



Winchester
City Council

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

UP TO 17 November 2008

For Guidance

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

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

APPLICATION CODES AND DESCRIPTION

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

Beauworth

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 08/02146/FUL

Ref No: W13879/05

Date Valid: 25 September 2008

Grid Ref: 456777 124875

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Adrian Brown

Proposal: Conservatory to rear

Location: Greengables Holding Lane Beauworth Alresford Hampshire SO24
0PB

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 existing tree to the south east of the property shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. An Arboricultural method statement shall be submitted to and approved by the local planning authority in writing before development commences. Details shall include;

- plans and cross sections of the existing and proposed ground levels of the development and the height of the ground floor slab level.
- details of the design of building foundations insofar as they affect tree.
- details of the specification and position of fencing (and of any other measures to be taken) for the protection of the retained tree from damage before or during the course of development. The fencing shall conform to the recommendations of BS 5837 2005 unless otherwise agreed in writing by the Local Planning Authority.

All materials equipment and machinery brought onto the site for the purposes of the development hereby permitted shall enter the site using the driveway only, and shall not be stored or placed in any area fenced in accordance with this condition.

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

2 The development hereby permitted shall be constructed using handmade plain clay roof tiles and ridge tiles re-claimed from the existing buildings on the site. The existing ridge tiles on The Palace House shall be re-used where practical. If any roof tiles or ridge tiles are not sourced from within the site then samples of these shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved materials.

Reason; To preserve the historic fabric and special interest of the listed building.

3 All softwood battens used in this project shall be either pre-treated or treated with preservative on site to a thirty year guarantee standard. The preservative is to be of an environmentally safe type (i.e. "bat friendly") and of a non-flammable type.

Reason; In the interest of the long term preservation of the listed building, to ensure the works have a reasonable life span, are durable and will not harm protected species.

4 Prior to the commencement of the works, a method statement, setting out the programme of the works, details of how the proposed new insulation is to be incorporated into the fabric, and how the interior is to be protected during the works, is to be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the subsequently approved method statement.

Reason; To preserve the fabric and special interest of the listed building.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: HE14

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/02172/TPC
Ref No: W10071/09TPOCA
Date Valid: 26 September 2008
Grid Ref: 455143 117270
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr And Mrs A Lovell
Proposal: Fell 1no. Juniper Chinensis tree; fell 1no. Prunus Accolade tree
Location: The Palace House Bishops Lane Bishops Waltham Southampton
Hampshire SO32 1DP

Decision: That no objection be raised

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/02209/FUL
Ref No: W20154/02
Date Valid: 17 September 2008
Grid Ref: 448080 121623
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr George Black
Proposal: Two storey side and rear extension
Location: Holly Cottage 33 Vears Lane Colden Common Winchester
Hampshire SO21 1TQ

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.

4 Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Method Statement for protection of trees during construction to proposed development at Holly Cottage, Vears Lane written by Bill Kowalczyk and submitted to the Local Planning Authority. Any deviation shall be agreed in writing with the Local Planning Authority.

Reason: to ensure protection and long term viability of nearby 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, DP4, DP13
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
5. The applicant is advised that there should be no surface alterations to the adjacent Public Right of Way or any other works carried out which affect the surface of a Right of Way without first seeking the permission of the Rights of Way Officer. Nothing connected with the development or its future use should have an adverse impact on the adjacent Public Right of Way which must remain available for public use at all times. To contact the relevant Rights of Way Officer go to www.hants.gov.uk/countryside/row/contactus.html.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/02122/FUL

Ref No: W10933/01

Date Valid: 29 September 2008

Grid Ref: 461811 120135

Team: EAST **Case Officer:** Trish Price

Applicant: Mr And Mrs Booth

Proposal: Erection of detached single garage

Location: 2 Niton Cottages Pound Lane Meonstoke Southampton Hampshire
SO32 3NP

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 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 CE6

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 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 noise nuisance, 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.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/02322/TPO

Ref No: WTPO/1889/03

Date Valid: 6 October 2008

Grid Ref: 461051 120473

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mr Philip Butler

Proposal: Fell 5no.Hawthorn trees

Location: 15 Millside Warnford Road Corhampton Southampton Hampshire
SO32 3AG

Decision: **Application Permitted**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/02111/FUL

Ref No: W13437/15

Date Valid: 18 November 2008

Grid Ref: 445344 124445

Team: WEST

Case Officer:

Applicant: Mr Jonathan Venn

Proposal: Change of use of land to B8 storage usage

Location: Four Dell Farm Poles Lane Otterbourne Winchester Hampshire
SO21 2DY

Decision: **Application Withdrawn**

Curdrige Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/02219/FUL
Ref No: W13597/05
Date Valid: 19 September 2008
Grid Ref: 452720 113886
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Robert Medway
Proposal: Removal of conditions no. 3 for allowed usage and variation of
condition no. 2 to alter opening hours of planning permission
W13597/04
Location: The Vine School Church Lane Curdrige Southampton Hampshire
SO32 2DR

Decision: Application Permitted

Conditions/Reasons

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

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

2 The use of the land and buildings subject of this permission shall not operate other than between the hours of 7:30 to 1800 Monday to Friday only, excluding public holidays. There shall be no variation to these hours unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties and to minimise the potential for traffic conflict between different activities using Church Lane throughout the week.

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), the premises shall be used only for day nursery purposes in accordance with the details submitted by email on 7 November 2008 and for no other purpose, including any other purpose within Use Class D1.

Reason: In the interest of highways safety and to protect the amenities of the area.

4 The 19 on-site carparking spaces shall be retained and, at all times, be made available for parking of staff and customers within the site to the satisfaction of the Local Planning Authority.

Reason: In the interest of highways safety and to protect the amenities of the area.

- iii) schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
- iv) retained areas of hedgerow and trees
- v) implementation programme.

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

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

Informatives

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

Winchester District Local Plan Review 2006: CE.5, and CE.19.

Denmead

Ward

Denmead

Conservation Area:

Case No: 08/02241/FUL

Ref No: W20609/02

Date Valid: 25 September 2008

Grid Ref: 465071 111880

Team: EAST

Case Officer: Trish Price

Applicant: Mr P And Mrs D Pitcher

Proposal: Conservatory to rear

Location: 60 Hatchmore Road Denmead Waterlooville Hampshire PO7 6TF

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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement for Proposed conservatory extension to 60 Hatchmore Road, Denmead, Waterlooville, Hampshire written by Dave Sykes Land Management Company. and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. 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 protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with above report for 60 Hatchmoor Road Denmead. Telephone 01962 848403.

There shall be no deviation from the agreed method statement.

Any deviation from works prescribed or methods agreed in accordance with Method Statement for 60 Hatchmore Road, Denmead, Waterlooville 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.

5 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

Hambledon

Ward

Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/02181/TPO
Ref No: WTPO/1290/02
Date Valid: 15 September 2008
Grid Ref: 464298 114946
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Jo Goddard
Proposal: 1no. Lime tree - crown reduce by 25% and remove deadwood
Location: Harfield Green Lane Hambledon Waterlooville Hampshire PO7
4SS

Decision: **Application Refused**

Conditions/Reasons

1 A crown reduction of 25% would be seriously detrimental to the health of the tree, as it would create large multiple pruning wounds, which could be a site of pathogen infection in the future.

Informatives

1. Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree.

Hursley

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/02152/FUL

Ref No: W02078/06

Date Valid: 23 September 2008

Grid Ref: 442914 125259

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr M Eggleton

Proposal: Erection of pallisade fence with gate to front garden and removal of hedge

Location: Priory Cottage Collins Lane Hursley Winchester Hampshire SO21 2JX

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3; HE4; HE5

Hursley **Ward** **Compton And Otterbourne**

Conservation Area:

Case No: 08/02204/REM
Ref No: W00420/25
Date Valid: 17 September 2008
Grid Ref: 444561 127638
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr GRANT BLOFIELD
Proposal: New dwelling (Details in compliance with Reserved Matters for Outline Planning Permission W00420/23) Amended Description.
Location: Yew Tree Service Station Romsey Road Pitt Winchester Hampshire SO22 5QP

Decision: **Application Permitted**

Informatives

1. Reserved matters in respect of the submission of plans indicating the proposed and existing functional services above and below ground (including drainage, power communications cables, pipelines etc), b(v) under outline application 0701301/OUT is not granted approval under this application. The approval of this reserved matters application does not confer approval of other conditions imposed under that outline planning application, unless otherwise noted below.
2. The materials submitted as part of the Reserved and Other Matters and condition 14 of 07/01301/OUT are hereby approved and are vertical cedar cladding for the walls, galvanised metal rainwater goods and Fellside Blue slate for the roof. The development shall be constructed in accordance with the approved plans.
3. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: none.
Winchester District Local Plan Review 2006: DP3, DP10, DP12, DP13, CE5, CE20, CE22, RT4, H4

