Conservation Area:**

**Case No:** 08/02031/FUL

**Ref No:** W03544/11

**Date Valid:** 28 August 2008

**Grid Ref:** 453631 113441

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** Mr D Gamblin

**Proposal:** Erection of barn for agricultural storage (RESUBMISSION)

**Location:** Land OS 6746 Kitnocks Hill Curdrige Hampshire

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

2 Detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building is occupied.

Reason: To ensure satisfactory provision of surface water drainage.

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

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

4 All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with a programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5 The walls and roof of the barn shall be finished in RAL 6003 Olive Green unless otherwise agreed in writing by the local planning authority.

Reason: In the interests 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: - Hampshire County Structure Plan Review: None  
Winchester District Local Plan Review 2006: CE5, CE13, DP3, DP8, T2



2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, DP6, CE23
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02017/FUL  
**Ref No:** W10375/02  
**Date Valid:** 26 August 2008  
**Grid Ref:** 467044 111738  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr And Mrs Woodings  
**Proposal:** Erection of conservatory to rear  
**Location:** Kings Thursday 162 Anmore Road Denmead Waterlooville  
Hampshire PO7 6HP

**Decision:      Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

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

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



3 Should the existing red brick wall adjacent to the swimming pool area be damaged or altered during the construction of the pool house the wall shall be repaired using materials and fixings to match unless otherwise agreed in writing.

The development shall be carried out in full accordance with the approved plans submitted as part of this application.

Reason: To preserve the appearance and character of the wall and wider curtilage 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, HE4, HE5, HE14, HE15, HE16

**Hambledon**

**Ward**

**Droxford, Soberton And Hambledon**

**Conservation Area:**

**Case No:** 08/02041/LIS

**Ref No:** W01352/06LB

**Date Valid:** 28 August 2008

**Grid Ref:** 464985 115322

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr Thistlethwayte

**Proposal:** Erection of replacement pool house

**Location:** Fairfield House East Street Hambledon Waterlooville Hampshire  
PO7 4RY

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

2 Prior to commencement of work on site, drawings shall be submitted to, and approved by the local planning authority showing the double doors of the pool house to be located such that they are recessed behind the reveal of the gothic brick archways, and the doors shall be retained / erected in this manner according to the approved drawings.

Reason: To retain the character of the wall within the setting of the listed building.

3 Should the existing red brick wall adjacent to the swimming pool area be damaged or altered during the construction of the pool house the wall shall be repaired using materials and fixings to match unless otherwise agreed in writing.

The development shall be carried out in full accordance with the approved plans submitted as part of this application.

Reason: To preserve the appearance and character of the wall and wider curtilage 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.

**Itchenstoke And Ovington**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/01797/FUL

**Ref No:** W17777/06

**Date Valid:** 26 August 2008

**Grid Ref:** 455845 132318

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mrs Clarissa Lodge

**Proposal:** Flint and stone wall along Southern boundary (RETROSPECTIVE)

**Location:** The Shallows Itchen Stoke Alresford Hampshire SO24 0QZ

**Decision:** **Application Permitted**

**Informatives**

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: DP3, CE5, HE4, HE5, HE16

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 08/01913/TPO

**Ref No:** WTPO/1382/02

**Date Valid:** 26 August 2008

**Grid Ref:** 458827 131591

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mrs Sarah Spencer

**Proposal:** Land adjacent 36 - 39 Appledown Close - 22no. Sycamore trees - crown thin by 10% remove overhanging branches to give 3m clearance from buildings and crown reduce by 20%

**Location:** 38 Appledown Close Alresford Hampshire SO24 9ND

**Decision:** **Application Withdrawn**

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/01973/FUL  
**Ref No:** W09122/14  
**Date Valid:** 28 August 2008  
**Grid Ref:** 458677 132553  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mrs Diana Beckett  
**Proposal:** Garden store to replace timber shed  
**Location:** 7 Hankins Court Jacklyns Lane Alresford Hampshire SO24 9FD

