



**Winchester**  
City Council

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

**UP TO 15 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**

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

**Bighton                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02443/FUL  
**Ref No:** W21283  
**Date Valid:** 29 October 2008  
**Grid Ref:** 461890 133362  
**Team:** EAST                      **Case Officer:** Mr Simon Avery  
**Applicant:** Mrs Sarah Jackson  
**Proposal:** Erection of livestock and straw/hay storage building  
**Location:** Goscombe Farm Goscombe Lane Gundleton Hampshire

**Decision:            Application Permitted**

**Conditions/Reasons**

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

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

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

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

3 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.

4 A method statement, giving details of how any surplus spoil excavated from the site as part of the development shall be re-distributed, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The works shall be undertaken in accordance with the approved method statement.

Reason: In the interests of visual amenity and sustainability.

5 Details of the drainage of slurry from the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The works shall be undertaken in accordance with the approved method statement.

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: DP3, DP11, CE13
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
5. The applicant is advised in regard to condition 4 that it is not considered appropriate to remove spoil from the site as this would be environmentally unsustainable. It is advised that spoil should be evenly distributed on the site.

**Bighton**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 08/02485/FUL

**Ref No:** W13226/03

**Date Valid:** 29 October 2008

**Grid Ref:** 461251 134274

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** McCowen Farms

**Proposal:** Extension to grain store(RETROSPECTIVE)

**Location:** Manor Farm Drayton Farm Road Bighton Alresford Hampshire  
SO24 9SE

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

**Conditions/Reasons**

1 All hard and soft landscape works (as shown in drawing 906/PO4) shall be carried out in accordance with the approved details. The works shall be carried within the next planting season or in accordance with a programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

2 No grain drying plant, associated machinery or general machinery shall be operated in the approved lean too, without the prior written consent of the Local Planning Authority.

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

3 No external lighting shall be provided to serve the building (either freestanding or mounted upon the building) without the prior written agreement of the Local Planning Authority. Once agreed upon the details shall be fully adhered too.

Reason: In the interests of the amenity of the occupants 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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP10, DP11, CE5, CE6.

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02404/FUL

**Ref No:** W09736/03

**Date Valid:** 20 October 2008

**Grid Ref:** 447613 121799

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Ian Tomkins

**Proposal:** Erection of a 1.8m fence adjacent to a highway  
(RETROSPECTIVE)

**Location:** 17 Pennington Close Colden Common Winchester Hampshire  
SO21 1UR

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

**Conditions/Reasons**

1 The proposal is considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006, as the proposal fails to respond positively to the character of the area.

2 Permitting this application would create a dangerous precedent, which would make it difficult for the Local Planning Authority to refuse similar applications and potentially undermine the requirements of policy DP3 and DP4 of the Winchester District Local Plan Review 2006.

3 The fence encloses an area of public amenity land, which is contrary to the requirements of policies DP3 and DP4 of the Winchester District Local Plan Review 2006, and is also contrary to Planning Policy Statements 1 and 3, in that it fails to respond positively to the character of the area.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP4

Planning Policy Statement 1

Planning Policy Statement 3

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02405/FUL

**Ref No:** W09736/02

**Date Valid:** 20 October 2008

**Grid Ref:** 447613 121799

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Ian Tomkins

**Proposal:** Change of use of amenity land to domestic curtilage  
(RETROSPECTIVE)

**Location:** 17 Pennington Close Colden Common Winchester Hampshire  
SO21 1UR

**Decision: Application Refused**

**Conditions/Reasons**

1 The proposal is considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006, as the proposal fails to respond positively to the character of the area.

2 The proposal results in the loss of landscaping, which is considered to be contrary to the requirements of policy DP4 of the Winchester District Local Plan Review 2006, and Planning Policy Statements 1 and 3.

3 Permitting a proposal which would result in the loss of amenity land is considered to create a dangerous precedent, which would make it difficult for the Local Planning Authority to refuse similar applications and potentially undermine the requirements of policy DP3 and DP4 of the Winchester District Local Plan Review 2006.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP4

Planning Policy Statement 1

Planning Policy Statement 3

**Colden Common**

**Ward**

**Conservation Area:**

**Case No:** 08/02638/APN  
**Ref No:** WAG/PN/185/02  
**Date Valid:** 14 November 2008  
**Grid Ref:** 450089 120933  
**Team:** EAST **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr Victor Hill  
**Proposal:** Erection of hay/straw and machinery store building  
**Location:** Marwell Manor Farm Portsmouth Road Fishers Pond Eastleigh  
Hampshire SO50 7HF

**Decision:** That no objection be raised

**Informatives**

1. The applicant is advised that the agricultural building be of a dark colour to enable the building to blend in with the existing landscaping.