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/02312/TPC
Ref No: W09920/03TPOCA
Date Valid: 13 October 2008
Grid Ref: 451587 132340
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Joe Gordon
Proposal: 7no. Leyland Cypress trees - crown reduce by 33%
Location: Paidon Avington Park Lane Easton Winchester Hampshire SO21
1EE

Decision: That no objection be raised

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/02455/TPC
Ref No: W03990/29/TPOCA
Date Valid: 22 October 2008
Grid Ref: 452377 132592
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr D Lyons
Proposal: 1 no. Cotoneaster to be felled, 1 no. Poplar to be felled, 1 no. Pine
to be felled, 3 no. Conifers to be felled, 1 no. Ash to be felled, 1 no.
Poplar to be felled, 4 no. Ash to be felled and 1 no. Birch to be
felled.
Location: Lower Chilland House Lower Chilland Lane Martyr Worthy
Winchester Hampshire SO21 1EB

Decision: That no objection be raised

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/02225/FUL
Ref No: W18472/01
Date Valid: 19 September 2008
Grid Ref: 449429 132421
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr R Bartle
Proposal: Single and two storey extensions with link to existing detached building to form annex accommodation
Location: Eversley Cottage St Marys Close Kings Worthy Winchester Hampshire SO21 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on approved drawing no. 82521434870/01.

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

3 The rooflights on the extension hereby approved shall be conservation type rooflights which lie flush or below the roofslope.

Reason: To ensure the rooflights are satisfactory and respect the character of the Conservation Area.

4 A revised arboricultural method statement, in accordance with BS5837:2005 shall be submitted to and approved by the local planning authority, prior to any demolition, construction or groundwork commencing on the site. The method statement shall include the following details:

- The location of all trees on the site;
- The line of protective fencing to protect all retained trees on the site shown on a scaled plan;
- Site construction access;
- Space shown on a scaled plan for the storage of materials and equipment.

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:-

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5

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

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/02151/FUL

Ref No: W11513/03

Date Valid: 22 September 2008

Grid Ref: 446452 131459

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr A Wilkins

Proposal: Relief from condition no. 2 of planning permission W11513/01 (use restricted to ancillary use to dwelling) to allow single storey annexe to be used as self contained unit of holiday accommodation

Location: Annexe 18 Swanmore Close Harestock Winchester Hampshire SO22 6LX

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, RT15, T2, T4

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

Conservation Area:

Case No: 08/02224/FUL
Ref No: W21255
Date Valid: 19 September 2008
Grid Ref: 453575 141034
Team: EAST **Case Officer:** Richard Whittington
Applicant: Mr D Khwaja
Proposal: Two storey rear extension
Location: 5 Parkhill Farm Cottages Larkwhistle Farm Road West Stratton
Winchester Hampshire SO21 3DS

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 Construction of the development hereby permitted shall be carried out in accordance with the details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site submitted on Drawing No. 260/006, with the application.

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

4 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 4 metres from the tree trunks in accordance with BS 5837.

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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/02316/TPC
Ref No: W09777/09TPOCA
Date Valid: 10 October 2008
Grid Ref: 458597 132597
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: C Popham
Proposal: 1no. Yew tree - tip in, reshape; fell 2no Lawson Cypress trees; 1no. Yew tree - crown reduce by 20%, tip in and reshape; fell 1no. Ash tree; 1no. False Acacia - tip in to reshape; fell 1no. False Acacia; 1no. False Acacia - reduce to growth points below V junction in crown
Location: Ferndale House Pound Hill Alresford Hampshire SO24 9BP

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.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/02342/TPC
Ref No: W02763/10TPOCA
Date Valid: 8 October 2008
Grid Ref: 458754 132905
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Ms Jacqueline De La Mare
Proposal: Fell 1no. Robinia tree
Location: Rosemary Cottage 1 Mill Hill Alresford Hampshire SO24 9DD

Decision: That no objection be raised

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/02431/TPC
Ref No: W02905/04TPOCA
Date Valid: 21 October 2008
Grid Ref: 458243 132552
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Charles Bazlinton
Proposal: Repollard Horse Chestnut
Location: Trees The Avenue Alresford Hampshire SO24 9EP

Decision: That no objection be raised

Informatives

1. Repollarding 50% of the larger poles of the Horse Chestnut gradually over a period of 2 years will encourage the new growth and bring the tree back into a manageable cycle.