**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

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02175/TPC  
**Ref No:** W02905/03TPOCA  
**Date Valid:** 9 September 2008  
**Grid Ref:** 458243 132552  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Charles Bazlinton  
**Proposal:** Fell 1 no. Chestnut  
**Location:** Trees The Avenue Alresford Hampshire SO24 9EP

**Decision:            Application Withdrawn**

**Olivers Battery**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 08/02082/FUL

**Ref No:** W05090/03

**Date Valid:** 2 September 2008

**Grid Ref:** 445936 127986

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr And Mrs Barnett

**Proposal:** Conservatory to rear

**Location:** 82B Olivers Battery Road South Olivers Battery Winchester  
Hampshire SO22 4JD

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

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

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

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 08/02013/FUL  
**Ref No:** W21243  
**Date Valid:** 2 September 2008  
**Grid Ref:** 456120 113210  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Mr R Perriment  
**Proposal:** Two storey side and single storey rear extension  
**Location:** The Old Police House Church Road Shedfield Southampton  
Hampshire SO32 2HY

**Decision:      Application Permitted**  
**Conditions/Reasons**

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

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

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

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

3 The window in the side elevation of the proposed development shall have a sill height of not less than 1.8 metres above internal floor level and be permanently retained so thereafter.

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

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

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

**Informatives**

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

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





**Soberton                      Ward                      Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/02001/FUL

**Ref No:** W07077/09

**Date Valid:** 21 August 2008

**Grid Ref:** 460435 114007

**Team:** WEST                      **Case Officer:** Mr James Jenkison

**Applicant:** Blanchard Wells Ltd

**Proposal:** Use of roof space for mezzanine floor and rooflights to southwest and northwest elevations, Modifications to Planning Permission W07077/07

**Location:** Blanchard Wells Ltd Forester Road Soberton Heath Southampton Hampshire SO32 1QG

**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 development hereby permitted shall not be occupied 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 re-enforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

3 No machinery, equipment or vehicles shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

4 The offices hereby approved shall only be used for purposes incidental to the builders yard operation located on the site.

Reason: The site is in an unsustainable location where offices would not normally be permitted and because policies do not support the loss of the builders yard use.

5 The outside storage of materials and equipment on the site shall not exceed a height of 2 metres above existing ground level.

Reason: To better define the planning permission from that originally granted and to preserve the amenities of the locality and to ensure that activity on the site remains at a level commensurate with the original planning permission.

6 The basement level car parking spaces shall be retained as car parking spaces for staff and customers associated with the operation of the builder's yard and shall not be used for any other purpose.

Reason: To ensure that activity on the site is retained at level which does not undermine the amenities of the locality.

7 No floodlighting shall be erected on the site or attached to buildings or structures unless agreed in writing by the Local Planning Authority.

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

8 The existing trees shown as being retained on the approved landscape plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing around the tree trunks in accordance with BS 5837/2005.

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

### **Informatives**

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Adopted Winchester District Local Plan Review 2006: CE2, CE3, CE18, DP3

2. This planning permission relates to the primary use of the site as a builders yard which the current operation of the site is considered to be consistent with. This planning permission does not constitute or purport to constitute a change of use of the site from a builder's yard to a groundworks contractors operation.

**South Wonston**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02080/FUL

**Ref No:** W21244

**Date Valid:** 2 September 2008

**Grid Ref:** 446528 136001

**Team:** EAST

**Case Officer:** Trish Price

**Applicant:** Mr Spurgeon

**Proposal:** Conservatory to rear

**Location:** 57 Wrights Close South Wonston Hampshire SO21 3HD

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

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

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

**Informatives**

1. This permission is granted for the following reasons:

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

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

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/01927/FUL

**Ref No:** W14200/08

**Date Valid:** 12 August 2008

**Grid Ref:** 457635 116495

**Team:** WEST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Swanmore Parish Council

**Proposal:** Alteration to footpath, provision of cycle store and resizing existing bund (AMENDMENT OF PLANNING PERMISSION- W14200/07) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) \*

**Location:** Land Between Lime Cottage And Moorcroft Church Road  
Swanmore Hampshire

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

- means of enclosure, including any retaining structures;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc).

