



**Winchester**  
City Council

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

**UP TO 10 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**

<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

**Bighton                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/01582/FUL  
**Ref No:** W00175/02  
**Date Valid:** 4 August 2008  
**Grid Ref:** 459783 133408  
**Team:** EAST                      **Case Officer:** Nick Parker  
**Applicant:** TWC The Watercress Company  
**Proposal:** Extension to watercress bed  
**Location:** Drayton Watercress Beds Bighton Road Old Alresford Hampshire

**Decision:            Application Withdrawn**

**Bighton                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/01924/FUL  
**Ref No:** W12843/01  
**Date Valid:** 13 August 2008  
**Grid Ref:** 463629 133643  
**Team:** EAST                      **Case Officer:** Andrea Swain  
**Applicant:** Mr P Simmonds  
**Proposal:** Equestrian manege and change of use of land to equestrian use  
**Location:** The Homestead Barnetts Wood Lane Bighton Alresford Hampshire  
SO24 9SF

**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 equestrian manege and grazing land hereby permitted shall be for the private use of the applicant and shall not be used for any other purpose including riding school and commercial breeding.

Reason: To limit the intensity of the equestrian use in the interests of highway safety.

3 No horse jumps, fencing or field shelters, shall be erected on the site nor horse boxes and trailers stored on the site without the prior approval of the Local Planning Authority.

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

4 No development shall take place until details of a soft landscape scheme showing the replanting / reinforcement and maintenance of the southern boundary of the site with a suitable mix of native species have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

5 Details of the facilities for the storage of horse manure and its means of disposal from the site, shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

6 No floodlighting, whether free standing or affixed to an existing structure shall be provided on the site at any time.

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

### **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, CE5 and RT11

3. The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.

I would strongly recommend that the applicant contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of Horse Manure.

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/00925/FUL

**Ref No:** W18702/08

**Date Valid:** 4 June 2008

**Grid Ref:** 456674 117477

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** Mr C Maybury

**Proposal:** Repair and convert barn and stable to form 1 no. dwelling; repair and modify the workshop and pigsty to provide home office; repair and extend the derelict cottage to provide a separate dwelling

**Location:** Barn And Stable 30m SE Of Farmhouse West Hoe Farm West Hoe Lane Bishops Waltham 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 and samples of the materials to be used in the construction of the external surfaces of the farm cottage/cartshed alterations and additions 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 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the buildings.

4 Full details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the buildings

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

Reason: To maintain the appearance of the site in the interests of visual amenity and the setting of the listed buildings.

6 The development hereby permitted shall be carried out strictly in compliance with the recommendations of the Lindsey Carrington Ecological Surveys Report submitted with the application. This is to include further bat and owl emergence surveys, carrying out any destruction works by hand in the presence of an ecologist and mitigation measures to include the provision of bat tubes and barn owl boxes within the design. Details of mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and shall be carried out in accordance with the approved details.

Reason: To protect bats and barn owls, which are legally protected species.

7 Prior to the occupation of the first dwelling the existing boundary wall fronting on to Hoe Road, as indicated on Drawing D06rG, shall, for a distance of 12 metres, be lowered to a height of one metre above the level of the carriageway.

Reason: In the interests of highway safety.

8 The existing vehicular access to the site from Hoe Road shall be stopped up and abandoned and the verge crossing reinstated to the requirements of the Local Planning Authority prior to the occupation of the first dwelling.

Reason: In the interests of highway safety

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

Reason: in the interests of highway safety.

10 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 A, B, C, D and E 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:-  
Hampshire County Structure Plan Review: T5, E16  
Winchester District Local Plan Review: DP3, CE2, CE5, CE17, CE24, HE13, HE14, HE16, HE17, E1, RT4, T1, T2, T4, T5
3. This permission does not absolve the applicant or his agents from complying with relevant law regarding the protection of recognised species, including obtaining and complying with the terms and conditions of any licences required as described in Part IV of Circular 06/2005.
4. For the avoidance of doubt the approved plans are referenced as follows;  
S05rA, D06rG, D01rH, D02rG, D03rG, D04rC, D05rB

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/00926/LIS

**Ref No:** W18702/09LB

**Date Valid:** 4 June 2008

**Grid Ref:** 456674 117477

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** Mr C Maybury

**Proposal:** Restoration and conversion of barn and stable to form 1 no. dwelling; repair and modify the workshop and pigsty to provide a home office; repair and extend the derelict cottage to provide a further separate dwelling

**Location:** Barn And Stable 30m SE Of Farmhouse West Hoe Farm West Hoe Lane Bishops Waltham 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 Before any works commence a structural engineer's method statement in respect of the partial excavation of the barn floor shall be submitted to, and approved in writing by, the Local Planning Authority. Any mitigating measures/works required to ensure the protection and stability of the structure of the main barn as a result of this survey shall be fully implemented during conversion works.

Reason: In order to preserve the integrity of the listed building.

3 Before any works commence plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Works shall be carried out in accordance with the approved details;

(a) Full survey drawings (1:50 scale) of the main barn and stables, identifying the individual timber components, in elevation as well as plan, to be cross referenced to a full repair specification and schedule of works and photographic record of the listed building before conversion commences,

(b) The design and construction of mezzanine floors and stairs, including details of materials,

(c) The means of insulating the buildings. The existing open eaves detailing of the farm buildings shall be maintained,

(d) Details of any works to the stable floor,

(e) Details of external flues, ducts, vents and meter boxes,

(f) Large scale sections and elevations showing windows, glazed screens, external doors and type of glass to be used, which shall be of a non-reflective type. The proposed glazed screens and any new window or door openings shall be oak framed with natural finish,

(g) Details of how ventilation slots shall be glazed,

(h) Details of self-supporting brick arches to new openings in the barn.

Reason: To protect the character and appearance of the listed buildings.

4 Any new brickwork or alterations and repairs to brickwork in the main barn/stables shall be carried out using matching materials, brick bond and jointing details to those on the existing buildings. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed buildings.

5 No works shall take place until details and samples of the materials to be used in the construction of the external surfaces of the farm cottage/cartshed alterations and additions 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 maintain the architectural interest if the building.