**Corhampton And Meonstoke**

**Ward**

**Upper Meon Valley**

**Conservation Area:** Corhampton And Meonstoke Conservation Area  
**Case No:** 08/02468/FUL  
**Ref No:** W16121/09  
**Date Valid:** 27 October 2008  
**Grid Ref:** 461359 119648  
**Team:** EAST **Case Officer:** Ms Anna Rolls  
**Applicant:** Mrs Caroline Rogers  
**Proposal:** Continued siting of 1 no. temporary classroom (Renewal of temporary planning permission W16121/08)  
**Location:** Meonstoke Church Of England (Controlled) School Chapel Road  
Meonstoke Southampton Hampshire SO32 3NJ

**Decision: Application Permitted**

**Conditions/Reasons**

1 The permission hereby granted shall be for a limited period expiring on 22 December 2010 on or before which date the use hereby permitted shall be discontinued / the buildings hereby permitted shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention.

**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, CE4, CE6, HE4, HE5.

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 08/02657/HCS

**Ref No:** W00350/11

**Date Valid:** 19 November 2008

**Grid Ref:** 445344 124445

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** J And G Venn

**Proposal:** Development and operation of the facility for the recycling of waste wood and other recycled materials (Application to be decided by Hampshire County Council)

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

**Decision:** **Objection raised**

**Conditions/Reasons**

1 Development as proposed is contrary to Policies CE5, CE12, CE16, CE17, DP3 and DP10 of the Winchester District Local Plan Review in that the Local Planning Authority is not satisfied that;

- a) the scale and nature of the activity can be accommodated without detriment to the visual character of the locality and adverse affects upon good quality agricultural land,
- b) it has been designed to reduce the impact of noise to an acceptable level and
- c) it would not harm the character of adjacent roads as a result of additional HGV activity.

**Informatives**

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

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review 2006: DP3, DP10, CE5, CE17, T1, T2

**Curdrige**

**Ward**

**Owslebury And Curdrige**

**Conservation Area:**

**Case No:** 08/02416/TPO

**Ref No:** WTPO/0602/01

**Date Valid:** 20 October 2008

**Grid Ref:** 452271 113156

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Darko Emersic

**Proposal:** Crown lift 1 no. oak to 6m

**Location:** 5 Woodview Park Station Hill Curdrige Southampton Hampshire  
SO30 2DN

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

**Conditions/Reasons**

1 A mature turkey Oak overhanging mobile home. The tree has been previously crown lifted to 6m. This work is to crown lift the crown over the mobile home by means of tip pruning practices, removing no branches larger than 40mm in diameter.

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02377/FUL  
**Ref No:** W21271  
**Date Valid:** 20 October 2008  
**Grid Ref:** 464726 112291  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr Peter Ambrose  
**Proposal:** Single storey rear extension; bay windows and porch to front  
**Location:** Lorinna School Lane Denmead Waterlooville Hampshire PO7 6LU

**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 rear extension, bay windows and porch hereby permitted shall match those used in the existing building.

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02464/FUL  
**Ref No:** W13914/02  
**Date Valid:** 24 October 2008  
**Grid Ref:** 464990 112409  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr Roy Alan Field  
**Proposal:** 1st Floor rear extension and conservatory to rear  
(RESUBMISSION)  
**Location:** Daveneer Hambledon Road Denmead Waterlooville Hampshire  
PO7 6EP

**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 first floor windows within the side elevations of the rear extension shall be obscure glazed and non-opening for perpetuity.

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

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02577/FUL  
**Ref No:** W21294  
**Date Valid:** 7 November 2008  
**Grid Ref:** 465307 111867  
**Team:** EAST                      **Case Officer:** Trish Price  
**Applicant:** Hampshire Partnership NHS  
**Proposal:** Single storey extension to west and internal alterations  
**Location:** Tamarine Southwick Road Denmead Waterlooville Hampshire PO7 6XT

**Decision:      Application Permitted**

**Conditions/Reasons**

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

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

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

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

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

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

**Durley                      Ward                      Owslebury And Curdridge**

**Conservation Area:**

**Case No:** 08/02534/FUL  
**Ref No:** W10988/04  
**Date Valid:** 3 November 2008  
**Grid Ref:** 453253 117885  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Mr And Mrs Houghton  
**Proposal:** New access with gate and track from Trullingham Farm onto  
Winters Hill (RETROSPECTIVE)  
**Location:** Trullingham Farm Wintershill Durley Southampton Hampshire  
SO32 2AH

**Decision:      Application Permitted**

**Conditions/Reasons**

1 Unless otherwise agreed in writing by the Local Planning Authority, a landscaping scheme, including tree planting, shall be carried out within 4 months of the date of this permission in accordance with details to first be submitted to and approved by the Local Planning Authority.

