



Winchester
City Council

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

UP TO 3 November 2008

For Guidance

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

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

APPLICATION CODES AND DESCRIPTION

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01792/LIS

Ref No: W05151/56LB

Date Valid: 25 July 2008

Grid Ref: 455899 116819

Team: WEST

Case Officer: Claire Burriss

Applicant: Handover HR

Proposal: External alterations for 1 no. non-illuminated wall mounted sign

Location: Chase Mill Winchester Road Bishops Waltham Southampton
Hampshire SO32 1AH

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.1, DP.3, HE.14

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/02191/LIS

Ref No: W03589/12LB

Date Valid: 16 September 2008

Grid Ref: 455374 117378

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Colin Barrett

Proposal: Internal works to form fire escape from first floor

Location: The Crown Inn The Square Bishops Waltham Southampton
Hampshire SO32 1AF

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 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 condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

3 Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work commences. The relevant work shall be carried out in accordance with such approved details:

- (a) details for the upgrading of existing doors to ½ hour fire resisting standards;
- (b) details of the 'under drawing' of the staircase to comply with fire-resisting standards;
- (c) details of the sprinkler system to be installed at first floor level.

Reason: In order to safeguard the special architectural or historic interest of the building

4 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 Local Planning Authority notified immediately. Provision shall be made for the retention or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building

5 The glazing to the new fire-resisting screens and doors shall be of clear glass unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the 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: DP.1, HE.14

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/02182/TPO
Ref No: WTPO/059
Date Valid: 15 September 2008
Grid Ref: 442950 134725
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Felicite Coulson
Proposal: 1 no. Field Maple crown reduce by 30% (amended)
Location: Ash Tree Cottage Peach Hill Lane Crawley Winchester Hampshire
SO21 2PR

Decision: Application Permitted
Informatives

Limit of tree works - the works hereby consented have been amended.
This amendment is likely to reduce the impact the proposal will have on the tree/s health and will safeguard the visual amenity of the area.
If other elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree/s.

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/02081/FUL
Ref No: W08189/01
Date Valid: 12 September 2008
Grid Ref: 452297 117346
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Bill Chilcott
Proposal: Change of use of land to residential on land to the rear of L'Eglise
Location: L'Eglise Durley Street Durley Southampton Hampshire SO32 2AA

Decision: Application Permitted
Conditions/Reasons

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

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes E and F of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

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

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/01565/FUL

Ref No: W10770/02

Date Valid: 9 September 2008

Grid Ref: 449763 132701

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Nicholas Crook

Proposal: Formation of gravel hardstanding area to provide parking for 2 no. cars with retaining wall and access from existing drive

Location: 1 Old Farm Cottages Martyr Worthy Road Abbots Worthy
Winchester Hampshire SO21 1DU

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 hardstanding hereby approved shall be constructed of porous materials unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the conservation area and to prevent runoff.

3 The existing hedge to the west of the site shown as being retained on the approved plan shall be protected during building operations and thereafter retained at a minimum height of 2m unless otherwise agreed in writing with the local planning authority. A plan showing the location and type of the protective fencing shall be submitted to and approved by the local planning authority prior to the commencement of any work on site.

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

Reason: In the interests of the visual amenity of the 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: DP3, HE14, HE8, HE5

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/01995/TPC

Ref No: W10862/03TPOCA

Date Valid: 12 September 2008

Grid Ref: 454312 139654

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

Applicant: Mrs Kate Teesdale

Proposal: Reduce Beech hedge at front of property by 25%; fell 1no. Yew tree; 2no. Beech trees - crown thin by 15% crown reduce by 20% and reduce overhanging branches to give 2.5m clearance from house roof

Location: 3 Baring Close East Stratton Winchester Hampshire SO21 3DY

Decision: That no objection be raised
Informatives

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/02051/FUL

Ref No: W21246

Date Valid: 4 September 2008

Grid Ref: 458658 131703

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Howard Boardman

Proposal: Single storey side extension and single storey infill extension

Location: 20 Orchard Close Alresford Hampshire SO24 9PY

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 be carried out in accordance with the plan ref 582/08/C showing a section of the extension foundations using a pile and beam construction. The ground floor levels shall not be excavated deeper than 200mm unless otherwise agreed in writing with the local planning authority.

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

4 The existing hedge to the west of the site shall be protected during building operations and thereafter retained at a minimum height of 1.8m unless otherwise agreed in writing with the local planning authority. A plan showing the location and type of the protective fencing shall be submitted to and approved by the local planning authority prior to the commencement of any work on site.

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

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

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

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/02136/FUL
Ref No: W09949/14
Date Valid: 9 September 2008
Grid Ref: 457284 113868
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr Dave Barker
Proposal: Two storey side extension with Juliet balcony; conservatory to rear
Location: Liberty View Winters Road Shirrell Heath Southampton Hampshire SO32 2JT

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 two storey side extension hereby permitted shall match those used in the existing building.

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

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 elevation(s) of the two storey side extension hereby permitted.

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

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/02237/FUL

Ref No: W09465/04

Date Valid: 29 September 2008

Grid Ref: 460029 113871

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr S Harper

Proposal: Single rear extension, relocation of stairs and w.c
(RESUBMISSION)

Location: Woodside Cottage Liberty Road Newtown Fareham Hampshire
PO17 6LB

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.