6 . Prior to the commencement of works a sample of any new brickwork, or area of existing brick or flint work to be re-pointed, shall be constructed for the consideration and written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the detailing and materials maintain the architectural interest of the buildings.

7 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 buildings.

8 A copy of the survey drawings and photographs required by Condition 2a above shall be deposited with Winchester Museum Service before the buildings are occupied. The photographs should show external and internal features of the buildings, including details of timber frame construction, roof trusses, carpenters marks, stalls, mangers, stable and hay loft flooring and any other items of special architectural or historic interest.

Reason: To ensure that the architectural and historic interest of the buildings is properly recorded before the buildings are put to a new use.

### **Informatives**

1. This consent is granted for the following reasons:

The works are 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: HE13, HE14, HE16, HE17



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

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

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

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

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

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

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

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

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

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

6 The materials to be used in the construction of the external surfaces of the new walls 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, DP13

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02098/TPO

**Ref No:** WTPO/1311/02

**Date Valid:** 4 September 2008

**Grid Ref:** 455152 117434

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Roger Hockin

**Proposal:** Fell 1no. Willow tree

**Location:** Fairlawn Station Road Bishops Waltham Southampton Hampshire  
SO32 1DH

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

**Conditions/Reasons**

1 Following the removal of the tree hereby consented, a heavy standard alder tree shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the Local Planning Authority.

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

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02193/FUL

**Ref No:** W08212/05

**Date Valid:** 16 September 2008

**Grid Ref:** 455449 117659

**Team:** WEST

**Case Officer:** Mr Mark Croucher

**Applicant:** Mr G Pride

**Proposal:** Proposed single storey side and rear extension, front porch,  
Raising roof ridge height with revised dormers to front and rear  
(RESUBMISSION)

**Location:** Green Ridge Lower Lane Bishops Waltham Southampton  
Hampshire SO32 1AS

**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 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: DP3, H3, HE5

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02277/FUL

**Ref No:** W21262

**Date Valid:** 29 September 2008

**Grid Ref:** 454602 117750

**Team:** WEST **Case Officer:** Claire Burriss

**Applicant:** Mr And Mrs J Dodd

**Proposal:** 2 storey rear and single storey front extensions to form new garage and conversion of integral garage to living accommodation

**Location:** 3 Red Lodge Winchester Road Bishops Waltham Southampton Hampshire SO32 1BL

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

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

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

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

4 The proposed first floor window(s) in the side elevation of the existing dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

5 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: DP.1, DP.3

**Bishops Waltham                      Ward                      Bishops Waltham**

#### Conservation Area:

**Case No:** 08/02304/FUL  
**Ref No:** W15786/05  
**Date Valid:** 6 October 2008  
**Grid Ref:** 454933 117534  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** HSBC Bank Plc  
**Proposal:** Installation of free standing ATM pod  
**Location:** Priory Service Station Winchester Road Bishops Waltham  
Southampton Hampshire SO32 1BE

**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

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02351/FUL  
**Ref No:** W07862/03  
**Date Valid:** 15 October 2008  
**Grid Ref:** 455147 117262  
**Team:** WEST **Case Officer:** Mr James Jenkison  
**Applicant:** Mr And Mrs Lovell  
**Proposal:** Rebuild and enlarge existing side extension  
**Location:** Honeysuckle Cottage Bishops Lane Bishops Waltham  
Southampton Hampshire SO32 1DP

**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 be constructed using existing plain clay roof tiles and ridge tiles re-claimed from the existing building. If any roof tiles, ridge tiles or facing bricks are not sourced from the existing building then samples of these shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works or development. The development shall be carried out in accordance with the approved materials.

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

3 Prior to the commencement of the works or development, details at 1:2 scale of the new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. New windows and doors shall be single glazed. The works shall be carried out in accordance with the approved details.

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

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.

5 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that the archaeological and historical interest of structures on 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:-

Winchester District Local Plan Review 2006: HE1, HE5, HE14

**Colden Common**

**Ward**

**Colden Common And Twyford**

#### **Conservation Area:**

**Case No:** 08/01213/LDC

**Ref No:** WLDC/457

**Date Valid:** 19 May 2008

**Grid Ref:** 447047 121361

**Team:** EAST

**Case Officer:** Legal

**Applicant:** Mrs J Terry

**Proposal:** Residential use of a building

**Location:** The Corn Store Wardle Road Highbridge Eastleigh Hampshire  
SO50 6HQ

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

**Colden Common                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02161/TPO  
**Ref No:** WTPO/1212/78  
**Date Valid:** 9 September 2008  
**Grid Ref:** 448264 121818  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Helen Stringer  
**Proposal:** 1no. Oak tree - crown reduce by 15% remove deadwood and sever ivy at base to facilitate inspection  
**Location:** 31 St Vigor Way Colden Common Winchester Hampshire SO21 1UU

**Decision:            Application Permitted**

**Colden Common                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02162/TPO  
**Ref No:** WTPO/1212/79  
**Date Valid:** 9 September 2008  
**Grid Ref:** 448217 121826  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Helen Stringer  
**Proposal:** 2no. Oak trees - crown reduce by 15% and remove deadwood and sever ivy at base to facilitate inspection  
**Location:** 1 Vears Lane Colden Common Winchester Hampshire SO21 1TQ

**Decision:            Application Permitted**

**Colden Common                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02194/TPO  
**Ref No:** WTPO/1212/80  
**Date Valid:** 9 September 2008  
**Grid Ref:** 448264 121818  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Helen Stringer  
**Proposal:** 1no. Oak tree - crown reduce by 15% remove deadwood and sever ivy at base to facilitate inspection  
**Location:** 31 St Vigor Way Colden Common Winchester Hampshire SO21 1UU

**Decision:            Application Permitted**

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02235/FUL

**Ref No:** W03211/08

**Date Valid:** 23 September 2008

**Grid Ref:** 449467 122352

**Team:** EAST

**Case Officer:** Mrs Jill Lee

**Applicant:** Mr And Mrs Woodman

**Proposal:** Erection of detached triple garage with accommodation over  
(AMENDMENT TO PLANNING PERMISSION W03211/06)  
(RESUBMISSION)

**Location:** Park View House Hensting Lane Fishers Pond Eastleigh  
Hampshire SO50 7HH

**Decision: Application Permitted**

**Conditions/Reasons**

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

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 garage and annexe hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling and shall not be occupied as an independent unit of living accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

4 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: To ensure the provision and retention of the garage in the interests of local amenity and highway safety.