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

2 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 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 120 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

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:-

Winchester District Local Plan Review 2006: DP.3

**Hambledon**

**Ward**

**Droxford, Soberton And Hambledon**

**Conservation Area:**

**Case No:** 08/02456/FUL

**Ref No:** W15028/06

**Date Valid:** 23 October 2008

**Grid Ref:** 464086 114071

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr And Mrs Pennant

**Proposal:** Tennis court with associated chain link fencing and additional landscaping (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
\*

**Location:** Hook Vinney West Street Hambledon Waterlooville Hampshire  
PO7 4QL

**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 development, the colour finish of the permitted ball fencing shall be submitted too and approved in writing by the Local Planning Authority. The development shall be carried out and retained in full accordance with the approved details.

Reason: In the interests of visual amenity, to ensure that the fencing is not excessively prominent of detracts from the setting and character of the adjacent Listed Building.

3 Prior to the commencement of work on site, the colour finish of the hard surfacing shall be submitted to and approved in writing by the Local Planning Authority, The approved details shall be fully adhered too.

Reason: To ensure minimal visual impact on the Landscape and setting of the Listed Building.

4 The tennis court hereby permitted shall remain unlit at all times by artificial lighting.

Reason: To ensure minimal visual impact on the landscape and setting of the Listed Building.

5 All hard and soft landscape works (as shown in plan 600-01 rev C - received on the 4/12/08) 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 improve the appearance of the site in the interests of visual amenity.

6 The developer must advise the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Reason: To ensure that existing public apparatus is not harmed by the development.

### **Informatives**

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, CE5, CE6,

**Itchen Valley**

**Ward**

**Itchen Valley**

#### **Conservation Area:**

**Case No:** 08/02546/TPC

**Ref No:** W08288/16TPOCA

**Date Valid:** 4 November 2008

**Grid Ref:** 451338 132075

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mrs Saunders

**Proposal:** Fell 1no.Leylandi Fir tree; fell 1no. Thuja tree;

**Location:** The Corner Avington Park Lane Easton Winchester Hampshire  
SO21 1EG

**Decision:** That no objection be raised

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/02444/FUL

**Ref No:** W04914/10

**Date Valid:** 23 October 2008

**Grid Ref:** 445518 132019

**Team:** EAST

**Case Officer:** Trish Price

**Applicant:** Dr David Brant

**Proposal:** Loft conversion with 1 no. dormer and 4 no. roof lights  
(RESUBMISSION)

**Location:** Elysium South Drive Littleton Winchester Hampshire SO22 6PY

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

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/02471/FUL  
**Ref No:** W06010/01  
**Date Valid:** 27 October 2008  
**Grid Ref:** 446562 131691  
**Team:** EAST **Case Officer:** Trish Price  
**Applicant:** Mr Rawson And Ms Godwin  
**Proposal:** Single storey side extension  
**Location:** 9 Burley Road Harestock Winchester Hampshire SO22 6LJ

**Decision: Application Permitted**

**Conditions/Reasons**

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

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

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

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02286/TPC  
**Ref No:** W21278/TPOCA  
**Date Valid:** 27 October 2008  
**Grid Ref:** 458769 132912  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** L Jones  
**Proposal:** Fell 1no. Sycamore tree; fell 1no. Elder tree  
**Location:** 3 Mill Hill Alresford Hampshire SO24 9DD

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

**Informatives**

1.     The landowners consent must be obtained to enter their land.

**Soberton                      Ward                      Swanmore And Newtown**

**Conservation Area:**

**Case No:** 06/03620/LDC  
**Ref No:** WLDC/426  
**Date Valid:** 14 December 2006  
**Grid Ref:** 459819 113827  
**Team:** WEST                      **Case Officer:** Legal  
**Applicant:** Mr And Mrs D Wellfare  
**Proposal:** Use of land and buildings for storage purposes  
**Location:** Land Adjacent To Glenwood Heath Road Soberton Heath  
Hampshire