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

3 Soft landscaping details shall include the following:

- written specification (including cultivation and other operations associated with plant and grass establishment);
- implementation programme;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- planting plans;
- details of the bunding and planting including any earthworks.

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

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

5 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.

6 The existing access(es) to the site shall be stopped up and abandoned and the footway shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new accesses hereby approved and before the new accesses are first brought into use.

Reasons: In the interest of highway safety and the amenities of the area.

7 The car park shall be constructed, surfaced and marked out in accordance with the approved plan (condition 2 above) before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, unloading and turning of vehicles.

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

8 The western access shall be used for the purpose of 'entry only' and the eastern access as 'exit only' and appropriate signs shall be erected and retained.

Reason: In the interest of highway safety.

9 The car park hereby approved shall be kept locked outside the hours of 07.30 and 23.00 hours on weekdays, Sundays and bank holidays.

Reason: In the interests of the amenity of local residents.

10 Development shall not commence until details of drainage works for the site have been submitted to and approved by the local planning authority including timing provisions. The development shall not be completed other than in accordance with the approved details.

Reasons: To ensure satisfactory provision of foul and surface water drainage.

11 Prior to the commencement of the development hereby approved, details of the cycle shelter shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reasons: To ensure a satisfactory form of development 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 2006: DP3, CE4

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/01940/FUL

**Ref No:** W03354/08

**Date Valid:** 13 October 2008

**Grid Ref:** 458616 117012

**Team:** WEST

**Case Officer:**

**Applicant:** Mrs Carol Bowhill

**Proposal:** Move existing shed approximately 5 metres

**Location:** Mayhill Farm Mayhill Lane Swanmore Hampshire SO32 2QW

**Decision:** **Application Withdrawn**

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/01980/FUL

**Ref No:** W19070/04

**Date Valid:** 20 August 2008

**Grid Ref:** 458204 116647

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Miss Kit Dillon

**Proposal:** Rear side extensions and additional rooms in roof space

**Location:** Oakwood Mayhill Lane Swanmore Southampton Hampshire SO32  
2QW

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

**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

**Swanmore                      Ward                      Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/02000/FUL  
**Ref No:** W09404/06  
**Date Valid:** 1 September 2008  
**Grid Ref:** 458169 116944  
**Team:** WEST                      **Case Officer:** Mrs Jane Rarok  
**Applicant:** Mr And Mrs Lamb  
**Proposal:** 1 no. stable block and 2 no. car ports attached to existing garage  
**Location:** Primrose Cottage Vicarage Lane Swanmore Southampton  
Hampshire SO32 2QT

**Decision:      Application Withdrawn**

**Swanmore                      Ward                      Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/02018/FUL  
**Ref No:** W03665/06  
**Date Valid:** 1 September 2008  
**Grid Ref:** 458468 116427  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Mr And Mrs Maunder  
**Proposal:** New entrance off Droxford Road  
**Location:** Hill Farm House Droxford Road Swanmore Southampton  
Hampshire SO32 2PY

**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 of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- hard surfacing materials:
- implementation programme:

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- manner and treatment of watercourses, ditches and banks:
- existing and proposed finished levels or contours:
  
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

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

3 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 No development or other operation shall commence on site until a scheme which provides for the retention and protection of the mature beech tree growing east adjacent to the proposed access, has been submitted to and approved in writing by the Local Planning Authority. No development or other operation shall take place except in complete accordance with the protection scheme. Any deviation from works agreed shall be agreed in writing with the Local Planning Authority.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, growing within or adjacent to the site which is of amenity value to the area.

5 The proposed access and drive, 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.

6 The gradient of the drive shall not exceed 8% within 6 metres of the edge of the adjoining carriageway.

Reason: In the interests of highway safety

7 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

Reason: In the interests of highway safety.

