



Winchester
City Council

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

UP TO 8 December 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

Bighton **Ward** **The Alresfords**

Conservation Area:

Case No: 08/02139/FUL
Ref No: W04620/02
Date Valid: 1 October 2008
Grid Ref: 461373 134367
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Bighton Parish Council
Proposal: Change of use of land from agricultural to Car park and play area
Location: Bighton Village Hall Bighton Road Bighton Alresford Hampshire
SO24 9RE

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

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

3 The following hard landscaping details shall be submitted to and approved in writing by the Local Planning Authority before development commences:

- hard surfacing materials;
- existing and proposed finished levels or contours.

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority.

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

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, CE4, RT4, RT6
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.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 08/01466/AVC

Ref No: W00590/24

Date Valid: 20 October 2008

Grid Ref: 455009 117365

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Jason Shakespeare

Proposal: 2 no. non illuminated freestanding signs

Location: Abbey Mill Business Site Station Road Bishops Waltham
Southampton Hampshire SO32 1DH

Decision: **Application Withdrawn**

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 08/02628/TPO

Ref No: WTPO/1772/02

Date Valid: 13 November 2008

Grid Ref: 461307 120142

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

Applicant: Mr Christopher Flatman

Proposal: 1no. Sycamore tree - crown lift to 4m and reduce southern stem by 30%

Location: The Rectory Rectory Lane Meonstoke Hampshire SO32 3NF

Decision: **Application Withdrawn**

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/02533/FUL

Ref No: W06986/11

Date Valid: 3 November 2008

Grid Ref: 446725 125729

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Malcolm Noyce

Proposal: Removal of existing conservatory and replacement with single storey side extension

Location: Beech House Compton Street Compton Winchester Hampshire SO21 2AS

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, CE23, CE2, HE4, HE5

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/02432/TPC
Ref No: W20881/02TPOCA
Date Valid: 21 October 2008
Grid Ref: 442656 134827
Team: WEST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr D Taylor
Proposal: Crown thin by 10% and 5m crown lift to 1 no. Beech and 1 no. Sycamore trees
Location: The Pippins Peach Hill Lane Crawley Winchester Hampshire SO21 2PR

Decision: That no objection be raised
Informatives

1. Permission from the owner of the sycamore tree shall be required before starting works as the tree is outside of the applicant's garden.

The 10 % crown thin of the sycamore should be limited only to the removal of crossing and rubbing branches.

The mature Beech the works should be limited to removal of minor crossing branches up to 30mm in diameter.

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/02447/FUL
Ref No: W01891/12
Date Valid: 5 November 2008
Grid Ref: 442321 134690
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr Steven Wake
Proposal: Replacement detached six bed dwelling with detached annexe following demolition existing dwelling (RESUBMISSION)
Location: Chalk Hills Peach Hill Lane Crawley Winchester Hampshire SO21 2PZ

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 provision of Section 91(10) of the Town and Country Planning Act 1990, as amended.

2 No development shall take place until the following details have been submitted to, and approved in writing by, the Local Planning Authority;
a) details and samples of the materials, including a sample panel of brickwork, to be used in the construction of the external surfaces of the development hereby permitted,
b) large-scale elevations of the windows, including sills and mouldings, front door and columned entrance, chimneys and gates,
c) details of the siting and design of any external meter boxes, ducting and flues.
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 character and appearance of the Crawley Conservation Area.

3 All rainwater goods shall be of cast aluminium or iron, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To protect the character and appearance of the Crawley Conservation Area.

4 A detailed scheme for landscaping, tree and shrub planting shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The scheme shall specify species, density, size and layout and shall be carried out in the first planting season following the occupation of the building. If within five 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 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 enhance the appearance of the site in the interests of visual amenity.

5 Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Tree Report prepared by Colvin and Moggridge Landscape Consultants and submitted to the Local Planning Authority. Any deviation from works prescribed or methods agreed in accordance with the report shall be agreed in writing to the Local Planning Authority.

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

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

Reason: In the interests of highway safety.

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

Reason: To ensure the permanent availability of parking on the site.

8 The windows in the North East elevation of the annexe shall be blocked up, to the satisfaction of the Local Planning Authority, and shall remain in that condition.

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

9 The first floor windows in the North East elevation of the dwelling hereby permitted shall be partially glazed in obscure glass, as shown on approved Drawing 08/07 PL009 Rev.A, and thereafter retained in that condition, unless otherwise agreed, in writing, with the Local Planning Authority.