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

**South Wonston**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02492/FUL

**Ref No:** W18683/02

**Date Valid:** 29 October 2008

**Grid Ref:** 446230 135818

**Team:** EAST

**Case Officer:** Trish Price

**Applicant:** Mr Alastair Fraser

**Proposal:** Erect a wooden summer house in the rear south/east corner of the property.

**Location:** 28 Downs Road South Wonston Winchester Hampshire SO21 3EU

**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 summer house 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

**South Wonston**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02538/FUL  
**Ref No:** W16228/01  
**Date Valid:** 7 November 2008  
**Grid Ref:** 446071 135877  
**Team:** EAST **Case Officer:** Andrea Swain  
**Applicant:** Charles Wynford Land Ltd  
**Proposal:** 1 no. 2 bedroom chalet bungalow and new access  
**Location:** 1 Markson Road South Wonston Hampshire SO21 3EZ

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

**Sparsholt**

**Ward**

**Sparsholt**

**Conservation Area:**

**Case No:** 08/02425/FUL  
**Ref No:** W10130/05  
**Date Valid:** 21 October 2008  
**Grid Ref:** 445432 130663  
**Team:** WEST **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr Richard Abell  
**Proposal:** two storey side and rear extensions and extension to rood to provide living accommodation, balconies to South elevation; New roof with dormer to existing garage  
**Location:** Hamdon House Westview Road Sparsholt Winchester Hampshire SO22 5RB

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

**Conditions/Reasons**

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

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

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

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

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

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

### Informatives

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

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

Winchester District Local Plan Review 2006: DP3; CE23

**Swanmore**

**Ward**

**Swanmore And Newtown**

#### Conservation Area:

**Case No:** 08/00695/FUL

**Ref No:** W00274/09

**Date Valid:** 17 October 2008

**Grid Ref:** 458877 114677

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** SAJE UPVC Ltd

**Proposal:** Change of use of land to storage in association with the business on site (RETROSPECTIVE)

**Location:** SAJE UPVC Ltd Brookfield Mislingford Road Swanmore  
Southampton Hampshire SO32 2QE

**Decision:** Application Refused

#### Conditions/Reasons

1 The proposed change of use of land to storage in association with the business on the site is considered to be contrary to policies CE17 and CE18 of the Winchester District Local Plan Review in that it would represent an unacceptable expansion of the business in the countryside for which there is no overriding justification.

### 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, CE17, CE18

2. The application purports to relate to an area of land which is already being used for storage. However it would appear that the application site outlined in red does not accord precisely with this area of land and actually relates to land not currently being used for business purposes.

**Tichborne                      Ward                      Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 08/02524/TPC  
**Ref No:** W19300/02TPOCA  
**Date Valid:** 3 November 2008  
**Grid Ref:** 457050 130290  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Trustees Of The Tichborne Estate  
**Proposal:** Fell 1no. Norway Spruce  
**Location:** Rose Cottage Riverside Farm Lane Tichborne Alresford Hampshire  
SO24 0ND

**Decision:              That no objection be raised**

**West Meon                      Ward                      Upper Meon Valley**

**Conservation Area:**

**Case No:** 08/02433/TPC  
**Ref No:** W10737/12TPOCA  
**Date Valid:** 7 November 2008  
**Grid Ref:** 463985 123823  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Gillian Knight  
**Proposal:** Repollard 3 no. Lime Trees  
**Location:** West Lodge Warnford Road West Meon Petersfield Hampshire  
GU32 1JL

**Decision:              That no objection be raised**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02414/TPO  
**Ref No:** WTPO/1421/02  
**Date Valid:** 20 October 2008  
**Grid Ref:** 452826 108615  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Christopher Salter  
**Proposal:** 2no. Oak trees (T7 and T6) in front garden - crown lift to 5m; 1no.  
Birch tree (T10) - crown lift to 4m  
**Location:** Birch Glade Hill Coppice Road Whiteley Fareham Hampshire PO15  
6RH

**Decision:              Application Permitted**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02417/TPO  
**Ref No:** WTPO/1421/03  
**Date Valid:** 24 October 2008  
**Grid Ref:** 452826 108615  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Christopher Salter  
**Proposal:** Fell 1no. Birch tree  
**Location:** Birch Glade Hill Coppice Road Whiteley Fareham Hampshire PO15 6RH

