



Winchester
City Council

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

UP TO 24 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/02362/FUL

Ref No: W00240/79

Date Valid: 13 October 2008

Grid Ref: 446387 128030

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Mulvey

Proposal: Hipped lean-to conservatory to the rear

Location: 10 Broad Chalke Down Badger Farm Winchester Hampshire SO22
4LR

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/02116/FUL

Ref No: W20661/02

Date Valid: 8 September 2008

Grid Ref: 455047 117821

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr N Simmonds

Proposal: Two storey side extension, replace existing flat roof with pitched roof including new porch on front elevation and new pitched roof to existing garage to rear

Location: 28 Langton Road Bishops Waltham Southampton Hampshire SO32 1GF

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/02353/LIS
Ref No: W07862/02LB
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 works hereby consented to shall be begun before the expiration of three years from the date of this consent.

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

2 The development hereby permitted shall be 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

3. The applicant is advised to seek advice as to whether Scheduled Ancient Monument consent is required for this site.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/01325/FUL

Ref No: W00704/16

Date Valid: 1 August 2008

Grid Ref: 449441 121409

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr R N Lloyd

Proposal: Extension to existing unit; change of use of land to overflow car parking and turning area; retention of 3m high boundary fence (RETROSPECTIVE)

Location: Swifts Farm Craft Centre Unit 7 Hensting Lane Fishers Pond
Winchester 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 The parking and turning areas hereby approved shall only be used for the parking and turning of vehicles and for no other purpose. No plant or machinery shall be operated within the parking and turning area.

Reason: In the interests of the amenities of the occupants of nearby dwellings.

3 The extension to the existing unit hereby approved shall not be used as a separate / independent unit in relation too unit 7 as shown on the submitted plans.

Reason: In the interests of the amenities of the occupants of nearby dwellings and in to ensure that the unit does not generate additional traffic in the interests of sustainability.

4 The parking and turning area shall not be re-surfaced with an impermeable surface.

Reason: In the interests of sustainable drainage and tree protection.

5 The use of the extension hereby approved shall be confined to use classes B1C and B8 of the Town and Country Planning - Use Classes Order 2005, (or any order revoking and re-enacting that Order with our without modification) or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To protect the amenity of the occupants of nearby dwellings.

6 No tools or machinery shall be operated, no process carried on and no deliveries taken or dispatched from the site outside of the hours of 08:00- 18:00 weekdays, 08:00 - 13:00 on Saturdays or at any time on Sundays and bank holidays.

Reason: In the interests of the amenities of the occupants of nearby dwellings.

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, DP6, CE5, CE12, CE18, T1, T2, T3

3. The applicant / owner should be aware that the conditions attached to planning permission W00704/14 apply to this development.

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.

5. 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.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/02253/FUL

Ref No: W21264

Date Valid: 29 September 2008

Grid Ref: 448545 121703

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr N Tenray

Proposal: Proposed two storey side extension, elevational alterations and replacement garage

Location: Perrans 143 Main Road Colden Common Winchester Hampshire SO21 1TL

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 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.

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, CE23

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/02373/TPO

Ref No: WTPO/1212/83

Date Valid: 14 October 2008

Grid Ref: 448148 122091

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mr Stuart Lille

Proposal: 1 no. Oak tree - cut back by reducing lower branch back by 4m to suitable forks and removing secondary at 3m limb back to trunk

Location: 52 Avondale Park Main Road Colden Common Winchester
Hampshire SO21 1TG

Decision: **Application Permitted**

Conditions/Reasons

1 Pruning is limited to removal of no limbs larger than 40mm Diameter.
Reason - to safeguard the amenity value and health of the trees

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/01561/FUL
Ref No: W20351/01
Date Valid: 3 July 2008
Grid Ref: 442363 134950
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr Paul Younger
Proposal: Erection of detached five bed dwelling wit new acces onto Peach Hill Lane with associated landscaping
Location: Copper Beech House Peach Hill Lane Crawley Winchester Hampshire SO21 2QB

Decision: Application Refused

Conditions/Reasons

1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links. The proposal is therefore contrary to Policy H4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside.