8 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

9 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.

### **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, T2

**Twyford                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02101/LIS  
**Ref No:** W10659/04LB  
**Date Valid:** 4 September 2008  
**Grid Ref:** 448059 124385  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Mr Tim Smith  
**Proposal:** Remove part of boundary wall and lower height of adjoining section to 0.6 metres  
**Location:** The Forge High Street Twyford Winchester Hampshire SO21 1RF

**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 provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used for the development hereby permitted shall match those used in the existing wall.

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

**Informatives**

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP.3, HE.14, HE.16

3. The applicant is advised that planning permission is required to infill the gate opening with brick and to erect the boundary wall and fence between the parking area and the lawn as shown on the plans submitted.

**Twyford                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02140/LIS  
**Ref No:** W10659/05LB  
**Date Valid:** 9 September 2008  
**Grid Ref:** 448055 124395  
**Team:** EAST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr Tim Smith  
**Proposal:** Internal alterations to layout  
**Location:** Roger Walker Travel The Old Forge High Street Twyford  
Winchester Hampshire SO21 1RF

**Decision:      Application Permitted**  
**Conditions/Reasons**

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

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

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

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

3 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

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

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

- (a) Details of proposed secondary glazing, including method of fixing;
- (b) Details of new water and waste/soil installations for the new first floor bathroom, including relationship with the existing structure of the building.
- (c) Any further measures proposed to remedy damp in the building that are not included in detail in the current application.

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

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

Reason: To protect the character and appearance of the (listed) building.

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

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

7 No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: HE14
3. Listed Building Consent may be required for cleaning operations to listed buildings.
4. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

**Warnford                      Ward                      Upper Meon Valley**

**Conservation Area:**

**Case No:** 08/02007/FUL  
**Ref No:** W00380/05  
**Date Valid:** 22 August 2008  
**Grid Ref:** 462418 123141  
**Team:** EAST                      **Case Officer:** Mr Andrew Rushmer  
**Applicant:** Marstons Pub Company  
**Proposal:** Install waste water treatment system  
**Location:** George And Falcon Alton Road Warnford Southampton Hampshire  
SO32 1LB

**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 approved by this planning permission shall be commenced until a scheme for the storage of potentially polluting substances has been submitted to and approved in writing by the local planning authority.

Reason: The site concerned is adjacent to the River Meon and is sited within a Source Protection Zone 1. As such, there exists the potential for polluting substances to enter controlled waters. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.

**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

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is normally required for any discharge of sewage or trade effluent into controlled waters; any may be required for any discharge of surface water to such controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). Please contact the Environment Agency on 08708 506 506 or refer to the Environment Agency website.

4. Under the terms of the Water Resources Act 1991 prior written agreement may be required for discharge dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact the Solent Area Office (Environment Management Team) to discuss this matter further. Controlled waters include rivers, streams, reservoirs, estuaries and coastal waters.

**West Meon                      Ward                      Upper Meon Valley**

**Conservation Area:**

**Case No:** 08/02184/TPC  
**Ref No:** W10737/10TPOCA  
**Date Valid:** 22 September 2008  
**Grid Ref:** 463985 123823  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Gillian Knight  
**Proposal:** Crown reduction by 15% of 3 no. Lime trees  
**Location:** West Lodge Warnford Road West Meon Petersfield Hampshire  
GU32 1JL

**Decision:      Application Withdrawn**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/01910/FUL  
**Ref No:** W00818/68  
**Date Valid:** 7 August 2008  
**Grid Ref:** 452577 109681  
**Team:** WEST                      **Case Officer:** Mr Mark Croucher  
**Applicant:** Mr Victor Hatch  
**Proposal:** Conversion of existing integral garage into habitable  
accommodation and formation of new parking space  
**Location:** 49 Thyme Avenue Whiteley Fareham Hampshire PO15 7NB