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/02008/FUL
Ref No: W05735/22
Date Valid: 22 August 2008
Grid Ref: 452983 122826
Team: EAST **Case Officer:** Andrea Swain
Applicant: Dr And Mrs J Muir
Proposal: Erection of stable block (RESUBMISSION)
Location: Greenhill Farm Baybridge Lane Owslebury Winchester Hampshire
SO21 1JN

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 5 stables hereby permitted shall be for the private use of the applicant and shall not be used for any other purpose including DIY livery, 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 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 include the retention of the existing hedgerow and trees on the north and west boundary and specify species, density, planting, size and layout for a scheme for the east and south boundary of the site. 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.

5 No development shall take place until details of a soft landscape scheme, showing the retention of the hedgerow on the north and west boundaries and a scheme of planting on the east and south boundaries 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.

6 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.

7 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 amenity of the locality.

8 Detailed proposals for the disposal of foul and surface water from the shower and toilet hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the stables.

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

Informatives

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

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

Hampshire County Structure Plan Review: E7
Winchester District Local Plan Review 2006: DP3, CE5, CE6, 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.

The applicant should contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of Horse Manure.

4. The applicant is advised that condition(s) 4, 5 and 6 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/02205/TPC
Ref No: W21258/TPOCA
Date Valid: 23 September 2008
Grid Ref: 456143 113158
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Kathleen Riley
Proposal: 1no. Sycamore tree on land to the rear of 6 Cranford Close -
remove lower overhanging branches back to fence
Location: 6 Canford Close Shedfield Southampton Hampshire SO32 2HZ

Decision: That no objection be raised

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/02227/TPO
Ref No: WTPO/1931/01
Date Valid: 19 September 2008
Grid Ref: 461321 118564
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Dr J Miles
Proposal: 3 no. Thuja trees to be crown lifted to 3 metres, crown reduce by
1.5-2 metres.
Location: Borderlands Brockbridge Droxford Southampton Hampshire SO32
3QT

Decision: Application Permitted

Conditions/Reasons

1 The works hereby consented shall be limited to the house side of the tree only.

Reason: To protect the visual amenity value of the tree.

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/02228/TPO
Ref No: WTPO/1931
Date Valid: 19 September 2008
Grid Ref: 461321 118564
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Dr J Miles
Proposal: To fell 2 no. Cypress Trees and 2 no. Thuja Trees
Location: Borderlands Brockbridge Droxford Southampton Hampshire SO32
3QT

Decision: Application Permitted

Conditions/Reasons

1 Following the removal of the trees hereby consented, four extra heavy standard Liquidamber styraciflua trees shall be planted within the area of trees subject to tree felling and within a period of 9 months of the date of the felling 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 trees (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.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area

Informatives

1. Extra Heavy standard is defined as having 16-18cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/02123/OUT

Ref No: W03436/19

Date Valid: 25 September 2008

Grid Ref: 463439 108473

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Southwick Park Naval Recreation Centre

Proposal: Erection of marquee for a temporary period of 3 years (OUTLINE - considering appearance, layout, scale and access)

Location: Southwick Park Naval Recreation Centre Pinsley Drive Southwick Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 Development as proposed is contrary to Policy T5 of the Hampshire County Structure Plan Review and Policies DP3, DP11, CE5, CE28, RT12 and T1 of the Winchester District Local Plan Review in that;

- a) by reason of its design and materials it would be intrusive in the landscape and harmful to the rural character of the area,
- b) in the absence of an acoustic report it has not been demonstrated that the development would be acceptable in terms of its potential impact upon local residents in terms of noise disturbance and
- c) it is located in an unsustainable location and is likely to attract a large number of journeys by private car and there is little potential for the use of public transport, cycling or walking.

Informatives

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

Hampshire County Structure Plan Review: T5

Winchester District Local Plan Review: DP3, DP11, CE5, CE28, RT12 and T1

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/02382/HCS

Ref No: W13148/03

Date Valid: 15 October 2008

Grid Ref: 447468 136523

Team: EAST

Case Officer: Andrea Swain

Applicant: Landacre Trading Ltd

Proposal: Proposed land improvement using inert material transferred from adjoining site

Location: Sanctuary Farm Alresford Drove South Wonston Winchester Hampshire SO21 3HW

Decision: That no objection be raised

Conditions/Reasons

1 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.

2 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.