2 The site occupies an important location on the edge of the village and is currently undeveloped. The development of this space would be harmful to the visual amenities of the locality. The proposed house would, by reason of its size, siting and design, constitute an inappropriate form of development detrimental to the character and appearance of the adjoining conservation area and to the setting of listed buildings to the east and south. The proposal is therefore contrary to policies H.4, DP.3, HE.5 and HE.16 of the Winchester District Local Plan, the supplementary planning guidance 'Implementation of Infilling Policy' adopted in July 2006 and Crawley Village Design Statement adopted in 2001.

3 The proposed house, by reason of its design and close proximity to the east and south of Tall Trees to the west would cause an unacceptable degree of overlooking of this dwelling to the detriment of the enjoyment of the occupants contrary to policy DP.3 of the Winchester District Local Plan Review 2006.

4 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the units.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE.5, HE.16, H4, H7, T1, T2, T3, T4, RT4

Curdridge

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 08/00954/FUL

Ref No: W21259

Date Valid: 22 September 2008

Grid Ref: 453961 114229

Team: WEST

Case Officer: Elaine Walters

Applicant: Mrs Marianne Small

Proposal: Roof alterations to provide additional accommodation including dormer windows front and rear and conversion of existing building into 3no. three bed terraced dwellings

Location: Upper Curdridge Post Office Gordon Road Curdridge Southampton Hampshire SO32 2BE

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is considered to be contrary to Policy H4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that the site is located in an unsustainable location in the countryside, where there is a presumption against new housing. It has not been demonstrated that there is safe and convenient access from the site, to the required range of local services, or public transport links and the new dwellings would therefore result in an increase in car trips.

2 The proposal is considered to be contrary to Policies H4, H7 and DP3 of the Winchester District Local Plan Review 2006 and Planning Policy Statement PPS3: Housing, in that the proposed development, by virtue of the scale and design of the roof and rear extensions, would cause harm to the visual amenity and the rural character of this area. The side and front elevations of the building are prominent in views from Gordon Road and the proposed development would form an obtrusive feature in the street with a pre-dominance of hard landscaping, harmful to the appearance of the area.

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

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

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, DP9, H4, H7, E2, RT4, T2, SF7, E2

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/02355/FUL

Ref No: W13473/06

Date Valid: 10 October 2008

Grid Ref: 453206 113934

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr M Coleman

Proposal: Two storey rear extension

Location: Homelands Chapel Lane Curdrige 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 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 proposed first floor window(s) in the northwest side elevation of the extension and the existing building hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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

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

Informatives

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

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

Denmead Ward Denmead

Conservation Area:

Case No: 08/02270/TPO
Ref No: WTPO/1675
Date Valid: 29 September 2008
Grid Ref: 464574 112723
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs L Offord
Proposal: 1no. Oak tree - crown reduce by 20%
Location: Beresford House Thompsons Lane Denmead Waterlooville
Hampshire PO7 6NB

Decision: Application Permitted

Conditions/Reasons

- 1 The 20% reduction of limbs shall only be taken from the main canopy rather than from the internal canopy.

Reason: To safeguard the future amenity value and health of the tree.

Exton Ward Upper Meon Valley

Conservation Area:

Case No: 08/02486/APN
Ref No: WAG/257/02
Date Valid: 30 October 2008
Grid Ref: 460030 120986
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Mark Gardner
Proposal: Extension to existing agricultural barn
Location: Exton Park Organics Allens Farm Lane Exton Hampshire

Decision: **That no objection be raised**

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP5, CE5, CE6, CE7, CE13

Itchenstoke And Ovington Ward Itchen Valley

Conservation Area:

Case No: 08/02178/TPO
Ref No: WTPO/0014
Date Valid: 11 September 2008
Grid Ref: 456024 131466
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr And Mrs Thorne
Proposal: Fell 3 no. Lime Trees
Location: Ovington House Ovington Park Lane Ovington Winchester
Hampshire SO24 0AB

Decision: **Application Refused**

Conditions/Reasons

1 The limes have a high visual amenity value as they can be seen from the main road and a number of properties within the village.