The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: CE5, CE23, DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/02187/FUL
Ref No: W21252
Date Valid: 15 September 2008
Grid Ref: 447121 136074
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Thomas Williams
Proposal: Two storey rear extension
Location: 8 Chaucer Close South Wonston Hampshire SO21 3HQ

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 unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

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

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 08/02206/TPC
Ref No: W09406/05TPOCA
Date Valid: 17 September 2008
Grid Ref: 443522 131210
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Alastair Barron
Proposal: Fell 20 no. Irish Yew trees
Location: St Stephens Church, Church Lane Sparsholt Hampshire

Decision: Application Withdrawn

Swanmore Ward Swanmore And Newtown

Conservation Area:

Case No: 08/02153/FUL
Ref No: W06958/06
Date Valid: 11 September 2008
Grid Ref: 457484 116663
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr W Story
Proposal: Conversion of existing attached carport to living accommodation;
erection of detached double carport in front garden
Location: Sunset Cottage Hampton Hill Swanmore Southampton Hampshire
SO32 2QN

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 car port conversion 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.

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

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

5 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005, shall be submitted to and approved by the Local Planning Authority, prior to any construction or groundwork commencing on the site. The development shall be undertaken in accordance with the approved method statement.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: None.
Winchester District Local Plan Review 2006: DP3

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02129/AVC
Ref No: W12503/18A
Date Valid: 15 September 2008
Grid Ref: 452696 108988
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Mark Silver
Proposal: 3 no. Flag pole advertisements
Location: Fulcrum 2 Solent Way Whiteley Hampshire

Decision: Application Refused

Conditions/Reasons

- 1 The proposed flag poles are contrary to Policies DP3 and HE11 of the Winchester District Local Plan Review in that they would result in visual clutter and would be unduly obtrusive features in the locality to the detriment of the visual amenities of the locality.
- 2 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications. The cumulative effect of which would cause further detriment to the visual amenities of the area.

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 Luke

Conservation Area:

Case No: 08/02033/TPO
Ref No: WTPO/0082/19
Date Valid: 28 August 2008
Grid Ref: 445920 128752
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Sheryll Curtis
Proposal: 1no. Beech tree - crown lift to 5m and crown thin by 10%
Location: 6 Woodfield Drive Winchester Hampshire SO22 5PX

Decision: Application Permitted

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02068/TPO
Ref No: WTPO/1498/18
Date Valid: 1 September 2008
Grid Ref: 447699 129394
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Derek Collinson
Proposal: 1no. Ash tree - remove branches touching statue; 1no. Lime tree - crown lift by 4m to clear foot way; 1no. Maple tree - remove deadwood; 1no. Holm Oak - cut back foliage to clear building by 4m; group of Holm Oak stems - remove small weak stems to allow larger stems to develop; 1no. Sycamore tree - remove 1no. low branch to clear rear garden
Location: The Square Peninsula Square Winchester Hampshire

Decision: Application Permitted

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/02070/TPC
Ref No: W06738/05TPOCA
Date Valid: 1 September 2008
Grid Ref: 448354 129719
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr John Kimber
Proposal: Fell 2no. Poplar trees ; remove Privett hedge; avenue of Lime trees - crown lift by 6m to clear footpath and car park
Location: Holy Trinity Church Upper Brook Street Winchester Hampshire SO23 8DG

Decision: **That no objection be raised**

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02089/LIS
Ref No: W21186/01
Date Valid: 11 September 2008
Grid Ref: 447253 129323
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr S Chaplin-Rogers
Proposal: Installation of 6 no. air conditioning units to the external east and north elevations and internal pipework and units
Location: Marfield House St James Lane Winchester Hampshire

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

Reason: To avoid any misunderstandings

3 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: To maintain the architectural interest of the 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: HE14
Planning Policy Guidance Note 15
3. It is considered that the installation of the air conditioning units is development, and as the work does not come within any of the categories included within the General Permitted Development Order 1995 (as amended by the 2008 General Permitted Development Order 2008), planning permission will be required for the proposed works.

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/02119/FUL

Ref No: W11731/03

Date Valid: 15 September 2008

Grid Ref: 448903 129416

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Rod Leefe

Proposal: Single storey extension

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

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 Details of the size, species and location of replacement trees shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting shall be undertaken during the first planting season after the completion of the development.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

Informatives

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3, DP4, HE5 Planning Policy Guidance Note 15, St Giles Hill Neighbourhood Design Statement

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/02145/FUL

Ref No: W21249

Date Valid: 17 September 2008

Grid Ref: 447023 129872

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs Anna Robbins

Proposal: Single storey rear extension

Location: 25 Fordington Avenue Winchester Hampshire SO22 5AN

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 West Fulflood and Oram's Arbour Neighbourhood Design Statement

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/02143/FUL

Ref No: W20046/01

Date Valid: 10 September 2008

Grid Ref: 448265 130123

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs

Proposal: Single storey rear extensions to no. 8 and no. 9 Alswith Terrace

Location: 8 Alswitha Terrace King Alfred Place Winchester Hampshire SO23
7DQ

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 extensions hereby permitted shall match those used in the existing building.

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

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

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

4 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

Informatives

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

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

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 08/02198/TPC

Ref No: W06497/04TPOCA

Date Valid: 16 September 2008

Grid Ref: 448985 129120

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mr Julian Gerry

Proposal: Fell 5 no. Sycamore and 1 no. Ash

Location: Uplands 5 Highmount Close Winchester Hampshire SO23 0JT

Decision: That no objection be raised

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/02217/FUL
Ref No: W04389/01
Date Valid: 17 September 2008
Grid Ref: 447431 130859
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs Ann Gossling
Proposal: Two storey side extension
Location: 42 Lynford Avenue Winchester Hampshire SO22 6BN

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

Wonston

Ward

Conservation Area:

Case No: 08/02157/FUL

Ref No: W17906/11

Date Valid: 12 September 2008

Grid Ref: 448387 136332

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr D Stevenson

Proposal: New gates to driveway

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

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, HE16