5 The existing garage and annexe on the site shall be demolished and all resultant materials removed from the site within 1 month of the first occupation of the building hereby permitted.

Reason: To safeguard the amenity of the locality.

6 Prior to any works on site, including any works for the clearance of the site, a full report including a survey, mitigation measures and a schedule for the implementation of the mitigation regarding bats and their habitats shall be submitted to and agreed in writing by the planning authority. These mitigation measures shall be implemented in accordance with the schedule.

Note: it is an offence to carry out works which results in harm to bat populations which are a protected species. Natural England should be contacted with regard to the production of an appropriate survey.

Reason: In the interests of nature conservation in 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

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02600/TPC

**Ref No:** W

**Date Valid:** 13 November 2008

**Grid Ref:** 446869 122294

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr John Tudor

**Proposal:** Crown reduce 2no. Magnolias Grandiflora

**Location:** 3 Brambridge House Kiln Lane Brambridge Eastleigh Hampshire  
SO50 6HL

**Decision:** **Not Required**

**Curdridge**

**Ward**

**Owslebury And Curdridge**

**Conservation Area:**

**Case No:** 08/02200/FUL

**Ref No:** W03820/14

**Date Valid:** 16 September 2008

**Grid Ref:** 453243 113812

**Team:** WEST

**Case Officer:** Claire Burriss

**Applicant:** Mr Peter Foote

**Proposal:** Two storey side and single storey front extensions

**Location:** The Paddock Chapel Lane Curdridge Southampton Hampshire  
SO32 2BB

**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 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 additional first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the south east side elevation(s) of the extension hereby permitted.

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

4 The existing trees that are to be retained on site are to be protected by suitable fencing in accordance with BS5837 during building operations.

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

**Informatives**

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Winchester District Local Plan Review 2006: DP.3, DP.4, CE.23

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02100/TPO  
**Ref No:** WTPO/1847/04  
**Date Valid:** 4 September 2008  
**Grid Ref:** 466292 111654  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Paul Cocker  
**Proposal:** 1 no. Red Horse Chestnut tree - crown lift to 3m above ground level  
and remove 3m from the lowest limb overhanging the garden  
**Location:** 24 Geranium Gardens Denmead Waterlooville Hampshire PO7  
6FN

**Decision:      Application Permitted**

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02124/FUL  
**Ref No:** W17357/01  
**Date Valid:** 8 September 2008  
**Grid Ref:** 464851 111807  
**Team:** EAST                      **Case Officer:** Mr Andrew Rushmer  
**Applicant:** Mr And Mrs Staunton  
**Proposal:** Erection of conservatory to rear and replacement detached single  
garage  
**Location:** The Firs Forest Road Denmead Waterlooville Hampshire PO7 6UE

**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 building.

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



4 The hardstanding hereby approved shall be constructed of a porous material to be 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 area and to prevent runoff.

5 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.

6 The existing hedge to the north-west of the site 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.

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 CE23 DP4

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02239/FUL  
**Ref No:** W07189/05  
**Date Valid:** 23 September 2008  
**Grid Ref:** 466355 111294  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr M Wohlgemuth  
**Proposal:** Conservatory to rear  
**Location:** 39 Great Mead Denmead Waterlooville Hampshire PO7 6HH

**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

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02247/FUL  
**Ref No:** W04353/03  
**Date Valid:** 24 September 2008  
**Grid Ref:** 466375 111854  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr Stephen Ruddock  
**Proposal:** Single storey rear extension  
**Location:** 80 Anmore Road Denmead Waterlooville Hampshire PO7 6NT

**Decision:      Application Permitted**

**Conditions/Reasons**

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

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

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

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

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

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

4 The window(s) in the north-west elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

5 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

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

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

**Droxford**

**Ward**

**Droxford, Soberton And Hambledon**

### Conservation Area:

**Case No:** 08/02230/TPC

**Ref No:** W18557/21TPOCA

**Date Valid:** 19 September 2008

**Grid Ref:** 460731 118556

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr M Hill

**Proposal:** 1no. Smooth Arizona Cypress tree - remove split branch and tidy stub from previous damaged branch

**Location:** Fir Hill High Street Droxford Southampton Hampshire SO32 3QL

**Decision:** That no objection be raised

**Droxford                      Ward                      Droxford, Soberton And Hambleton**

**Conservation Area:**

**Case No:** 08/02291/FUL  
**Ref No:** W06653/12  
**Date Valid:** 1 October 2008  
**Grid Ref:** 458318 119284  
**Team:** WEST                      **Case Officer:** Mr Neil Mackintosh  
**Applicant:** Mr Alisdair Chant  
**Proposal:** Two storey side extension  
**Location:** Hazelholt Farmhouse Hazelholt Bishops Waltham Southampton  
Hampshire SO32 1GA

**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 the materials to be used in the construction of the external surfaces of the walls of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 Prior to the commencement of works a sample panel of flint work shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

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

4 The materials to be used in the construction of the external surfaces of the roof 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.



**Hambledon                      Ward                      Droxford, Soberton And Hambledon**

**Conservation Area:**

**Case No:** 08/02562/TPC  
**Ref No:** W  
**Date Valid:** 6 November 2008  
**Grid Ref:** 464335 114931  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Burns  
**Proposal:** 1 no. Ash tree - fell to 4ft above ground  
**Location:** Mayfield West Street Hambledon Waterlooville Hampshire PO7  
4SN

**Decision:                      Not Required**

**Hursley                      Ward                      Compton And Otterbourne**

**Conservation Area:**

**Case No:** 08/02250/LIS  
**Ref No:** W00651/84LB  
**Date Valid:** 24 September 2008  
**Grid Ref:** 442252 125431  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** IBM UK Limited  
**Proposal:** Dismantling and rebuilding of existing portico re-using existing  
stonework  
**Location:** Hursley Park Hursley Park Road Hursley Hampshire

**Decision:                      Application Withdrawn**

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/01883/LIS

**Ref No:** W11117/09LB

**Date Valid:** 16 September 2008

**Grid Ref:** 451544 132820

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr C Pinder

**Proposal:** Re-roofing of the two-storey section of the house using handmade plain clay tiles and natural slate; formation of external door into store and conversion to w.c.