**Decision:      Application Permitted**

**Whiteley                      Ward                      Whiteley**

**Conservation Area:**

**Case No:** 08/02453/FUL  
**Ref No:** W21286  
**Date Valid:** 30 October 2008  
**Grid Ref:** 452879 109357  
**Team:** WEST                      **Case Officer:** Mr Mark Croucher  
**Applicant:** Mrs Laura English  
**Proposal:** Paving of front garden (RETROSPECTIVE)  
**Location:** 48 Sorrel Drive Whiteley Fareham Hampshire PO15 7JL

**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:-

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

**Wickham                      Ward                      Wickham**

**Conservation Area:** Wickham Conservation Area  
**Case No:** 08/02367/FUL  
**Ref No:** W01569/20  
**Date Valid:** 14 October 2008  
**Grid Ref:** 457065 111494  
**Team:** WEST                      **Case Officer:** Elaine Walters  
**Applicant:** Mr Phil White  
**Proposal:** Erection of detached garden building (RESUBMISSION) (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
**Location:** 2 The Lower House Winchester Road Wickham Fareham Hampshire PO17 5EU

**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, including hand made double camfered clay tiles. 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 commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) brick bond,
  - b) large scale drawings of the roof construction
  - c) joinery
  - d) rainwater goods should be cast iron and not uPVC as indicated.
- All works shall be carried out in accordance with the approved details.

Reason: To ensure the materials and details are satisfactory and respect the character of the (listed) building (and of the Conservation Area).

4 The south east facing window, closest to the neighbours communal garden, in the building hereby approved, shall be glazed in obscure glass and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

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, HE5, HE16

**Wickham                      Ward                      Wickham**

**Conservation Area:** Wickham Conservation Area  
**Case No:** 08/02368/LIS  
**Ref No:** W01569/21LB  
**Date Valid:** 14 October 2008  
**Grid Ref:** 457065 111494  
**Team:** WEST                      **Case Officer:** Elaine Walters  
**Applicant:** Mr Phil White  
**Proposal:** Erection of detached garden building and alterations to attached garden wall (RESUBMISSION) (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
**Location:** 2 The Lower House Winchester Road Wickham Fareham Hampshire PO17 5EU

**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.

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

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

3 Prior to commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority.  
items/parts of the building(s) shall be covered up and protected during the course of the work:

- a) brick bond,
  - b) hand made double camfered clay tiles
  - c) joinery
  - d) rainwater goods should be cast iron and not uPVC as indicated.
- All works shall be carried out in accordance with the approved details.

Reason: To ensure the materials and details are satisfactory and respect the character of the (listed) building (and of the Conservation Area).

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, HE5, HE16

**Wickham**

**Ward**

**Wickham**

**Conservation Area:**

**Case No:** 08/02614/FUL

**Ref No:** W14007/06

**Date Valid:** 12 November 2008

**Grid Ref:** 456513 111541

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr L Beardshaw

**Proposal:** 2 storey extension

**Location:** Old Stables Park Place Winchester Road Wickham Fareham  
Hampshire PO17 5HB

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

**Conditions/Reasons**

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

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

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

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the north eastern elevation(s) of extension hereby 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, CE23

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02306/TPC

**Ref No:** W12695/02TPOCA

**Date Valid:** 20 October 2008

**Grid Ref:** 447388 127715

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Miss Jane Cox

**Proposal:** Crown lift 3 no. lime trees to 5m; reduce lateral branches by 3m to fence line on one tree and reduce lateral branches by 1m to fence line on remaining two trees

**Location:** Street Record Painters Field Winchester Hampshire

**Decision:** That no objection be raised

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02400/FUL  
**Ref No:** W08148/01  
**Date Valid:** 21 October 2008  
**Grid Ref:** 447267 129441  
**Team:** WEST **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr Simon Walsh  
**Proposal:** New dormer window to rear elevation  
**Location:** 57 Romsey Road Winchester Hampshire SO22 5DE

**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; HE4; HE5

**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 08/02398/FUL

**Ref No:** W21274

**Date Valid:** 20 October 2008

**Grid Ref:** 447664 130038

**Team:** EAST

**Case Officer:** Richard Whittington

**Applicant:** Mr T Walker

**Proposal:** (AMENDED DESCRIPTION) Single storey rear extension and patio

**Location:** 56 Stockbridge Road Winchester Hampshire SO22 6RL

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

**Conditions/Reasons**

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

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

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

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

3 The flank windows in the east and west elevations of single storey extension; hereby permitted shall be non-opening and 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.

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02413/FUL

**Ref No:** W17590/03

**Date Valid:** 20 October 2008

**Grid Ref:** 446083 130437

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr and Mrs Hook

**Proposal:** Add two rear pitched roof dormers and loft conversion to provide additional accommodation (RESUBMISSION)

**Location:** 9 Sermon Road Winchester Hampshire SO22 5NU

**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 dormers hereby permitted shall match those used in the existing building.