**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:  
Winchester District Local Plan Review 2006: DP3, H3

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02374/TPO  
**Ref No:** W  
**Date Valid:** 14 October 2008  
**Grid Ref:** 453559 108581  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Andrew Giles  
**Proposal:** Fell 1no. Ash tree  
**Location:** Street Record Wright Close Whiteley Hampshire

**Decision:      Not Required**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02383/TPC  
**Ref No:** W  
**Date Valid:** 15 October 2008  
**Grid Ref:** 453607 108544  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Team Greens Tree Services Ltd  
**Proposal:** Mixed trees - remove overhanging branches to 10 Bleriot Crescent to give 3m clearance from house and fence line clearance; crown reduce 1no. Oak tree by 50% overhanging boundary of 10 Bleriot Crescent and crown clean canopies and bows of trees overhanging 10 Bleriot Crescent - All Mixed trees are in either Lamont House or Rosewood House  
**Location:** 10 Bleriot Crescent Whiteley Fareham Hampshire PO15 7JD

**Decision:      Not Required**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02387/TPC  
**Ref No:** W  
**Date Valid:** 16 October 2008  
**Grid Ref:** 452682 109376  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Miss Lisa Parker  
**Proposal:** 15no. Oak trees to the rear of 17 - 23 Lovage Road - reduce and crown lift to 5m  
**Location:** North Boundary Of Gull Coppice Rear Of Lovage Road Whiteley Hampshire

**Decision:      Not Required**

**Wickham                      Ward                      Wickham**

**Conservation Area:**

**Case No:** 07/01012/FUL  
**Ref No:** W02729/15  
**Date Valid:** 5 June 2007  
**Grid Ref:** 454430 107704  
**Team:** WEST                      **Case Officer:** Mr Neil Mackintosh  
**Applicant:** ILG  
**Proposal:** (REVISED VALID DATE) Change of use from multiple occupancy dwelling to adult care home; replacement of single storey extension with two storey to provide additional bedrooms and offices; erection of annexe bungalow to provide a four bedroom self contained unit at rear  
**Location:** Rivers Reach Fontley Road Titchfield Fareham Hampshire PO15 6QX

**Decision:      Application Withdrawn**

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 08/01846/TPO

**Ref No:** WTPO/0126/01

**Date Valid:** 30 July 2008

**Grid Ref:** 448121 130587

**Team:**

**Case Officer:**

**Applicant:** The Locker Foundation

**Proposal:** 1no. Beech tree - crown lift to 4m and remove lowest limb ; 1no. Lime tree - crown lift to 4m; 1 no. Yew tree - crown lift to 3m and remove saplings around base; 3no. Cherry trees - crown lift to 3m; 1no. May tree - crown lift to 3m; 1no. Fir tree - reduce top by 30%; fell 1no. Willow tree

**Location:** Regent Court Northlands Drive Winchester Hampshire

**Decision:** **Application Refused**

**Conditions/Reasons**

Western Red Cedar a 30% topping of the tree will be detrimental to the visual amenity and health of the tree.

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 08/01939/FUL

**Ref No:** W00373/04

**Date Valid:** 22 August 2008

**Grid Ref:** 448099 130183

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mrs Ruth Simons

**Proposal:** Installation of new WC at lower ground level; panel of glazing to be removed and link between WC and lower ground level to be constructed

**Location:** 59 Hyde Street Winchester Hampshire SO23 7DY

**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; HE13
3. The applicant is advised that this permission should be implemented in conjunction with the conditions set out under listed building consent reference 08/01903/LIS.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/01990/FUL

**Ref No:** W21118/01

**Date Valid:** 21 August 2008

**Grid Ref:** 447412 128901

**Team:** EAST

**Case Officer:** Trish Price

**Applicant:** Mr Mrs McBriar

**Proposal:** Erection of a single storey timber framed conservatory (amendment to approval 08/01005/FUL)

**Location:** 18 Wentworth Grange Winchester Hampshire SO22 4HZ

**Decision: Application Permitted**  
**Conditions/Reasons**

1 The development hereby permitted shall be completed in accordance with Drawing No. AF1214-Planning Rev.B dated 03/10.2008 before the expiration of two months from the date of this permission.