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

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

Reason: To protect the character and appearance of this part of the Crawley Conservation Area.

11 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of Chalk Hills, as replaced. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, 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 and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: E16, T5
Winchester District Local Plan Review: DP3, CE23, HE5, T4
3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, should only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.
4. No materials arising from demolition or re-construction should be burnt on site.
5. The capacity and condition of the septic tank should be verified and its suitability checked with the Environment Agency.
6. In order to comply with Condition 5 the applicant must notify the Local Authority Tree Officer once the protective fencing has been erected.

Crawley Ward Sparsholt

Conservation Area: Crawley Conservation Area
Case No: 08/02448/LBC
Ref No: W01891/13LBCA
Date Valid: 27 October 2008
Grid Ref: 442321 134690
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr Steven Wake
Proposal: Demolition of existing house and associated garden sheds
Location: Chalk Hills Peach Hill Lane Crawley Winchester Hampshire SO21
2PZ

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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The re-development shall be commenced within one month following the completion of the demolition.

Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

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: H7

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/02442/FUL

Ref No: W21094/01

Date Valid: 28 October 2008

Grid Ref: 452726 111586

Team: WEST

Case Officer: Mr James Jenkison

Applicant: D And L Developments

Proposal: Conversion of church into tourist accommodation unit including external and internal alterations, new vehicle access, parking area, raised deck (RESUBMISSION) (AMENDED DESCRIPTION)

Location: St Barnabas Church Botley Road Curbridge Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

2 No 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.

3 A detailed scheme for landscaping, hardscaping, boundary treatment (including fencing) and 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.

4 The proposed access and drive, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority. The specifications shall include details of tree roof protection in accordance with British Standard 3998 (Tree Work).

Reason: To ensure satisfactory means of access.

5 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 60 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

7 Before the development hereby approved is first brought into use, a minimum of 2 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

8 The development hereby approved shall not be brought into use until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

NB: The scheme to be submitted for approval should be prepared in consultation with the Environment Agency and should incorporate measures such as water butts.

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

9 The tourist accommodation use of the building and land hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying the unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning upon reasonable notice.

NB: The term one occupier refers to a person or group of persons which does not consist of any person occupying the unit previously or subsequently within a period of 4 weeks.

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

10 Prior to work commencing on the site an initial appraisal for bats of the building area to be modified shall be undertaken by a licensed bat surveyor and the results provided to the Local Planning Authority in the event that bats are identified. The appraisal shall also include mitigation measures if appropriate. All recommendations regarding mitigation measures shall be undertaken prior to work commencing on the site.

Note: If bats are found within the building then a license may be required from Natural England for any works to proceed on the site.

Reason: The site is located in an area with a high probability of bats which are a protected species.

11 The rooflights of the development hereby approved shall be conservation rooflights.

Reason: To preserve the historic character of the building this makes a positive contribution to the locality.

12 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 development permitted by Classes A, B and C of Part 2 of Schedule 2 of the Order, unless expressly permitted by this planning permission, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To preserve the historic and rural character of the church and its surroundings.

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: E17
Winchester District Local Plan Review 2006: RT16, DP3, SF7

Denmead Ward Denmead

Conservation Area:

Case No: 08/01893/LIS
Ref No: W12676/10
Date Valid: 15 October 2008
Grid Ref: 462055 111399
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mr Darren Sullivan
Proposal: Extension of existing building to provide annexe for dependent relative directly connected
Location: Hipley Farm Hipley Fareham Road Hambledon Waterlooville Hampshire PO7 4QY

Decision: Application Refused
Conditions/Reasons

- 1 The proposed development would result in the loss of a grade II listed granary building which makes an important contribution to the group of listed buildings and whose loss would be detrimental to the historic interest of the site.
- 2 The proposed extension by virtue of its size and design would not be subordinate or sympathetic to the existing listed building resulting in a building of domestic appearance which would detract from the original historic character of the group of buildings.