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/02183/TPC
Ref No: W21261/TPOCA
Date Valid: 26 September 2008
Grid Ref: 447830 124338
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Christopher Seagrave
Proposal: Fell 1 no. Norway spruce; Crown reduce 1 no. Holly by 15% ;
crown reduce 1 no Leylandi by 15%
Location: Graylings 8 The Drove Twyford Winchester Hampshire SO21 1QL

Decision: That no objection be raised

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 08/02523/TPC
Ref No: W13986/06TPOCA
Date Valid: 4 November 2008
Grid Ref: 448275 125475
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Peter Lippiktt
Proposal: 1no. Yew tree - crown lift to 1m above ground level crown thin by
20%; fell - 2no. Conifer trees; crown thin by 10% - 2no. Apple
trees 1no. Plum tree and 1no. Damson tree ; fell 1no. Holly tree;
fell 2no. Elderberry trees; reduce height by 1m and crown reduce
sides by 10% of 1no. Sycamore tree and 1no. Plum tree
Location: The Lodge Coxs Hill Twyford Winchester Hampshire SO21 1PQ

Decision: That no objection be raised

Upham Ward Owslebury And Curdridge

Conservation Area:

Case No: 08/02221/AVC
Ref No: W11510/11A
Date Valid: 19 September 2008
Grid Ref: 452276 119539
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Graeme Sutherland
Proposal: 2 No Externally illuminated signs 2 No Internally illuminated signs 8
No Non illuminated signs
Location: The Alma Inn Alma Lane Upham Hampshire SO32 1HE

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5, HE.8, CE.23

Upham Ward Owslebury And Curdrige

Conservation Area: Upham Conservation Area
Case No: 08/02324/LBC
Ref No: W12260/05
Date Valid: 6 October 2008
Grid Ref: 453950 120752
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr And Mrs M Danby
Proposal: Demolition of existing conservatory and garages
Location: Newlyns Farm House Shoe Lane Upham Southampton Hampshire
SO32 1JJ

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: DP.1, DP.3, HE.5, HE.7

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02212/FUL
Ref No: W21260
Date Valid: 25 September 2008
Grid Ref: 452649 109810
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr Glen Kreffer
Proposal: New access to side of garage, removal of existing garage door and replacement door and window to convert garage into drying room
Location: 146 Thyme Avenue Whiteley Fareham Hampshire PO15 7GF

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02288/TPO
Ref No: WTPO/1612/28
Date Valid: 30 September 2008
Grid Ref: 453568 108608
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Cooper
Proposal: 1 Oak tree - 15 % Crown reduction; Crown lift by 2m
Location: 4 Wright Close Whiteley Fareham Hampshire PO15 7JU

Decision: Application Permitted

Conditions/Reasons

1 Owner of oak tree has given consent for the works to go ahead as long as the lower limbs are not removed so as to continue to give a screen between the two houses and the works are limited to the applicants side of the tree.

limit of work - the work hereby permitted shall be limited to crown reduce 1 x Oak tree by removing no more than 15%of live crown and no limb larger than 10cm diameter.

Reason - to safeguard the amenity value and health of the trees

Wickham Ward Wickham

Conservation Area:

Case No: 08/00930/FUL
Ref No: W
Date Valid: 17 November 2008
Grid Ref: 457186 111463
Team: WEST **Case Officer:**
Applicant: Mr Paul Web
Proposal: Installation of a 74cm satellite dish
Location: The CO OP Store 4 The Square Wickham Fareham Hampshire
PO17 5JN

Decision: Application Withdrawn

Wickham Ward Wickham

Conservation Area:

Case No: 08/00931/LIS
Ref No: W
Date Valid: 18 November 2008
Grid Ref: 457186 111463
Team: WEST **Case Officer:**
Applicant: Mr Paul Web
Proposal: Installation of a vsat satellite dish mesh type 0.74 metres elliptical
and grey colour to the south facing wall of the building
Location: The CO OP Store 4 The Square Wickham Fareham Hampshire
PO17 5JN

Decision: Application Withdrawn

Wickham Ward Wickham

Conservation Area:

Case No: 08/02166/TPO
Ref No: WTPO/1692/27
Date Valid: 8 September 2008
Grid Ref: 456225 109390
Team: **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Ed Boorman
Proposal: 1no. Lime tree - crown thin by 20% including removal of epicormic
growth
Location: 10 Park Approach Knowle Fareham Hampshire PO17 5NR

Decision: Application Permitted

Wickham Ward Wickham

Conservation Area:

Case No: 08/02167/TPO
Ref No: WTPO/1692/28
Date Valid: 8 September 2008
Grid Ref: 456235 109382
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Ms Alison Blume
Proposal: 1no. Lime tree - crown thin by 20% including removal of epicormic growth
Location: 16 Park Approach Knowle Fareham Hampshire PO17 5NR

Decision: Application Permitted

Wickham Ward Wickham

Conservation Area:

Case No: 08/02168/TPO
Ref No: WTPO/1692/29
Date Valid: 8 September 2008
Grid Ref: 456231 109385
Team: **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Christian Mathews
Proposal: 1no. Lime tree - crown thin by 20% including removal of epicormic growth
Location: 14 Park Approach Knowle Fareham Hampshire PO17 5NR

Decision: Application Permitted

Wickham Ward Wickham

Conservation Area:

Case No: 08/02213/FUL
Ref No: W15805/01
Date Valid: 18 September 2008
Grid Ref: 457059 111536
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Matthew Landless
Proposal: Single storey rear extension to replace existing conservatory
Location: 1A Avenue Cottages Winchester Road Wickham Fareham
Hampshire PO17 5EX

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 south east or north west elevation(s) of development 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

Wickham Ward Wickham

Conservation Area:

Case No: 08/02259/TPO
Ref No: WTPO/0019
Date Valid: 25 September 2008
Grid Ref: 456692 111768
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Blake
Proposal: Fell 1no. Sycamore tree
Location: The Rookery Park Place Winchester Road Wickham Fareham
Hampshire PO17 5EZ

Decision: Application Permitted

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/01705/AVC
Ref No: W04944/07
Date Valid: 23 September 2008
Grid Ref: 448147 129457
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr John Monks
Proposal: Display of 2no. non-illuminated shop fascia signs and 1no. hanging
sign (RETROSPECTIVE)
Location: Tie Rack 34 High Street Winchester Hampshire SO23 9BL

Decision: Application Permitted

Conditions/Reasons

1 For the avoidance of doubt the signage shall be erected in accordance with the details shown on drawing 13785/01 by New Vision, hereby approved.

Reason: To protect the special historic and architectural interest of the listed building.

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

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

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

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

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

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

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: HE11

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/01839/FUL

Ref No: W07104/04

Date Valid: 24 September 2008

Grid Ref: 445848 128188

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr David Rattue

Proposal: Extend and alter double garage into single garage and 1 bed annex

Location: 53 Olivers Battery Road North Olivers Battery Winchester
Hampshire SO22 4JB

Decision: **Application Refused**

Conditions/Reasons

1 It is considered that the design and scale of the proposed structure fails to respond positively to the character of the area, and therefore does not accord with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

2 It is considered that the proposal will have an unacceptable impact in the form of overlooking on the residential amenity of neighbouring occupants, and therefore does not accord with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

3 It is considered that given the scale and location of the proposed development and proximity of the proposal to an important tree, insufficient information has been submitted, and the proposal therefore is not consistent with the requirements of policy DP1 of the Winchester District Local Plan Review 2006, and the local planning authority cannot be completely confident that the proposal will not contravene policy DP4 of the Winchester District Local Plan Review 2006.

Informatives

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

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

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

Conservation Area:

Case No: 08/02126/FUL
Ref No: W17257/06
Date Valid: 23 September 2008
Grid Ref: 447012 129794
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs Juliette Brett
Proposal: Two storey side extension and single storey rear extension
Location: 38 Milverton Road Winchester Hampshire SO22 5AU

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to Policy DP3 of the Winchester District Local Plan Review in that the extensions, by reason of their design, materials, scale, position and proximity to the western boundary, would appear incongruous and visually intrusive and would therefore not respond positively to the character and appearance of the existing house and the local 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, DP4

Winchester Town Ward St Paul

Conservation Area:

Case No: 08/02127/FUL
Ref No: W17257/07
Date Valid: 23 September 2008
Grid Ref: 447012 129794
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mrs Juliette Brett
Proposal: Single storey side and rear extension first floor rear extension and
first floor side extension
Location: 38 Milverton Road Winchester Hampshire SO22 5AU

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to Policy DP3 of the Winchester District Local Plan Review in that the extensions, by reason of their design, materials, scale and position, would appear incongruous and visually intrusive and would therefore not respond positively to the character and appearance of the existing house and the local 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, DP4