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

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

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

**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 08/02419/TPO

**Ref No:** WTPO/1264/06

**Date Valid:** 20 October 2008

**Grid Ref:** 446700 130272

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Colten Developments Ltd

**Proposal:** To crown clean and reduce lateral branches by 3ms Beech trees, to fell 1 no. Norway maple, to fell 1 no. Lawson cypress, to fell 1 no. Walnut, to fell 1 no. Horse chestnut and crown clean and reduce upper lateral branches Beech trees.

**Location:** Street BLPU Queens Gate Winchester Hampshire

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

**Conditions/Reasons**

1 On three sides of the Queens gate development there are significant mature Beech trees screening the development from the neighbouring properties. The new building along the front screens the site off the public view and therefore the public amenity of the trees within the site is very low.

The Group of trees are labelled G1 and G2 on Drawing 7185- BT1

G1 is a line of maturing Beech trees, which forms the southern boundary of the site and is located adjacent to the rear garden of 53 Chilbolton Avenue, Winchester.

At the time of inspection, the Beech trees were found to be in reasonable condition.

They appear to have been originally planted as a boundary feature or hedge, which has now grown to approximately 20 metres in height. Some canopy congestion and deadwood is evident, and the northern canopies of the Beeches are now encroaching towards the rear gardens of the newly built houses. The proposed works appear to be reasonable in this instance.

G2 is linear group of mature Beech trees, which forms the northwestern boundary of the site and is located adjacent to the rear gardens of properties in Stockers Avenue, Winchester.

At the time of inspection, the Beech trees were found to be in reasonable condition.

They appear to have been originally planted as a boundary feature or hedge, and are now approximately 20 metres in height. Some minor canopy congestion and deadwood is evident, and the southeastern canopies of the Beeches are now encroaching towards the newly built houses, apartments and communal areas of the development. The proposed works appear to be reasonable in this instance.

The Walnut, Horse Chestnut \_ Maple trees along the southern boundary are poor specimens that have been over pruned and poorly pruned in the past They have now reached the end of their safe useful life expandancy and it would now be the appropriate time for the removal of these trees and to replant with some suitable species .

At the time of inspection it was noted that these trees had areas of dead wood in their crowns and it is highly likely that the trees will not recover from the harsh pruning practices that have been carried out in the past.

The Lawsons cypress that is growing in the line of G2 and is considered to be of low amenity value and is not a siutable specimen to growing within a line of Beech trees.

The Arborist report from Barrell tree consultancy shows the defects of the trees and has provided phtographic evidence to support the application.

Following the removal of the tree hereby consented, 2 x extra heavy standard Plane trees, and 2 x extra heavy standard Hornbeam trees shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

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

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

### **Informatives**

Extra Heavy standard is defined as having 14-16cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

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

**Winchester Town                      Ward      St Michael**

**Conservation Area:**

**Case No:** 08/02420/TPC  
**Ref No:** W13000/08/TPOCA  
**Date Valid:** 20 October 2008  
**Grid Ref:** 447593 128096  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Dr I Stoddart  
**Proposal:** To fell 1 no. Walnut tree  
**Location:** Goodworth House 53 St Cross Road Winchester Hampshire SO23  
9RE

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

**Winchester Town                      Ward      St Luke**

**Conservation Area:**

**Case No:** 08/02423/FUL  
**Ref No:** W06639/04  
**Date Valid:** 22 October 2008  
**Grid Ref:** 445648 129122  
**Team:** EAST                      **Case Officer:** Trish Price  
**Applicant:** Mr James Du Cann  
**Proposal:** First floor side extension  
**Location:** Farleigh Sarum Road Winchester Hampshire SO22 5QE

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

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

3 The first floor window in the east and west elevations of the development 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: DP3

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

### Conservation Area:

**Case No:** 08/02424/FUL  
**Ref No:** W19559/01  
**Date Valid:** 21 October 2008  
**Grid Ref:** 445905 130657  
**Team:** EAST                      **Case Officer:** Mr Nick Fisher  
**Applicant:** Mrs Angela Ryde-Weller  
**Proposal:** Addition of 1st floor accommodation over existing bungalow  
**Location:** Barton Hay 8 Downside Road Winchester Hampshire SO22 5LU

**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 / roof alteration hereby permitted shall match those used in the existing building.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the front (eastern) and side elevations (southern and northern) of the roof alteration / extension hereby permitted.