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP3 HE14 HE15 HE16 PPG15

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 08/02076/LIS

Ref No: W13229/04LB

Date Valid: 5 September 2008

Grid Ref: 455089 132114

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Kim Gottlieb

Proposal: Demolition of single storey extension; erection of two storey extension with new structural openings through to extension, from existing listed building

Location: Black Farm Lovington Lane Avington Winchester Hampshire SO21 1DA

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: HE14
Planning Policy Guidance Note 15

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/02403/TPC

Ref No: W16550/04TPOCA

Date Valid: 27 October 2008

Grid Ref: 451635 132301

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mr Ron Marsh

Proposal: Pollard 1no. Salix tree

Location: Charlock Cottage Avington Park Lane Easton Winchester

Hampshire SO21 1EE

Decision: That no objection be raised

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/02249/FUL

Ref No: W21270

Date Valid: 13 October 2008

Grid Ref: 458242 132271

Team: EAST

Case Officer: Anna Rolls

Applicant: Mr Peter Harwin

Proposal: Detached two storey double garage with two velux windows, rear doors, windows and metal balustrade

Location: Lynwood 50 Grange Road Alresford Hampshire SO24 9HF

Decision: Application Refused
Conditions/Reasons

1 It is considered that the proposed garage, due to its position at the frontage of the property, its excessive height and bulk and the lack of vegetation to provide screening, would appear visually intrusive and would not respond positively to the character, appearance and variety of the local environment, therefore the application is contrary to policy DP3 of the Winchester District Local Plan Review 2006.

2 Notwithstanding reason 1 above the proposal is also contrary to DP4 of the Winchester District Local Plan review 2006 in that in view of the limited information relating to tree protection and method statements the local planning authority has no assurance that the proposed development can be undertaken without damage to or loss of tree to the front of the property which is significant and makes a valuable contribution to the character and appearance of the area.

3 On the basis of the limited information available to the Local Planning Authority due to the inaccuracy of the submitted plans in that there is an inconsistency between the siting of the garage on the 1:100 site plan and the 1:500 site plan. Also elevations showing the neighbouring property (no.48) have not been submitted to assess potential impacts. The Local Planning Authority cannot be confident that the proposed development would be undertaken in a satisfactory manner in terms of its potential affect on visual and residential amenity. The development is therefore contrary to policy DP1 and 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: DP1 DP3 DP4

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/02575/HCS

Ref No: W16266/01

Date Valid: 7 November 2008

Grid Ref: 458053 131787

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Hampshire County Council

Proposal: Redevelopment and extension of household waste recycling centre

Location: HWRC Prospect Road Alresford Hampshire SO24 9QF

Decision: That no objection be raised

Conditions/Reasons

1 The proposal is considered to be consistent with the requirements of the Winchester District Local Plan Review 2006, and will have no material impact on the residential amenity of neighbouring occupants or the character of the area.

Informatives

1. The amended wording of the condition contained within the application form (i.e. 08:00 to 17:00 1 October to 31 March), does not tally with the material submitted as part of the application, which refers to the extension of the facility only during the month of March. The consultation has been assessed on the basis of the information submitted, which refers only to March.

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 08/02475/FUL

Ref No: W13387/01

Date Valid: 28 October 2008

Grid Ref: 452216 123971

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Ashok Kanani

Proposal: First floor rear extension with roof terrace; alterations to front and rear dormers, fenestration and repositioning of front door

Location: Hill View Longwood Road Owslebury Winchester Hampshire SO21 1LL

Decision: Application Withdrawn

Soberton Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 08/02396/FUL

Ref No: W03914/26

Date Valid: 17 October 2008

Grid Ref: 461370 118633

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Glen

Proposal: (AMENDED DESCRIPTION) First floor extension for study with alterations to rear dormer (amendment to existing planning permission W03914/25) (RESUBMISSION)

Location: The Coach House Brockbridge Droxford Southampton Hampshire SO32 3QT

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, DP4, CE6, CE23

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/02189/LDP

Ref No: W21253

Date Valid: 16 September 2008

Grid Ref: 465808 107670

Team: WEST

Case Officer: Legal

Applicant: Mr Gerry Izon

Proposal: Construction of a single storey dual pitch roofed switch house next to existing building

Location: Fort Widley Electricity Sub-Station Widley Walk Widley Hampshire

Decision: **Application Permitted**

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/02285/FUL

Ref No: W15443/02

Date Valid: 13 October 2008

Grid Ref: 457852 116294

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr David Steel

Proposal: Erection of 1 no. four bed dwelling in existing garden of Clovelly; reposition access off Vicarage Lane and new access to existing house off Dodds Lane

Location: Clovelly Vicarage Lane Swanmore Southampton Hampshire SO32 2PW

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

6 Before the development hereby approved is first brought into use, a minimum of three car parking spaces for the new dwelling and two car parking spaces for the existing dwelling shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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

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

8 The first floor window(s) in the south east elevation of the new dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP6, H3, H7, T2

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/02395/FUL

Ref No: W09404/07

Date Valid: 17 October 2008

Grid Ref: 458169 116944

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr And Mrs Lamb

Proposal: 2 no. car ports attached to existing garage (RESUBMISSION)

Location: Primrose Cottage Vicarage Lane Swanmore Southampton
Hampshire SO32 2QT

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: None.