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02179/TPC
Ref No: W08820/13TPOCA
Date Valid: 25 September 2008
Grid Ref: 447521 129351
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Richard Green
Proposal: Fell 1no. Horsechestnut tree
Location: 8 St James Lane Winchester Hampshire SO22 4NX

Decision: That no objection be raised

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/02201/AVC
Ref No: W04842/09A
Date Valid: 3 October 2008
Grid Ref: 448068 129705
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Richard Robson
Proposal: 1 no. hanging sign
Location: The Old Presbytery 29A Jewry Street Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposed projecting sign would be, by reason of its siting, design and materials, a discordant feature on the front of this listed building to the detriment of the visual amenities of the locality which forms part of the Winchester Conservation Area. The sign is therefore contrary to Policy E16 of the Hampshire County Structure Plan, Policies DP3, HE11 of the Winchester District Local Plan Review and the advice given in the Council's "Design Guidance for the Control of Shopfronts and Signs".

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE11

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 08/02231/FUL
Ref No: W09803/07
Date Valid: 22 October 2008
Grid Ref: 447375 131149
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr John Burrows
Proposal: Erection of building comprising 1 no. three bedroom house and 2 no. two bedroom apartments with associated parking, access and landscaping
Location: 109 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Withdrawn

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/02242/TPC
Ref No: W04413/05TPOCA
Date Valid: 2 October 2008
Grid Ref: 448511 129737
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Hampshire Police
Proposal: 1no. Sycamore tree - crown lift to remove overhanging branches from roof of house; fell 1no. Willow tree
Location: Hampshire Constabulary Police Station North Walls Winchester Hampshire SO23 8DW

Decision: That no objection be raised

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/02254/FUL
Ref No: W20473/01
Date Valid: 29 September 2008
Grid Ref: 447346 128810
Team: EAST **Case Officer:** Trish Price
Applicant: Mr David Bannister
Proposal: Conversion of garage into living space; replace garage door with window
Location: 2 Wentworth Grange Winchester Hampshire SO22 4HZ

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

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

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: 08/02260/TPO
Ref No: WTPO/0506/113
Date Valid: 26 September 2008
Grid Ref: 446505 128912
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Bath
Proposal: 6no. Yew trees - crown reduce by 25%; 1no. Beech tree - reduce branches over garden side by 3m; 3no. Yew trees - reduce overhanging branches over road to 5m above ground and remove lowest limb
Location: 6 Sleepers Hill Gardens Winchester Hampshire SO22 4NT

Decision: **Application Permitted**

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

Conservation Area:

Case No: 08/02269/TPC
Ref No: W13795/04TPOCA
Date Valid: 6 October 2008
Grid Ref: 447481 128550
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Dunwin Properties Ltd
Proposal: 1no. Holly tree - crown reduce by 20%; 1no. Apple tree - crown reduce by 5%; 1no. Yew tree - crown thin by 10%; 1no. Pittisporam tree - prune back overhanging branches crown reduce by 5%; 1no. Laurel tree - prune back overhanging branches and crown reduce by 5%; fell 1no. Cypress tree; 1no. Holly tree - crown thin by 10% and prune back overhanging branches; 1no. Holly tree - crown reduce by 5% and prune back overhanging branches
Location: Lantern Court 90 Christchurch Road Winchester Hampshire

Decision: **That no objection be raised**

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

Conservation Area:

Case No: 08/02280/TPC
Ref No: W07919/12TPOCA
Date Valid: 29 September 2008
Grid Ref: 447922 129376
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Jackman
Proposal: Fell 1no. Salix
Location: Southgate House 27 Southgate Street Winchester Hampshire
SO23 9EH

Decision: **That no objection be raised**

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

Conservation Area:

Case No: 08/02281/TPO
Ref No: WTPO/1284/03
Date Valid: 29 September 2008
Grid Ref: 446788 130242
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Beasant
Proposal: 4no. Beech trees - crown lift to 6m above ground level
Location: Delves 54A Chilbolton Avenue Winchester Hampshire SO22 5HQ

Decision: **Application Permitted**

Conditions/Reasons

- 1 Pruning limited to removal of limbs up to 30mm in Diameter.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/02303/FUL
Ref No: W21266
Date Valid: 2 October 2008
Grid Ref: 448251 130258
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Humphries
Proposal: Single storey rear extension
Location: 5 Monks Road Winchester Hampshire SO23 7EQ

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 western elevation(s) of 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:-