There is no evidence from a structural engineer supporting the claim that there is any damage/hazard to the wall.

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

Conservation Area:

Case No: 08/01798/FUL
Ref No: W20105/03
Date Valid: 29 July 2008
Grid Ref: 451840 142658
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Braden Chartered Surveyors
Proposal: Demolition of existing property on site and replacement with 3 no dwellings (RESUBMISSION)
Location: The Bungalow Overton Road Micheldever Station Winchester Hampshire SO21 3AN

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. The materials used shall be:

- stock brick
- stone window cills
- timber windows and doors
- handmade clay roof tiles
- clay bonnet hips
- lead cheeks to dormers

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 development 1:20 fully annotated elevations and sections shall be submitted to and approved in writing by the Local Planning Authority showing fully:

- windows
- eaves
- window cills
- front doors
- brick detailing over windows and doors
- dormer windows
- chimneys
- garage doors
- porches

The doors and windows on the development hereby approved shall be recessed a minimum of 75mm. The approved details shall be fully implemented before the development is occupied.

Reason: In the interests of visual amenity.

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. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;

Soft landscape details shall include the following as relevant:

- planting plans, including replacement trees;
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme.

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

5 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.

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

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

7 The two bedroom units hereby approved shall not be altered or combined to form one unit and shall be completed before the four bedroom unit hereby approved is first occupied.

Reason: To ensure the provision and retention of small units of accommodation as required by Policy H7 of the Winchester District Local Plan Review and to ensure the comprehensive development of the site.

8 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference GMSA/1449d written by Bill Kowalczyk Arboricultural Consultant 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.

9 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 Method Statement reference GMSA/1449d written by Bill Kowalczyk Arboricultural Consultant. Telephone 01962 848317.

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

10 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement reference GMSA/1449d written by Bill Kowalczyk Arboricultural Consultant, unless otherwise agreed in writing by the Local Planning Authority.

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

11 Details of cycle storage shall be submitted to and approved in writing by the local planning authority before the development commences.

Reason: In the interests of sustainability and highway safety.

12 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.

13 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.

14 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

15 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.

16 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.

17 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.

18 No development shall take place on site until details of the design of the proposed trench soakaway (as shown on drawing No. 08135/01) insofar as it affects the adjacent ash and oak trees (T11 and T12) are submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

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

19 The existing hedge along the southern and eastern boundary shall be retained. If the hedge is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another hedge of the same species and size 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: In the interests of local amenity.

20 Prior to the occupation of the development hereby approved, the post and rail fence in the garden of Unit 1 shall be erected and retained in that form thereafter.

Reason: In the interests of local amenity.

21 The porch on the east elevation of Unit 1 shall be completed before the dwelling is occupied and shall be retained thereafter.

Reason: In the interests of local 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, DP5, DP9, DP10, DP13, H3, H7, RT4

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.

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/02256/FUL

Ref No: W03006/07

Date Valid: 25 September 2008

Grid Ref: 452202 143819

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Timothy Lock

Proposal: Deattached double garage with store and games room above

Location: The Boundary Coxford Down Micheldever Winchester Hampshire
SO21 3BD

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 A scheme shall be submitted to show the measures to be employed for the protection of trees and hedgerows during the construction period. This scheme shall be approved in writing by the local authority and the development carried out in accordance with the approved details.

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

3 If any of the trees labelled A-F on the Block Plan (ref: 2814/2) die or require removal within ten years of the commencement of works, as a result of the development hereby permitted, another tree, of the same species, shall be planted in the same location in the next planting season, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the trees on the site are protected, in accordance with the objectives of policies DP4 and HE16 of the Winchester District Local Plan Review 2006.