Winchester District Local Plan Review 2006: DP3, DP4

Twyford Ward Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 08/02378/FUL
Ref No: W04682/56
Date Valid: 21 October 2008
Grid Ref: 448333 124930
Team: WEST **Case Officer:** Elaine Walters
Applicant: Twyford School
Proposal: Replacement of marquee pavilion with timber framed pavilion and associated landscaping
Location: Twyford School High Street Twyford Winchester Hampshire SO21 1NW

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

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

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

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

4 All works on site shall be carried out in accordance with the submitted Arboricultural Impact Appraisal and Method Statement, unless otherwise agreed, in writing with the Local Planning Authority and:

- a. Protective measures, to include, where specified, fencing, ground protection and special surfacing, shall be installed, prior to any vehicle movement, demolition, construction or groundwork commencing on the site,
- b. Installation of protective measures shall be supervised by a person suitably qualified in arboriculture, who shall liaise with the Local Planning Authority Arboricultural Officer, (Telephone 01962 848317) to ensure that the protective measures are in compliance

with the approved method statement, prior to the commencement of any vehicle movement, demolition or groundwork,

c. The Arboricultural Officer shall be informed once protective measures have been installed so that they can be inspected and deemed appropriate and in accordance with the Method Statement,

d. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre- commencement site visit can be carried out and to ensure that surfacing conforms to the illustrative specification submitted,

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

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

Informatives

. The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: C1, C2, E16, UB3, T4

Winchester District Local Plan Review 2006: HE4, HE16, DP3, DP4, T1, T4

Wickham Ward Wickham

Conservation Area:

Case No: 08/02310/FUL
Ref No: W20251/01
Date Valid: 28 October 2008
Grid Ref: 456410 109419
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Ian Cameron
Proposal: First floor side extension
Location: Mandelay 5 Knowle Avenue Knowle Fareham Hampshire PO17 5LG

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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 Environmental Protection Team, 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 Environmental Protection Team substantiates allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01832/FUL

Ref No: W21235

Date Valid: 14 October 2008

Grid Ref: 448017 129576

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Jon Furnues

Proposal: Replacement of existing Public Telephone Kiosks with Kiosk combining Public Payphone Service and By Box storage facility

Location: Telephone Box Application Site Jewry Street Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposal would occupy a prominent location and is considered to be contrary to policies DP3; DP4; DP5; DP14; HE4 of the Winchester District Local Plan in that the structure, by virtue of its scale, design and materials fails to preserve or enhance the character of the conservation area and would add to the visual clutter of the locality.

2 The proposal is considered to be contrary to policy T5 of the Hampshire County Structure Plan in that the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

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 2006: DP3; DP4; DP5; DP14; HE4

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/01833/FUL

Ref No: W21268

Date Valid: 14 October 2008

Grid Ref: 447888 130108

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Jon Furnues

Proposal: Replacement of existing Public Telephone Kiosk with kiosk combining Public Payphone Service and By Box Storage Facility

Location: Telephone Kiosk Market Entrance Andover Road Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposal is considered to be contrary to policy T5 of the Hampshire County Structure Plan in that the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

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 2006: DP3, DP14

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/02020/LIS

Ref No: W03270/36LB

Date Valid: 22 October 2008

Grid Ref: 448635 129262

Team: WEST

Case Officer: Claire Burriss

Applicant: Richard Steel And Partners

Proposal: (CHANGE OF DESCRIPTION) Internal and external alterations including alterations to existing doors and windows

Location: 4 Chesil Street Winchester Hampshire SO23 0HU

Decision: Application Permitted
Conditions/Reasons

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

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

2 Before development hereby permitted is commenced, a profile drawing at 1:20 scale, detailing the cill depth of the replacement window in the south elevation, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/02210/TPC

Ref No: W10387/02TPOCA

Date Valid: 23 September 2008

Grid Ref: 447511 128234

Team: WEST

Case Officer: Mr Ivan Gurdler

Applicant: Mr James Lunn-Rockliffe

Proposal: 1no. Sycamore tree - Crown reduce by 60%

Location: 6 Barnes Close Winchester Hampshire SO23 9QX

Decision: **Application Withdrawn**

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/02251/FUL
Ref No: W14328/11
Date Valid: 3 October 2008
Grid Ref: 447398 129682
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Christian Ferguson
Proposal: Two storey and single storey rear extension
Location: 6 West End Terrace Winchester Hampshire SO22 5EN