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02313/TPC
Ref No: W02247/06TPOCA
Date Valid: 15 October 2008
Grid Ref: 447724 128706
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Bailey
Proposal: 3no. Lime trees - re pollard; 3no. Apple trees - general prune of new growth reduce by 15% ; 1no. Prunus Piscardii - crown thin by 15%; 1no. Bay tree - crown reduce by 25%; 1no. cherry tree - cut back from property by 1m and crown lift to 3m
Location: St Catherines 38 St Cross Road Winchester Hampshire SO23 9PR

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02335/FUL
Ref No: W21269
Date Valid: 13 October 2008
Grid Ref: 447380 128087
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Angus Buchanan
Proposal: 2 storey rear extension
Location: 10 Whiteshute Lane Winchester Hampshire SO23 9RA

Decision: Application Refused

Conditions/Reasons

1 The proposed extension is considered to be contrary to Policy DP3 Winchester District Local Plan Review in that it would:

(i) by reason of its form, design and use of materials be an unsympathetic extension to the existing dwelling to the detriment of its appearance. The proposal would not respond positively to the character, appearance and variety of the local environment.

(ii) result in the overlooking of the garden of 8 Whiteshute Lane from the window of bedroom 2 on the north east elevation of the proposed extension to the detriment of the amenities of the occupiers of this dwelling.

Informatives

1. 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 Paul

Conservation Area:

Case No: 08/02336/FUL
Ref No: W12121/07
Date Valid: 13 October 2008
Grid Ref: 447469 129722
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Town Local Property Co.ltd
Proposal: Demolition of garage and replace with 1 no. two bedroom detached dwelling
Location: 14 Clifton Road Winchester Hampshire SO22 5BP

Decision: Application Withdrawn

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02340/TPC
Ref No: W01259/18TPOCA
Date Valid: 8 October 2008
Grid Ref: 447580 128072
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Julian Howell
Proposal: Fell 1no. Cypress tree
Location: 55 St Cross Road Winchester Hampshire SO23 9RE

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02344/TPC
Ref No: W09580/05TPOCA
Date Valid: 8 October 2008
Grid Ref: 447406 128200
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs L Sefton
Proposal: 1no. Yew tree - Removal of 1no. low branch and crown reduce and reshape by 1.5m and crown lift to 5m; 1no. Copper Beech tree - crown lift to 5m
Location: 130 Christchurch Road Winchester Hampshire SO23 9QY

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02385/TPC
Ref No: W19595/01TPOCA
Date Valid: 16 October 2008
Grid Ref: 447555 128949
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Linsey
Proposal: 1no. Fagus - crown lift to 5m and crown thin by 10%; fell - 1no. Ginko
Location: The Old Garden 30 Christchurch Road Winchester Hampshire SO23 9SS

Decision: **That no objection be raised**

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02397/TPC
Ref No: W21206/01TPOCA
Date Valid: 17 October 2008
Grid Ref: 447270 129346
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Simon Chaplin Rodgers
Proposal: Fell 1no. Sycamore tree
Location: Marfield Cottage St James Lane Winchester Hampshire SO22 4NY

Decision: **That no objection be raised**

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02430/TPC
Ref No: W21276/TPOCA
Date Valid: 21 October 2008
Grid Ref: 447628 128675
Team: WEST **Case Officer:**
Applicant: Mrs Victoria Sturges
Proposal: Repollard Willow tree
Location: 10 Ranelagh Road Winchester Hampshire SO23 9TA

Decision: **That no objection be raised**

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02434/TPC
Ref No: W14186/10TPOCA
Date Valid: 21 October 2008
Grid Ref: 447547 128923
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Pippa Billington
Proposal: Crown thin by 10% and 5m crown lift on 1 no. Lime tree
Location: 32 Christchurch Road Winchester Hampshire SO23 9SS

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/02463/TPC
Ref No: W21206/02TPOCA
Date Valid: 24 October 2008
Grid Ref: 447270 129346
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Simon Rogers
Proposal: 1no. Beech tree - crown lift on south east side to 5m and crown
clean crossing and rubbing branches
Location: Marfield Cottage St James Lane Winchester Hampshire SO22 4NY

Decision: That no objection be raised

Wonston Ward

Conservation Area:

Case No: 08/02299/TPO
Ref No: WTPO/1784/01
Date Valid: 7 October 2008
Grid Ref: 448387 136332
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Darryl Stevenson
Proposal: 1no. Beech tree - reduce back from house and garage by 3-4m
Location: Wallers Ash Old Stoke Road Stoke Charity Winchester Hampshire
SO21 3PW

Decision: Application Permitted