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

4 No development or storage of materials at the site shall commence until details of the location of protective fencing to form a Root Protection Area for the trees upon the front boundary has been received and approved in writing by the Local Planning Authority. The protective fencing shall be erected in full accordance with the approved details and shall not be removed until construction work fully ceases. No materials, equipment, machinery or temporary buildings shall be placed / erected within the enclosed area.

Reason: In the interests of tree protection

### **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 Michael**

#### **Conservation Area:**

**Case No:** 08/02436/TPC  
**Ref No:** W16910/02TPOCA  
**Date Valid:** 21 October 2008  
**Grid Ref:** 447712 128163  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Nina Burrows  
**Proposal:** Fell 1 no. Eucalyptus tree  
**Location:** 41 St Faiths Road Winchester Hampshire SO23 9QD

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

### **Informatives**

1. Informative, the applicant will need to establish the owner of the tree before carrying out the works.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02473/FUL

**Ref No:** W09651/01

**Date Valid:** 7 November 2008

**Grid Ref:** 447754 128143

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr L Stannard

**Proposal:** Proposed porch to side elevation and no.1 new window to bathroom in north elevation (Amended description)

**Location:** 26 Clausentum Road Winchester Hampshire SO23 9QE

**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 The first floor window(s) in the north eastern elevation of window 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 windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the north eastern elevation(s) of the porch hereby permitted.

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

**Informatives**

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

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

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02477/FUL

**Ref No:** W02634/01

**Date Valid:** 29 October 2008

**Grid Ref:** 447075 130963

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Nick Pickworth

**Proposal:** (AMENDED DESCRIPTION) Alterations to roof to provide additional accommodation including 1 no. dormer to front and 3 no. roof lights to both side elevations; replacement of detached garage with single attached garage; rear extension and verandah to front elevation (Amended Plans Received 16.12.2008 amending the heights of the rooflights).

**Location:** 38 Stoney Lane Winchester Hampshire SO22 6DP

**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, and the 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 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 eastern elevation(s) of the garage 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

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02483/FUL

**Ref No:** W16261/02

**Date Valid:** 29 October 2008

**Grid Ref:** 447228 130703

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr Danny McDermott

**Proposal:** Single storey side garage extension with new roof and extended roof over extended porch (AMENDMENT TO W16261/01)

**Location:** Thornbury 32 Bereweke Avenue Winchester Hampshire SO22 6BL

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

**Conditions/Reasons**

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

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

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

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

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

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

**Informatives**

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

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

Winchester District Local Plan Review 2006: DP3

**Winchester Town                      Ward              St Michael**

**Conservation Area:**

**Case No:** 08/02489/TPC  
**Ref No:** W02402/11TPOCA  
**Date Valid:** 29 October 2008  
**Grid Ref:** 447611 128946  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Martin Reid  
**Proposal:** 3no. Beech trees - reduce the height by 4m reshape by 2m and crown thin by 20%; 1no. Sweet Bay tree - reduce to 1.5m above ground level to allow for recoppicing; 1no. Yew tree - reduce height by 1m reshape by reduction of growth overhanging road by 1.5m; 1no. Yew tree - reduce height by 2.5m reshape crown by 1m; fell 1no. Laburnum tree  
**Location:** Halstead Leney 38 Christchurch Road Winchester Hampshire SO23 9SS

**Decision:      That no objection be raised**

**Winchester Town                      Ward              St Michael**

**Conservation Area:**

**Case No:** 08/02490/TPC  
**Ref No:** W15154/06TPOCA  
**Date Valid:** 10 November 2008  
**Grid Ref:** 447993 129059  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr And Mrs Trevor  
**Proposal:** 1no. Silver Birch tree - crown reduce by 20% ; 1no. Cupressus tree - reduce height by 1m  
**Location:** 18 Culver Road Winchester Hampshire SO23 9JF

**Decision:      That no objection be raised**

**Winchester Town                      Ward            St Michael**

**Conservation Area:**

**Case No:** 08/02502/TPC  
**Ref No:** W12891/03TPOCA  
**Date Valid:** 30 October 2008  
**Grid Ref:** 447617 128516  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Dr George Helcke  
**Proposal:** Fell 1no. Eucalyptus tree; fell 1no. Ash tree  
**Location:** 39 Edgar Road Winchester Hampshire SO23 9TN

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

**Informatives**

Note to applicant.  
The landowners consent must be obtained to enter his land.