4 The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the existing dwelling.

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 and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

5 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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, DP4
Planning Policy Statement 7

New Alresford Ward The Alresfords

Conservation Area:

Case No: 08/01087/FUL
Ref No: W02197/19
Date Valid: 1 October 2008
Grid Ref: 458636 133005
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mrs Shoonagh Hubble
Proposal: Change of use of part of garage/store building to self-contained au-
par/guest accommodation (WITHIN THE CURTILAGE OF A
LISTED BUILDING) (RETROSPECTIVE)
Location: Arle House Ladywell Lane Alresford Hampshire SO24 9DF

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 annexe / accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The annexe shall only be occupied by guests or staff serving the occupants of the main dwelling The dwelling-house extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, let, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To ensure that a separate unit of accommodation is not established without planning permission in the interests of 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, HE4, HE5, HE6, HE13, HE14.

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 08/02276/FUL
Ref No: W11537/03
Date Valid: 29 September 2008
Grid Ref: 458927 132706
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Michael Atterton
Proposal: Erection of replacement sun lounge (WITHIN THE CURTILAGE OF
A LISTED BUILDING)
Location: 13 East Street Alresford Hampshire SO24 9EQ

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 Prior to the commencement of the development hereby approved, details of the colour of the sun lounge shall be submitted to, and approved in writing by the Local Planning Authority. The sun lounge shall be finished and retained in this colour.

Reason: To protect the character and appearance 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: DP3, HE5, HE6, HE16

Owslebury

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 08/02268/FUL

Ref No: W14113/01

Date Valid: 29 September 2008

Grid Ref: 451462 123453

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Paul Weston

Proposal: Two storey side extension and single storey rear extension

Location: 1 Bankside Cottages Main Road Owslebury Winchester Hampshire
SO21 1LU

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.

All new windows apart from the doors serving the family room shall use timber frames unless otherwise agreed in writing by the Local Planning Authority.

The roofing material serving the two storey extension shall use natural slates unless otherwise agreed in writing by the Local Planning Authority.

All windows shall be recessed back from the elevation by a minimum of 800mm unless otherwise agreed in writing by the Local Planning Authority.

The barge boards and eaves shall use timber painted white unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the materials are appropriate to the age and style of the dwelling.

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 dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the approved two storey extension hereby permitted.

The window serving the ensuite bathroom shall be glazed with obscure glass in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the adjoining residential properties and to ensure that the extension does not appear to be excessively prominent.

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

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

5 The land associated with the use hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels, unless authorised in writing by the Local Planning Authority.

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

6 The use of the stables and menage hereby permitted shall be restricted to the keeping of horses on the site for private recreational use and shall not at any time be used for any other form of equestrian activity.

Reason: To define the scope of this planning permission.

7 Soft landscape works shall be undertaken in accordance with the plans and details submitted by Southern Planning Practice drawing reference WIN/842/AK/002a received on 7 November 2008 and annotated 'Planting Plan'.

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

8 All landscape works shall be carried out in accordance with the approved plans and details and in accordance with a schedule and programme to be first submitted to and approved in writing by the Local Planning Authority prior to works commencing on the site. 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.

The programme to be submitted in relation to this condition shall include a schedule of landscape maintenance for existing and approved planting, details of the arrangements for its implementation and protection of the existing hedgerows from horse grazing. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

9 The hedgerow (including the trees) along the front boundary of the site adjacent to St. Anne's Lane shall be retained in perpetuity along its entire length and at a minimum height of 2 metres unless any variation is agreed in writing by the local planning authority. The hedge shall also be protected by a post and rail fence with a minimum height of 1.5 metres set back a minimum distance of 1.5 metres from the hedge (unless otherwise agreed by the local planning authority in writing) before the use hereby permitted is begun on site and thereafter the fence shall be retained and maintained in a sound condition.