Reason: To ensure the development is implemented and to safeguard the amenity of the neighbouring property

**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:** 08/01938/FUL

**Ref No:** W06129/02

**Date Valid:** 22 August 2008

**Grid Ref:** 447426 127888

**Team:** WEST

**Case Officer:** Elaine Walters

**Applicant:** Mr A Reed

**Proposal:** 1 no. four bed detached house on land adjacent to 8 mead road;  
demolition of existing garage to provide access (RESUBMISSION)

**Location:** 8 Mead Road Winchester Hampshire SO23 9RF

**Decision: Application Permitted**  
**Conditions/Reasons**

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

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

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

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

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

- the materials and intended finish of windows and doors

- large scale sections at scale 1:20 of the windows including the recess

- the new sill in relation to the opening in which it is to be set

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

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

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

5 No development shall take place until a scheme of hedgerow retention and protection has been submitted to and approved in writing by the Local Planning Authority. The existing hedge to Meadway shown as being retained on the approved plan shall not be cut down or uprooted without the prior written approval of the Local Planning Authority.

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

6 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 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:
- 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.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no 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.

8 The utility room window in the east side elevation of the new dwelling and the first floor west facing master bedroom window in the west side elevation hereby permitted shall be glazed in obscure glass and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

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

### Informatives

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, DP9, W7, H3, H7, RT4, T2

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 08/02012/AVC

**Ref No:** W00066/09A

**Date Valid:** 26 August 2008

**Grid Ref:** 448326 129416

**Team:** WEST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Miss Rebecca Spedding

**Proposal:** Non-illuminated fascia sign

**Location:** Woolwich Building Society 146 High Street Winchester Hampshire  
SO23 9AY

**Decision: Application Refused**

**Conditions/Reasons**

- 1 The proposed signage by virtue of its size, scale, colour and modern material is harmful to the visual amenity of the building and the historic town centre as a whole.

### Informatives

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

Hampshire County Structure Plan Review: None.  
Winchester District Local Plan Review 2006: HE11

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02052/AVC

**Ref No:** W06751/15A

**Date Valid:** 1 September 2008

**Grid Ref:** 448751 128507

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Matt Swindles

**Proposal:** 2no. internally illuminated single sided free standing display units  
(Retrospective)

**Location:** Murco Petroleum Ltd Bar End Filling Station Bar End Road  
Winchester Hampshire SO23 9NP

**Decision:** Application Refused

**Conditions/Reasons**

1 The proposal is contrary to Winchester District Local Plan Review 2006 policies DP3 and HE11 and fails to comply with the City Council's supplementary planning guidance 'Design Guidance for the control of shop fronts and signs' in that:

(i) The signs, by reason of their size, height and illumination would be an unduly obtrusive feature in the street scene to the detriment of the visual amenities of the locality.

**Informatives**

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 Paul**

**Conservation Area:**

**Case No:** 08/02053/FUL

**Ref No:** W21151/01

**Date Valid:** 29 August 2008

**Grid Ref:** 447103 129951

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Simon Potter

**Proposal:** Single storey extensions to side and rear; and loft conversion with 1 dormer to side and 1 dormer to rear (RESUBMISSION)

**Location:** 4 Fordington Avenue Winchester Hampshire SO22 5AW

**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 east or west elevation(s) of the single storey 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 John And All Saints**

**Conservation Area:**

**Case No:** 08/02061/TPC

**Ref No:** W11731/02TPOCA

**Date Valid:** 1 September 2008

**Grid Ref:** 448903 129416

**Team:** EAST

**Case Officer:** Mr Kevin Cloud

**Applicant:** Mr Rod Leefe

**Proposal:** Fell 1no. Conifer tree; fell 2no. Yew trees; fell 1no Ginkgo tree

**Location:** Gifford House St Giles Hill Winchester Hampshire SO23 0JH

**Decision:** That no objection be raised