**Location:** Martyr Worthy Manor Church Lane Martyr Worthy Winchester Hampshire SO21 1DY

**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: To maintain the character of the listed building.

3 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) Samples of the proposed roof coverings;

(b) Details of the new external door to include profiles of panels and mouldings where relevant.

Reason: To maintain the character 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: DP3 HE14

**Kings Worthy**

**Ward**

**Kings Worthy**

**Conservation Area:**

**Case No:** 08/02199/FUL

**Ref No:** W09677/07

**Date Valid:** 19 September 2008

**Grid Ref:** 449635 132707

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Gordon Ellis-Brown

**Proposal:** Construction of a glazed single storey rear extension

**Location:** Old Kings Worthy School Martyr Worthy Road Abbots Worthy  
Winchester Hampshire SO21 1DR

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

**Conditions/Reasons**

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

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, HE5, HE16  
Planning Policy Guidance Note 15

**Kings Worthy                      Ward                      Kings Worthy**

**Conservation Area:**

**Case No:** 08/02218/FUL  
**Ref No:** W21257  
**Date Valid:** 23 September 2008  
**Grid Ref:** 449108 133896  
**Team:** EAST                      **Case Officer:** Richard Whittington  
**Applicant:** Mr Paul Eastwood  
**Proposal:** Conversion of half of detached double garage to ancillary accommodation  
**Location:** 14 Fryers Close Kings Worthy Winchester Hampshire SO23 7LP

**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 existing garage door shall be retained and fixed closed with any additional construction to form the playroom hereby permitted provided internal to the door in order that the appearance of the garage is retained.

Reason: To ensure that the development does not detract from the character of the existing development.

**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

**Kings Worthy                      Ward                      Kings Worthy**

**Conservation Area:**

**Case No:** 08/02216/TPC  
**Ref No:** W01348/06TPOCA  
**Date Valid:** 18 September 2008  
**Grid Ref:** 449279 132508  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Dane Noakes  
**Proposal:** Fell 1 no. Conifer and 1 no. Elder trees  
**Location:** 3 The Paddock Kings Worthy Hampshire SO23 7QR

**Decision:**     **That no objection be raised**

**Informatives**

1.     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.

**Littleton And Harestock                      Ward                      Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/01945/FUL  
**Ref No:** W13834/07  
**Date Valid:** 28 August 2008  
**Grid Ref:** 445864 132226  
**Team:** EAST                      **Case Officer:** Mrs Jill Lee  
**Applicant:** Mr Steven Bartlett  
**Proposal:** Unit 4 - Alteration of roof design from full hip to half hip  
(amendment to planning permission 06/01589/FUL)  
**Location:** Mycote 17 North Drive Littleton Winchester Hampshire SO22 6QA

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

Winchester District Local Plan Review 2006: DP3.

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/01969/FUL

**Ref No:** W21225

**Date Valid:** 16 September 2008

**Grid Ref:** 446911 131552

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mrs Reid

**Proposal:** Single storey front extension; garage conversion with double glazed window to replace garage door

**Location:** 7 East Woodhay Road Harestock Winchester Hampshire SO22 6JH

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

**Conditions/Reasons**

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

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

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

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

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

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/02223/FUL

**Ref No:** W15596/03

**Date Valid:** 22 September 2008

**Grid Ref:** 447022 131854

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Antony Feltham-King

**Proposal:** First floor extension over existing attached garage

**Location:** Oakleigh 12 Andover Road North Winchester Hampshire SO22  
6NN

**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

**Micheldever                      Ward                      Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02147/FUL  
**Ref No:** W06045/02  
**Date Valid:** 15 September 2008  
**Grid Ref:** 451945 139171  
**Team:** EAST                      **Case Officer:** Mr Simon Avery  
**Applicant:** Miss M E J Firth  
**Proposal:** Single storey rear extension following demolition of existing extension  
**Location:** Cherry Tree Cottage 120 Duke Street Micheldever Winchester Hampshire SO21 3DF

**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 roof of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**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, HE5, HE6

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

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

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02088/TPO  
**Ref No:** WTPO/0121/213  
**Date Valid:** 4 September 2008  
**Grid Ref:** 458323 131605  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Dr Gary Carter  
**Proposal:** 3no. Sycamore trees - crown lift to 6m above ground level and  
reduce 3no. branches overhanging the garden by 3m  
**Location:** Sycamores 6 Fair View Alresford Hampshire SO24 9PR

**Decision:                      Application Refused**

**Conditions/Reasons**

1 The proposed work is likely to result in the harm of significant amenity trees. These trees have already been pruned recently, thus the reasons put forward to justify the works are not considered sufficient.

**Informatives**

1. The removal of specific branches may be considered on a separate application.

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02505/TPO  
**Ref No:** WTPO/0121/215  
**Date Valid:** 31 October 2008  
**Grid Ref:** 458497 131566  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Diana Wooldridge  
**Proposal:** 2no. Lime trees - overhanging 22 Shepherds Down crown thin by  
20% and crown lift to 6m above ground  
**Location:** 3 Arundel Close Alresford Hampshire SO24 9PJ

**Decision:                      Application Withdrawn**

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02506/TPO  
**Ref No:** WTPO/0121/214  
**Date Valid:** 31 October 2008  
**Grid Ref:** 458509 131587  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Diana Wooldridge  
**Proposal:** 1no. Lime tree - overhanging 22 Shepherds Down crown thin by  
20% and crown lift to 6m above ground  
**Location:** 4 Arundel Close Alresford Hampshire SO24 9PJ

**Decision:                      Application Withdrawn**

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 08/02043/FUL  
**Ref No:** W08673/33  
**Date Valid:** 8 September 2008  
**Grid Ref:** 456105 116311  
**Team:** WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:** Mr Wayne Comer  
**Proposal:** (AMENDED DESCRIPTION) Renovation of existing building  
(including porch extension)  
**Location:** Forest Farm Winchester Road Waltham Chase Southampton  
Hampshire SO32 2LL

**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 renovations and extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 No floodlighting shall be attached to the buildings unless agreed in writing by the Local Planning Authority.