Reason: To ensure the protection of trees and hedgerow along St. Annes Lane which screens the development hereby approved and makes a significant contribution to the countryside character of the locality.

10 The existing trees and hedgerow along St. Annes Lane shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority during the course of the construction works hereby approved. These trees shall be protected during building operations by the erection of fencing the details of which shall first be submitted to and approved in writing by the local planning authority.

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

11 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: RT11, CE2, CE3, DP13

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/02283/FUL
Ref No: W20679/02
Date Valid: 14 October 2008
Grid Ref: 456194 115349
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Audley Homes (Southern) Ltd
Proposal: Removal of Condition 7 of Permission W20679/01, to allow continued use of the existing access to Amberlea
Location: Rear Of Amberlea Winchester Road Waltham Chase Hampshire

Decision: Application Permitted

Conditions/Reasons

1 The existing turning space within the curtilage of Amberlea shall be retained and kept available to enable vehicles using the site to enter and leave in a forward gear.

Reason: In the interests of highway safety.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: T2, T4

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/02275/FUL

Ref No: W15330/01

Date Valid: 29 September 2008

Grid Ref: 464516 123993

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs G Tregoning

Proposal: First floor side extension

Location: Edwina Cottage Lynch Lane West Meon Petersfield Hampshire
GU32 1LT

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 roof of the extension hereby permitted shall match the existing roof tiles used in the existing building unless otherwise agreed in writing by the Local Planning Authority. The proposed tile hanging shall match the existing tile hanging unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5,

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02264/FUL
Ref No: W16812/02
Date Valid: 26 September 2008
Grid Ref: 453796 108594
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Anthony Axton
Proposal: Demolition of existing garage; construction of double garage with accommodation above; two storey side extension and single storey rear extension; new entrance porch
Location: 19 Skylark Meadows Whiteley Fareham Hampshire PO15 6TJ

Decision: Application Refused

Conditions/Reasons

1 It is considered that the proposed garage, by virtue of its siting, scale and mass represents an unacceptably bulky form of development that will not respond positively to and would compromise the existing spatial characteristics of the area and is therefore contrary to policy DP3 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: DP3; CE23

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 08/02055/FUL

Ref No: W14097/59

Date Valid: 29 August 2008

Grid Ref: 456065 109425

Team: WEST

Case Officer: Mrs Julie Pinnock

Applicant: Berkeley Homes (southern) Ltd

Proposal: (AMENDED DESCRIPTION) Change of use and conversion of part of the South Wing of Knowle Hospital into 1 no. residential unit, 4 no. office units with toilet facilities, refuse storage and access provisions with parking adjacent and to the rear of 1 to 5 Amberly Court/ 220 to 232 Knowle Avenue and 1 to 21 Pipistrelle Walk adjacent to existing parking

Location: Knowle Hospital Mayles Lane Knowle 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 new windows and door detailing shall match exactly in type, design, materials and finish, those on the existing building. There shall be no variation unless first agreed in writing with the Local Planning Authority.

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

3 The parking area shall be constructed, surfaced and marked out in relation to details first to be submitted and approved in writing by the Local Planning Authority and shall be constructed in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

4 The office use hereby permitted shall not be in use and no process shall be carried out and no deliveries taken at or despatched from the office other than between the hours of 0700 to 1900 Monday to Friday and 0700 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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, HE13, HE14, E1, E2, H3, DP1, DP3

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 08/02056/LIS
Ref No: W14097/60LB
Date Valid: 16 September 2008
Grid Ref: 456065 109425
Team: WEST **Case Officer:** Mrs Julie Pinnock
Applicant: Berkeley Homes (southern) Ltd
Proposal: (AMENDED DESCRIPTION) Change of use and conversion of part of the South Wing of Knowle Hospital into 1 no. residential unit, 4 no. office units with toilet facilities, refuse storage and access provisions with parking adjacent and to the rear of 1 to 5 Amberly Court/ 220 to 232 Knowle Avenue and 1 to 21 Pipistrelle Walk adjacent to existing parking.
Location: Knowle Village Knowle Avenue Knowle 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 new windows and door detailing shall match exactly in type, design, materials and finish, those on the existing building. There shall be no variation unless first agreed in writing with the Local Planning Authority.