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 two storey and single storey rear extensions 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:- Hampshire County Structure Plan Review: No relevant policies saved
Winchester District Local Plan Review 2006: DP.3, HE.4 and HE.5

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/02308/AVC

Ref No: W03270/37A

Date Valid: 3 November 2008

Grid Ref: 448635 129262

Team: WEST

Case Officer: Claire Burriss

Applicant: Mr Mark Allery

Proposal: New front fascia and wall mounted and stallriser signs; Erection of hanging sign with existing brackets

Location: 4 Chesil Street Winchester Hampshire SO23 0HU

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).

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.1, DP.3, HE.5, HE.11

Winchester Town **Ward** **St Barnabas**

Conservation Area:

Case No: 08/02348/TPO
Ref No: WTPO/1337/03
Date Valid: 9 October 2008
Grid Ref: 447344 131112
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Gareth Howell
Proposal: Fell 1no. Walnut tree; 1no. copper Beech tree - crown lift to 5m, reduce lateral branch over drive back to fork, remove left hand limb, reduce secondary growth to give 2m clearance from building and remove 3no. limbs adjacent to house; 1no. Lime tree - crown lift to 5m, reduce 1no. limb over drive by 4m and remove 1no. limb growing towards house; 1no. Sycamore tree- remove 10no low level arm branches and 2no limbs growing towards house; fell 1no. Horse Chestnut tree; ; fell 1no Pine tree
Location: Orchard House 107 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Refused **Conditions/Reasons**

The Pine is a prominent tree which provides amenity and contributes to the sylvan character of the area. There is insufficient justification to remove this tree.

Informatives

The Attached Arboricultural report concludes that large trees in close proximity to buildings such as this site should be regularly monitored for signs of ill health or the onset of decline, preferably annually in the mid summer months to assess their ongoing condition and the need for other remedial works as appropriate.

The applicant is advised to reapply for tree works to the Walnut, Copper Beech, Lime, Sycamore and Horse Chestnut that are acceptable.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/02381/FUL

Ref No: W21055/02

Date Valid: 15 October 2008

Grid Ref: 447298 129888

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr A Dallas

Proposal: Removal of condition 3 (which required that the first floor window and glass panels in the western elevation of the dwelling permitted shall be glazed in obscure glass and thereafter retained) attached to planning application 08/01646/FUL, which granted permission for the change of use of the electrical shop and two offices to a two bedroom dwelling (Amended Description 21/10/2008).

Location: 13A Avenue Road Winchester Hampshire SO22 5AQ

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

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

3 The glass screen panels to the western elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

4 The cycle store hereby approved shall not be used for any other purpose than the storage of bicycles.

Reason: In order to comply with the policies of the adopted Winchester District Local Plan Review in order to provide the facilities for alternative modes of transport to the private motor car.

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Winchester District Local Plan Review 2006: DP.3, H.3, E.2, SF.7, RT.4 and T.4

3. The applicant is advised that condition 2 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.

4. 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

No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory 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.

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 Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 08/02393/FUL

Ref No: W14353/02

Date Valid: 21 October 2008

Grid Ref: 447380 129729

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Richard Parkes

Proposal: Remove existing extension and replace with single storey rear extension, removal of flat roof and replacement pitched glazed roof

Location: 2 Southview Winchester Hampshire SO22 5EL

Decision: Application Permitted
Conditions/Reasons

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

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

2 All new external joinery shall be of painted timber to match existing, unless otherwise agreed in writing by the local planning authority.

Reason: The rear roof terraces that adorn most of the row of houses above their garages occasionally obscure the view of any rear extensions where the houses are cut into the hillside. If at any point in the future the roof garden features created at 2 Southview were to be removed the new extension would be visible from the rear service access road.

3 Prior to the commencement of development, the details of the finishing materials of the development hereby permitted is to be agreed in writing with the local planning authority, and the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the character of the conservation area is preserved, in accordance with the requirements of policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Guidance Note 15.