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

4 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

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

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
  - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
  - schedule of plants for the re-inforcement of the existing hedgerow and new hedgerow planting:
  - manner and treatment of watercourses, ditches and banks:
  - implementation programme.

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

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To protect the character of the countryside.

### **Informatives**

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

Winchester District Local Plan Review 2006: CE18, CE2, CE3

2. The applicant is advised that this planning permission does constitute approval for any unauthorised activity that has occurred on the land surrounding the building and does not constitute planning approval for the parking forecourt and access to be used exclusively for the building subject to this planning permission.

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 08/02103/FUL  
**Ref No:** W21250  
**Date Valid:** 15 September 2008  
**Grid Ref:** 455913 113108  
**Team:** WEST                      **Case Officer:** Mr Mark Croucher  
**Applicant:** Mrs Karen Iles  
**Proposal:** Single storey rear extension  
**Location:** Sloane Cottages Church Road Shedfield Hampshire

**Decision:      Application Permitted**

**Conditions/Reasons**

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

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

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

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

**Informatives**

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

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

Hampshire County Structure Plan Review:  
Winchester District Local Plan Review 2006: DP3, CE23

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 08/02267/FUL  
**Ref No:** W21263  
**Date Valid:** 29 September 2008  
**Grid Ref:** 456897 114027  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** M R & D J Fisher  
**Proposal:** Single Storey Extensions To Bungalow and detached double garage  
**Location:** The Bungalow Smiths Lane Shirrell Heath Southampton Hampshire SO32 2JP

**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 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.



**South Wonston**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02117/FUL

**Ref No:** W21247

**Date Valid:** 25 September 2008

**Grid Ref:** 447118 136091

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr P Spencer

**Proposal:** 1 no. terraced three bedroom dwelling, 2 no. terraced two bedroom dwellings with associated bicycle sheds, bin storage, car parking and landscaping.

**Location:** Land Adjacent Chaucer Close South Wonston Hampshire

**Decision: Application Refused**

**Conditions/Reasons**

1 The proposal represents a cramped form of development that is contrary to policy DP3 of the Winchester District Local Plan Review 2006 for the following reasons:-

a) The proposed development will give rise to unacceptable direct window-to- window overlooking upon the dwelling immediately to the north of the site to the detriment of the residential amenity of the occupiers of this property.

b)The proposed development will give rise to unacceptable direct overlooking from first floor window upon the garden area serving the dwelling to the north of the site. Furthermore the existing dormer windows serving the dwelling to the north will directly look upon the three proposed private garden areas to the detriment of the residential amenity of the future occupants

c)The proposed private garden areas serving the two bed units are excessively small in relation to the size of the proposed dwellings and will fail to meet the needs of the future occupants of the development;

d)The proposed private garden areas serving the two bed units will suffer from poor levels of natural daylight and will suffer from overshadowing to the detriment of the residential amenity of the future occupiers.

e) The proposed use of UPVC windows and doors is not considered to be acceptable in relation to the other materials chosen for the development and the overall style / appearance of the buildings.

2 The proposed development is contrary to policies T2, T3, and T4 of the Winchester District Local Plan Review 2006 for the following reasons:

a) The development contains insufficient parking provision to meet the needs of the occupants and fails to meet current parking standards and would therefore be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point. (Parking on Highway).

3 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE.1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

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

5 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

### **Informatives**

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

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

Hampshire County Structure Plan Review: HE1  
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, E14, H7, RT4, T2, T3, T4, T5

**Sparsholt**

**Ward**

**Sparsholt**

#### **Conservation Area:**

**Case No:** 08/02229/TPC

**Ref No:** W14901/02TPOCA

**Date Valid:** 19 September 2008

**Grid Ref:** 443472 131120

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr And Mrs Taylor

**Proposal:** Fell 1no. Goat Willow tree in rear garden; fell 2no. Ash trees - on footpath along west side of garden

**Location:** Glebelands Woodman Lane Sparsholt Winchester Hampshire SO21 2NS

**Decision:** That no objection be raised

### **Informatives**

1. The Applicant shall require the land owners permission to remove the two Ash trees on footpath along the west side of garden.

**Twyford**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/01970/FUL

**Ref No:** W12286/02

**Date Valid:** 3 September 2008

**Grid Ref:** 449286 124128

**Team:** WEST

**Case Officer:** Nick Parker

**Applicant:** Southern Water Services

**Proposal:** Installation of 3 no. water sampling kiosks

**Location:** The Bunker Twyford Reservoir Watley Lane Twyford Winchester  
Hampshire SO21 1QX

**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 water sampling kiosks hereby permitted shall be painted green to BS4800 colour code 14 C 39 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the surrounding countryside that is part of the East Hampshire Area of Outstanding Natural Beauty.

**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: Policies CE.4 (essential facilities), CE.6 (AONB), DP.3 (design), DP.4 (landscape), DP.14 (public utility operators), T.2 (access).

**Twyford                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02298/TPC  
**Ref No:** W00236/10TPOCA  
**Date Valid:** 1 October 2008  
**Grid Ref:** 448055 124338  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr James Walters  
**Proposal:** 1no. Tree of Heaven- crown reduce by 20%; fell 1no. Cherry tree;  
1no. Willow tree- remove overhanging branches and reduce crown  
to give a 1m spread; 1no. Magnolia tree- reduce height and spread  
by 20%  
**Location:** Plascon International The Old Brewery House High Street Twyford  
Winchester Hampshire SO21 1RG

**Decision:                      Application Withdrawn**

**Wickham                      Ward                      Wickham**

**Conservation Area:**

**Case No:** 08/02057/FUL  
**Ref No:** W09071/01  
**Date Valid:** 12 September 2008  
**Grid Ref:** 457223 111082  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Mrs Pearcey  
**Proposal:** First floor side extension and single storey rear extension  
**Location:** 16 Mayles Close Wickham Fareham Hampshire PO17 5NE

**Decision:                      Application Permitted**

**Conditions/Reasons**

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

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

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

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

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

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

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

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

### Informatives

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

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

Winchester District Local Plan Review 2006: DP.1, DP.3

**Winchester Town**

**Ward**

**St Michael**

**1 Conservation Area:**  
**Case No:** 07/03187/FUL  
**Ref No:** W18197/04  
**Date Valid:** 31 December 2007  
**Grid Ref:** 446478 129048  
**Team:** EAST **Case Officer:** Mrs Julie Pinnock  
**Applicant:** Barrat Southampton And Codex Land Ltd  
**Proposal:** Conversion of existing building to provide office space and redevelopment to provide 88 dwellings with ancillary parking and landscaping  
**Location:** Highcroft Romsey Road Winchester Hampshire SO22 5DH

**Decision: Application Permitted**

### Conditions/Reasons

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

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

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

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

3 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory foul sewerage and surface water disposal.