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE13, HE14, E1, E2, H3, DP1, DP3

Wickham Ward Wickham

Conservation Area:

Case No: 08/02097/REM
Ref No: W06729/04
Date Valid: 4 September 2008
Grid Ref: 458052 111228
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Edward Fitzgerald
Proposal: Relief of condition 3 of permission W06729/03 to allow retention of existing conservatory (AMENDED DESCRIPTION)
Location: 4 Southwick Road Wickham Fareham Hampshire PO17 6HS

Decision: Application Permitted

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: DP3; CE23

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02990/LDC
Ref No: WLDC/442
Date Valid: 29 November 2007
Grid Ref: 447053 129447
Team: EAST **Case Officer:** Legal
Applicant: Mr T Mason
Proposal: Continued use of property as 1 no. one bed; 1 no. two bed dwellings and office to rear ground floor
Location: Pinaster House 36 Romsey Road Winchester Hampshire SO22 5DL

Decision: Application Permitted

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

Conservation Area:

Case No: 08/02106/LIS
Ref No: W00571/13LB
Date Valid: 29 September 2008
Grid Ref: 448060 129391
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr Ian Waight
Proposal: Alterations to 7 Great Minster Street and 23 Little Minster Street to include: first floor entrance to provide self contained entrance to flat and shop 4; ground floor existing flat re-construction; re-roof third floor and extension to roofline to create additional accommodation; new canopy to entrance at Little Minster Street
Location: Design Home 7 Great Minster Street Winchester Hampshire SO23 9HA

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 08/02107/FUL
Ref No: W00571/12
Date Valid: 29 September 2008
Grid Ref: 448060 129391
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr Ian Waight
Proposal: Alterations to 7 Great Minster Street and 23 Little Minster Street to include: first floor entrance to provide self contained entrance to flat and shop 4; ground floor existing flat re-construction; re-roof third floor and extension to roofline to create additional accommodation; new canopy to entrance at Little Minster Street
Location: Design Home 7 Great Minster Street Winchester Hampshire SO23 9HA

Decision: **Application Withdrawn**

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/02108/FUL

Ref No: W21054/01

Date Valid: 24 September 2008

Grid Ref: 445904 130740

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Drew Smith Homes Ltd

Proposal: Demolition of existing dwelling; erection of 2 no. four bed; 1 no. three bed; 2 no. two bed dwellings and 1 no. one bed (RESUBMISSION)

Location: 53 Dean Lane Winchester Hampshire SO22 5JR

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to Policies DP3 and DP4 of the Winchester District Local Plan Review in that the design of the proposed dwellings does not respond positively to the character, appearance and variety of the local environment for the following reasons:

(i) the form and proportions of units 4 to 6, which are narrow tall buildings with high eaves and shallow pitched roofs, do not reflect the surrounding development which is generally characterised by dwellings with low eaves and large roofs;

(ii) units 1 and 2, due to the full gable on the western side of unit 2, and the relatively small gap between the units, would appear cramped when viewed from Dean Lane;

(iii) the proposed dwellings are sited in close proximity to the boundaries of the site and it has not been demonstrated, through an accurate survey of existing planting around the boundaries, that this layout is acceptable and would not result in the loss of existing boundary planting, or provide adequate space around the buildings to allow for new planting and to reflect the spatial characteristics of the area.

2 The proposed development is contrary to Policy DP3 of the Winchester District Local Plan Review in that the development would result in a lack of privacy for the users of the garden of unit 3 due to overlooking from the first floor bedroom of unit 4.