Informatives

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

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/02411/FUL

Ref No: W08760/06

Date Valid: 20 October 2008

Grid Ref: 446116 131063

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs A Carruthers

Proposal: Amended planning permission for two storey side extension and relocation of conservatory to rear-W08760/05

Location: 6 Salters Acres Winchester Hampshire SO22 5JW

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 first floor windows shall, at any time, be constructed in the south west elevation of the two storey side extension hereby permitted.

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

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 08/02459/TPO

Ref No: WTPO/0082/21

Date Valid: 23 October 2008

Grid Ref: 445928 128666

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant:

Proposal: Fell 1no. Spruce tree; fell 1no. Holly tree; 1no. Hazel tree - coppice to a manageable size

Location: 6 Kilham Lane Winchester Hampshire SO22 5PS

Decision: Application Refused
Conditions/Reasons

The removal of T2 the Holly is not justified in Arboricultural terms. The Holly has a compact crown, with good vigour and appears to currently provide a useful screen between the two properties – therefore providing amenity. Although not currently clearly visible from the nearby public highway, the Holly is not yet fully grown, and has the potential to be a more visually prominent specimen.

Once the Douglas Fir is removed, the Holly will be an even more important amenity asset to the surrounding gardens.

Informatives

The Council may consider the removal of T1 and re coppicing the Hazel if another application is received.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/02537/FUL

Ref No: W09292/02

Date Valid: 31 October 2008

Grid Ref: 445957 130630

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr P Cook

Proposal: Single storey front extension, single storey rear extension to garage, bay window to lounge and 1 no.dormer to first floor (Amendment to planning approval W09292/01).

Location: 19 Downside Road Winchester Hampshire SO22 5LT

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 and windows to be used in the external elevations shall be agreed in writing by the local planning authority.

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/02637/HCS

Ref No: W08495/18

Date Valid: 14 November 2008

Grid Ref: 448585 128193

Team: WEST **Case Officer:** Miss Megan Birkett

Applicant: Hampshire County Council

Proposal: Variation of condition no. 3 of PP:03/01515/HCM to extend the hours of operation (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)

Location: Winchester Household Waste Recycling Centre Bar End Road
Winchester Hampshire SO23 9NP

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, DP11

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/02311/FUL

Ref No: W21272

Date Valid: 15 October 2008

Grid Ref: 447277 139421

Team: EAST **Case Officer:** Ms Anna Rolls

Applicant: Mr Matthew Chuter

Proposal: Two storey side and rear extension and conservatory to rear of 3 New Cottages

Location: 3 New Cottages Wonston Road Wonston Winchester Hampshire
SO21 3LP

Decision: Application Withdrawn

Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 08/02356/FUL
Ref No: W13100/04
Date Valid: 14 October 2008
Grid Ref: 446402 139445
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Ms Sue Lane
Proposal: Demolition of detached garage and erection of detached two bedroom dwelling (RESUBMISSION) (WITHIN THE CURTILAGE OF A LISTED BUILDING)
Location: Witts Cottage Oxford Road Sutton Scotney Winchester Hampshire SO21 3JG

**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 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 preserve the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.16 and PPG15.

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

Reason: To preserve the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.16 and PPG15.

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 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.

6 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.

7 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

8 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 39.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

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

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

10 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

11 No development shall take place until a unilateral undertaking has been provided which establishes that the Victoria Hall will not carry out any actions which would result in the visibility splays related to this current development (which are shown within the red line on the location plan submitted as part of this application) being impeded by any form of hedge, fence or parking area.

Reason: To ensure satisfactory means of access.

12 No development shall take place until details of the means by which trees shown as being retained on the plans submitted in this application have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

13 No development 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. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development has an acceptable impact on the character of the conservation area, as required by policy HE5 of the Winchester District Local Plan Review 2006 and PPG15 and on the residential amenity of neighbouring properties, as required by policy DP3 of the Winchester District Local Plan Review 2006.

14 Prior to the commencement of the development hereby approved, large scale annotated drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys
- porches
- balcony

The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE,16 and PPG15.

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, HE5, HE16, H3, H7, T2
Planning Policy Guidance Note15
Planning Policy Statement 1
Planning Policy Statement 3

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

Wonston Ward Wonston And Micheldever

Conservation Area: Sutton Scotney Conservation Area
Case No: 08/02384/FUL
Ref No: W21273
Date Valid: 16 October 2008
Grid Ref: 446348 139529
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Frederick Johnson
Proposal: Erection of summer house (RETROSPECTIVE)
Location: Brightwells The Square Stockbridge Road Sutton Scotney
Winchester Hampshire SO21 3JW

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 HE5
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