4 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

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

5 Prior to the commencement of the development approved by this planning permission (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practise and include unless otherwise agreed in writing by the LPA:

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

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

6 Prior to the occupation of the development, written verification by the competent person approved under the provision of 05 clause (c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions 05 clause (c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

7 If, during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under the provisions of 05 clause (c) has been completed and a scheme to deal with any additional contamination shall be submitted to and approved in writing by the Local Planning Authority.

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

8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risk arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The applicant has identified a number of potential sources of contamination in the Geo-Environmental Report (reference 12370040/001) however the Environment Agency do not consider that these have been fully investigated. The site lies above the Upper chalk Formation, a major aquifer. The Environment Agency is concerned that any contamination present could potentially pose a risk to groundwater.

9 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an obtained the written approval of the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect controlled waters.

10 No filtration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect controlled waters.

11 Piling or any other foundation designs using penetrative methods shall not be permitted, other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect controlled waters.

12 Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to improve water quality.

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- 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):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

14 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.

15 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

16 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.

17 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 A, B, C, D, E, F, G, H 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.

18 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 A or B 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.

19 Details of a scheme for protecting the proposed dwelling(s) from noise from road traffic shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

20 The architectural detailing of the buildings shall be carried out strictly in accordance with the drawings contained in the document entitled 'Architectural Details' submitted by Paul Hewett RIBA and received by the local planning authority on the 28 February 2008. In addition all of the windows and doors shall be constructed of timber, all porch roofs and dormer roofs shall be clad in plain clay tiles with bonnet hip tiles or lead as shown on the approved drawings, all windows surrounds and lead detailings shall be finished in stone and all rainwater gear shall be cast iron.

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

21 Prior to any demolition, construction or groundwork commencing on the site, protective measures, including fencing and ground protection shall be installed, in accordance with the content and recommendations of the tree survey, arboricultural implications assessment and arboricultural method statement written by ACD Arboriculture with particular reference to the tree protection plan (BSH15787-03).

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the tree protection plan. Telephone 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Method Statement

Any construction, demolition, installation of services or any other activity likely to be harmful to or compromise the root protection areas of trees shall be carried out and supervised in accordance with the arboricultural method statement

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

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

22 No development shall commence until details of signage relating to shared cycle and pedestrian footways and cyclists dismount signs have been submitted to and approved in writing by the local planning authority. The details shall include the siting, size and text of the signs. The approved signs shall be erected before the occupation of the penultimate dwelling and thereafter retained.

Reason: To ensure appropriate signage for the shared pedestrian and cycle route through the site.

## **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
  
Hampshire County Structure Plan Review: H1, T5  
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.8, DP.10, DP.13, CE.5, CE.10, HE.1, H3, H5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, T.6, T.8, W.1
3. The applicant/development should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. S023 9EH. Tel: 01962 858600, or [www.southernwater.co.uk](http://www.southernwater.co.uk).
4. 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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
5. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
6. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such materials may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestly House, Priestly Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:**

**Case No:** 08/01889/FUL

**Ref No:** W05686/05

**Date Valid:** 12 August 2008

**Grid Ref:** 449221 130361

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr Peter Nochar

**Proposal:** Demolish existing building; erection of 2 no. units with forecourt paving and reinforcement of existing landscaping

**Location:** Lindsey Works Moorside Road Winchester 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 the colours of the materials to be used in the construction of the external surfaces of the buildings 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 the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

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

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

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

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

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

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

8 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

9 The landscape scheme as detailed on the approved drawing No 820/01A by Linda Oak Landscape Design Ltd shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

10 Notwithstanding the provisions of the Town and Country Planning Use Classes Order 2006 or any Order revoking and re-enacting such Order, the development hereby permitted shall be used only for use classes B1c, B2 and B8 purposes. No unit shall be occupied principally for office purposes or as a 'showroom' and no part of the site shall be used for retail purposes, and there shall be no retail sales from the units at any time, without the prior written approval of the Local Planning Authority.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

11 No materials, goods, equipment, plant or machinery of any kind shall be stored outside of the buildings and no manufacturing or related operations of any nature shall be undertaken outside of the buildings unless the formal written approval of the Local Planning Authority has been first obtained.

Reason: For visual amenity reasons and to ensure that adequate on-site parking and turning facilities are made available.

12 Details of the design and materials for any means of enclosure and for the hardstanding shall be submitted to and approved in writing by the Local Planning Authority before such work is undertaken. Such works shall be carried out in accordance with the approved details before the development is first occupied.

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:-

Winchester District Local Plan Review 2006: DP3, DP4, DP9, DP10, DP11, DP12, DP13, E1, SF1, T2, T4, W8

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.

6. The applicant is advised that the display of advertisements to identify the unit occupier and their trade or business will require separate advertisement consent and that such advertisements should be in accordance with Winchester City Council's supplementary Planning Guidance 'Design Guidance for the control of Shopfronts & Signs'.