3 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 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.

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

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, H3, H7, T2, T4, RT4

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

Conservation Area:

Case No: 08/02234/FUL
Ref No: W10798/04
Date Valid: 29 September 2008
Grid Ref: 448398 129770
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr D Rees
Proposal: Single storey rear extension, 2 no. velux rooflights and alterations to parking
Location: Flat 1 Park House Park Avenue Winchester Hampshire SO23 8DJ

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 08/02266/TPO
Ref No: WTPO/1055
Date Valid: 26 September 2008
Grid Ref: 445853 129201
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr John Clucas
Proposal: 1no. Beech tree - crown lift to 5m. and clear limbs away from garage
Location: Beech Cottage Sarum Road Winchester Hampshire SO22 5QE

Decision: **Application Refused**

Conditions/Reasons

1 The proposed works will have a detrimental affect on the health of the tree which will harm visual amenity.

Informatives

0. The Council may consider tip pruning of the Beech to raise the canopy off the garage roof space.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/02289/FUL

Ref No: W20479/02

Date Valid: 30 September 2008

Grid Ref: 446827 131223

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Marc Page

Proposal: Single storey side extension with integral garage; loft conversion with 3 no. roof lights to front

Location: 2 Rowlings Road Winchester Hampshire SO22 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 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 dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the front and rear elevations of the extension hereby permitted. No additional roof-light windows shall be inserted into the rear elevation of the main roof serving the dwelling. No dormer windows shall be inserted within the roof of the main dwelling.

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

Informatives

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

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

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

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 08/02328/AVC
Ref No: W03736/12A
Date Valid: 7 October 2008
Grid Ref: 448026 129568
Team: WEST **Case Officer:** Claire Burriss
Applicant: Movers And Shapers
Proposal: Internally illuminated fascia sign (RETROSPECTIVE)
Location: In Touch Cellular 4 St Georges Street Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

1 The illumination of the sign would be detrimental to the visual amenities of the locality which forms part of the Winchester conservation area. As such the proposal is contrary to policies DP.3 and HE.11 of the Winchester Local Plan Review 2006 and the 'Design Guidance for the control of shop fronts and signs'.

Informatives

1. 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.11

Winchester Town Ward St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 08/02450/AVC
Ref No: W09272/62A
Date Valid: 22 October 2008
Grid Ref: 448192 129463
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: River Island Clothing Co
Proposal: New non illuminated fascia and hanging signs
Location: River Island 120 - 121 High Street Winchester Hampshire SO23 9AS

Decision: Application Withdrawn

Wonston

Ward

Wonston And Micheldever

Conservation Area: Sutton Scotney Conservation Area
Case No: 07/02854/FUL
Ref No: W02225/09
Date Valid: 14 November 2007
Grid Ref: 446388 139688
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mrs S Hall
Proposal: Erection of 2 no. semi-detached two bed dwellings
(RESUBMISSION) (AMENDED SCHEME)
Location: Burro House Oxford Road Sutton Scotney Winchester Hampshire
SO21 3JJ

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 Protective measures, including fencing and ground protection in accordance with the Arboricultural Method Statement written by TP Marsh 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 Method Statement shall be agreed in writing with the Local Planning Authority.

Reason: To ensure that the trees to be retained are not damaged during construction works.

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

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

4 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.

5 The car parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the parking spaces in the interests of highway safety.

6 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the elevations of the dwellings hereby permitted.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, RT4, T4, DP4,

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/02255/FUL

Ref No: W08636/02

Date Valid: 1 October 2008

Grid Ref: 446783 139321

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Richard Lamb

Proposal: Single storey extension to detached garage to provide self contained annexe

Location: The Maples Beggars Drove Sutton Scotney Winchester Hampshire SO21 3LL

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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The annexe and dwelling house shall only be used as a single unit of accommodation and shall not be separated or altered in any way so as to create two or more separate units of 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 and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3 CE23