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

**Conservation Area:**

**Case No:** 08/02009/AVC  
**Ref No:** W21238/A  
**Date Valid:** 17 September 2008  
**Grid Ref:** 448026 129489  
**Team:** WEST                      **Case Officer:** Elaine Walters  
**Applicant:** Mr Nick Earley  
**Proposal:** External projecting non illuminated sign  
**Location:** Hayes Specialist Recruitment Ltd 34 St Thomas Street Winchester  
Hampshire SO23 9HJ

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

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

**Conservation Area:**

**Case No:** 08/02023/FUL  
**Ref No:** W21256  
**Date Valid:** 17 September 2008  
**Grid Ref:** 447675 130410  
**Team:** EAST                      **Case Officer:**  
**Applicant:** Mr Julian Benjamin  
**Proposal:** Single storey side extension; removal of timber boundary fence and  
replace with brick wall; replace garage doors with rendered block  
wall; Change roof of garage to slate  
**Location:** 1 Owens Road Winchester Hampshire SO22 6RU

**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).



**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:**

**Case No:** 08/02084/FUL

**Ref No:** W00845/30

**Date Valid:** 23 September 2008

**Grid Ref:** 449115 129968

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Honda Motor Europe

**Proposal:** Erection of car workshop and store building with associated parking and landscaping

**Location:** Unit C - Chaucer Redevelopment Easton Lane Winchester Hampshire

**Decision: Application Refused**

**Conditions/Reasons**

1 Insufficient information / justification regarding transport and traffic issues has been submitted to illustrate the relationship of the proposed building / use to adjacent property and the highway network. The proposal does not comply with the requirements of policy DP.1, E1, T1 and T4 of the Winchester District Local Plan Review Adopted July 2006.

2 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

3 The proposal is contrary to policy DP1 and DP6 of the Winchester District Local Plan Review Adopted 2006 and guidance within PPS1 and its annexes for the following reason:-

# It has not been demonstrated that proposal incorporates sustainable drainage or contains measures to prevent contaminants from entering external soak-aways;

# Insufficient information has been provided regarding existing and proposed levels.

4 The proposed development is contrary to policies DP4 and W1 of the Winchester District Local Plan Review 2006, for the following reason:-

# The proposed layout of the car-parking is too close to existing trees and will have a detrimental impact upon the trees located upon the boundaries and may lead to pressure to fell the trees in the future.

# The proposal fails to provide new planting to improve the appearance of the site and introduce additional visual shielding.

# Insufficient information has been provided to demonstrate that the trees upon the perimeter will not be harmed by the development or during the construction process

## Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, DP10, DP11, DP12, DP13, E1, W1, T1, T2, T3, T4

3. The applicant should note that the Local Planning Authority has not received a consultation response from the Environment Agency. The applicant may wish to contact the Agency prior to submitting another application to ascertain if they are likely to be concerned regarding contamination / remediation and the relationship with the groundwater regime.

The applicant should note that a detailed consultation response has been received from Southern Water that outlines their requirements, the applicant is advised to view WCCs web site to view the response.

**Winchester Town**

**Ward**

**St Barnabas**

### Conservation Area:

**Case No:** 08/02125/FUL

**Ref No:** W13435/01

**Date Valid:** 9 September 2008

**Grid Ref:** 445727 130357

**Team:** EAST

**Case Officer:** Trish Price

**Applicant:** Mrs Stanbrook

**Proposal:** Single storey rear extension

**Location:** 169 Teg Down Meads Winchester Hampshire SO22 5NP

**Decision: Application Permitted**

### Conditions/Reasons

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

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

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

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

### Informatives

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

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

Winchester District Local Plan Review 2006: DP3

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

#### Conservation Area:

**Case No:** 08/02133/FUL  
**Ref No:** W21248  
**Date Valid:** 12 September 2008  
**Grid Ref:** 447333 127646  
**Team:** WEST                      **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr Martin Creed  
**Proposal:** Conversion of integral garage to living accommodation  
(RETROSPECTIVE)  
**Location:** 36 Grange Close Winchester Hampshire SO23 9RS

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

### Informatives

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

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

Winchester District Local Plan Review 2006: DP3

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02144/FUL  
**Ref No:** W21107/02  
**Date Valid:** 18 September 2008  
**Grid Ref:** 446104 130170  
**Team:** EAST **Case Officer:** Mr Andrew Rushmer  
**Applicant:** Mr D Parker  
**Proposal:** Erection of two storey side and single storey rear extension  
**Location:** 104 Teg Down Meads Winchester Hampshire SO22 5NN

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

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

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

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

**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 08/02137/FUL

**Ref No:** W21103/01

**Date Valid:** 25 September 2008

**Grid Ref:** 446435 129181

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr Mills

**Proposal:** Demolition of existing conservatory and erection of replacement conservatory to rear

**Location:** 5 Sarum Close Winchester Hampshire SO22 5LY

**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.

3 The erection of fencing in accordance with BS5837 at least 9m from the tree trunks for the protection of the TPO trees shall be undertaken before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor any excavation be made, without the written consent of the local planning authority.

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3 DP4

**Winchester Town**

**Ward**

**St Luke**

**Conservation Area:**

**Case No:** 08/02190/FUL  
**Ref No:** W21160/01  
**Date Valid:** 16 September 2008  
**Grid Ref:** 445945 128861  
**Team:** EAST **Case Officer:** Trish Price  
**Applicant:** Mr David Candlin  
**Proposal:** Erection of single storey side and rear extension  
(RESUBMISSION)  
**Location:** 17 Nightingale Close Winchester Hampshire SO22 5QA

**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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Report undertaken by Technical Arboriculture Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. Any deviation from works prescribed or methods agreed in accordance with the report shall be agreed in writing to the Local Planning Authority.

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

4 The Arboricultural Officer shall be informed once trial investigation trenches are opened so that a site visit can be carried out before the chose foundation is constructed. Telephone 01962 848317

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

## Informatives

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

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

Winchester District Local Plan Review 2006: DP3

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

### Conservation Area:

**Case No:** 08/02196/TPC  
**Ref No:** W06595/04TPOCA  
**Date Valid:** 16 September 2008  
**Grid Ref:** 448264 130145  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Pauline Moore  
**Proposal:** Fell 1 no. Robinia Pseudoacacia  
**Location:** 14 King Alfred Place Winchester Hampshire SO23 7DF

**Decision:**      **That no objection be raised**

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02208/FUL

**Ref No:** W02671/02

**Date Valid:** 17 September 2008

**Grid Ref:** 447133 131110

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr Bishop

**Proposal:** Single storey rear extension; new pitched roof to existing flat roof and to detached garage and relocation of chimney

**Location:** 62 Berewecke Avenue Winchester Hampshire SO22 6ES

**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 dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the front or side elevations of the extension and alterations hereby permitted.

Reason: To ensure that the insertion of dormers into the roof space does not harm the character and appearance of the building or harm the street-scene and in the interests of visual and residential amenity.

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4.

**Winchester Town                      Ward                      St Paul**

**Conservation Area:**

**Case No:** 08/02220/FUL  
**Ref No:** W20297/01  
**Date Valid:** 19 September 2008  
**Grid Ref:** 446717 129411  
**Team:** EAST                      **Case Officer:**  
**Applicant:** Mr A Bouras  
**Proposal:** Conversion of single integral garage to habitable accommodation  
**Location:** 42 Cornes Close Winchester Hampshire SO22 5DS

**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, HE16

**Winchester Town                      Ward              St Barnabas**

**Conservation Area:**

**Case No:** 08/02232/FUL  
**Ref No:** W00140/02  
**Date Valid:** 23 September 2008  
**Grid Ref:** 447239 130974  
**Team:** EAST                      **Case Officer:** Mr Nick Fisher  
**Applicant:** Mr David Green  
**Proposal:** Two storey side/rear extension; alterations to porch and pitched roof over existing attached garage  
**Location:** 22 Stoney Lane Winchester Hampshire SO22 6DN

**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.

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 at first floor level of dormer windows within the roof space other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations / side roof slopes 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: DP1, DP3, DP4

**Winchester Town                      Ward              St Bartholomew**

**Conservation Area:**

**Case No:** 08/02498/PRE  
**Ref No:** W00601/18/PE  
**Date Valid:** 30 October 2008  
**Grid Ref:** 448161 129573  
**Team:** WEST                      **Case Officer:** Mr Simon Avery  
**Applicant:** Aston Rose Advisors To Ancient Order Of Foresters  
**Proposal:** Redevelopment of premises  
**Location:** WSP Consulting Engineers 9 Parchment Street Winchester  
Hampshire SO23 8AT

**Decision:      Application Withdrawn**

**Wonston                      Ward              Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02090/FUL  
**Ref No:** W00834/13  
**Date Valid:** 3 September 2008  
**Grid Ref:** 446175 139604  
**Team:** EAST                      **Case Officer:** Mr Nick Fisher  
**Applicant:** Turnstone Group Ltd  
**Proposal:** Replace timber outbuilding and modern extension with single  
storey extension to the victorian wing, extension to include  
kitchen/breakfast room and utility room, new entrance porch,  
internal alterations and refurbishment  
**Location:** Cobbles Stockbridge Road Sutton Scotney Winchester Hampshire  
SO21 3JT

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

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

5 The new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

No repointing of brickwork 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.

6 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) structural details relating to the removal of modern beams inserted in the original staircase enclosure, insertion of new principal and secondary staircases, and all new structural openings in the existing fabric;
- (b) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) all new windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
- (d) large scale details of the new principal and secondary staircases;
- (e) all new rooflights;

- (f) elevations, and representative construction sections, (at 1:20 scale) of the new extension, to include details of the interface with the existing building;
- (g) details of the new rear porch, including its interface with the existing building;
- (h) specification and schedule of works for repairs to the canopied verandah to the front elevation of the house.
- (i) details (samples) of the roof coverings to the extension and new porch;
- (j) method statement and details for the unblocking of the original front door opening and reinstatement of a door in this opening;
- (k) details and samples of materials for all new hard landscaping works adjoining the property;

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 All new windows are to be single glazed to match the details of the existing historic fabric unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development

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:-  
  
Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE6, HE7, HE14, HE16,
3. Every effort shall be made to salvage bricks from the existing wall forming the eastern boundary of the present rear extension for re-use in constructing the west wall of the new rear extension.
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.
5. 05. The repairs to the Cob wall should be carried out to a high standard that is comparable to the original standard of work. Winchester City Councils Conservation Officer is awaiting a specification / method of proposed works, prior to the commencement of repair works.

**Wonston**

**Ward**

**Wonston And Micheldever**

**Conservation Area:** Sutton Scotney Conservation Area  
**Case No:** 08/02095/FUL  
**Ref No:** W00834/15  
**Date Valid:** 3 September 2008  
**Grid Ref:** 446164 139636  
**Team:** EAST **Case Officer:** Mr Nick Fisher  
**Applicant:** Turnstone Group Ltd  
**Proposal:** Two storey extension to rear, garage conversion, re-build lean-to to the north side, double carport to the south for main house (WITHIN THE CURTILAGE OF A LISTED BUILDING) \*

**Location:** Cobbles Cottage Stockbridge Road Sutton Scotney Winchester Hampshire SO21 3JT

**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 new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

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

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

5 No repointing of brickwork 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

6 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) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (b) all new windows, including dormer windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
- (c) elevations, and representative construction sections, (at 1:20 scale) of the new extensions, to include details of the interface with the existing building
- (d) details of the new car port, including its interface with the existing building;
- (e) details of new canopy over front door;
- (f) details (samples) of the roof coverings and tile hanging to the building and its extension;
- (g) details and samples of materials for all new hard landscaping works adjoining the property;

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:  
Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE6, HE7, HE14, HE16,



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

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

5 The new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

No repointing of brickwork 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.

6 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) structural details relating to the removal of modern beams inserted in the original staircase enclosure, insertion of new principal and secondary staircases, and all new structural openings in the existing fabric;
- (b) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) all new windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
- (d) large scale details of the new principal and secondary staircases;
- (e) all new rooflights;
- (f) elevations, and representative construction sections, (at 1:20 scale) of the new extension, to include details of the interface with the existing building;
- (g) details of the new rear porch, including its interface with the existing building;
- (h) specification and schedule of works for repairs to the canopied verandah to the front elevation of the house.
- (i) details (samples) of the roof coverings to the extension and new porch;
- (j) method statement and details for the unblocking of the original front door opening and reinstatement of a door in this opening;
- (k) details and samples of materials for all new hard landscaping works adjoining the property;

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 All new windows are to be single glazed to match the details of the existing historic fabric unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE6, HE7, HE14, HE16,

3. Every effort shall be made to salvage bricks from the existing wall forming the eastern boundary of the present rear extension for re-use in constructing the west wall of the new rear extension.

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.

5. The repairs to the Cob wall should be carried out to a high standard that is comparable to the original standard of work. Winchester City Councils Conservation Officer is awaiting a specification / method of proposed works, prior to the commencement of repair works.

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