**Winchester Town                      Ward            St Michael**

**Conservation Area:**

**Case No:** 08/02507/TPC  
**Ref No:** W11422/06TPOCA  
**Date Valid:** 31 October 2008  
**Grid Ref:** 447970 128969  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Robin Chute  
**Proposal:** Fell 1no. Copper Beech  
**Location:** Culver Lodge St Michaels Road Winchester Hampshire

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

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02512/FUL

**Ref No:** W03683/18

**Date Valid:** 31 October 2008

**Grid Ref:** 446831 128823

**Team:** EAST

**Case Officer:** Nick Parker

**Applicant:** Trustees Of F J Wallis Will Trust

**Proposal:** 2 no. semi detached 2 bedroom dwellings, 2 no. semi detached 3 bedroom dwellings, garages, access and landscaping

**Location:** Land Adjacent To Sleepers Hill House Sleepers Hill Winchester Hampshire

**Decision: Application Refused**

**Conditions/Reasons**

1 The proposed development would be inappropriate and out of keeping with the special character and appearance of the area as it would introduce a layout and form of development that is uncharacteristically cramped and at odds with the spacious, low density form of development in the area that consists of substantial, detached buildings set within extensive grounds. In addition the removal of existing trees and the future threat to fell more due to the relationship with the proposed houses would open up views of the site from Sleepers Hill and emphasise the buildings and their differences with the prevailing pattern and form of development in the area. The proposed development is therefore contrary to the Sleepers Hill Local Area Design Statement (2007) and policies DP.3, DP.4 and W.1 of the adopted Winchester District Local Plan Review.

2 The proposed development would generate additional traffic that, combined with other permitted residential developments in the area, would place undue pressure on the existing highway network that would be to the detriment of highway safety. The proposal is therefore contrary to the Sleepers Hill Local Area Design Statement and policy T.2 of the adopted Winchester District Local Plan Review.

3 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.

4 The development is contrary to policy RT.4 of the adopted Winchester District Local Plan Review 2006 in that the increase in housing would create additional demand for existing recreational facilities that are deficient as defined in the Council's Open Space Strategy 2008-2009 and there is not a legal undertaking to secure financial contributions to improve recreational facilities.

## Informatives

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

Winchester District Local Plan Review 2006: Policies DP.1 (parking etc), T4 (parking standards), T.5 (off-site contributions) and W1 (development on steep slopes) design statement), DP.3 (design criteria), DP.4 (landscape/loss of views, slopes etc), DP.5 (amenity open space), DP.6 (sustainability/renewable energy), H.3 (defined policy boundaries), H.7 (density and housing mix), RT.4 (provision of public open space), T1 (public transport, cycling and walking), T2 (development access), T3 (layout of site to encourage low speeds, cycle parking etc.)

**Winchester Town**

**Ward**

**St Michael**

### Conservation Area:

**Case No:** 08/02532/TPC

**Ref No:** W09467/01TPC

**Date Valid:** 3 November 2008

**Grid Ref:** 447648 127965

**Team:**

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr John Newcome

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

**Location:** Nutmeg Cottage 15 Back Street Winchester Hampshire SO23 9SB

**Decision:** That no objection be raised

**Winchester Town                      Ward      St Paul**

**Conservation Area:**

**Case No:** 08/02545/TPO  
**Ref No:** WTPO/1732/08  
**Date Valid:** 4 November 2008  
**Grid Ref:** 446515 129197  
**Team:** **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Kathleen Hughes  
**Proposal:** Fell 1no. Ash tree  
**Location:** 14 Marnhull Rise Winchester Hampshire SO22 5FH

**Decision:      Application Permitted**

**Conditions/Reasons**

1 The tree is a young mature Ash located in the southeastern rear garden of 14 Marnhull Rise, Winchester.

At the time of inspection, the Ash was found to be in reasonable condition, and has been managed previously by heavy crown reduction. The rear garden is small and has a brick retaining wall to the southeast, and a communal car park beyond the retaining wall. The Ash can be seen from the communal car park, but has limited wider visibility and cannot be seen clearly from any other nearby public viewpoint.

The proposal to remove the Ash and replant with a more suitable amenity specimen appears to be appropriate at this time.

Following the removal of the tree hereby consented, an extra heavy standard Pyrus 'Beech Hill tree shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

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

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

**Informatives**

1. The replacement tree must be planted within 3.0 metres of the site of the tree being removed.

Extra Heavy standard is defined as having 14-16cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02557/TPC

**Ref No:** W20323/02TPOCA

**Date Valid:** 5 November 2008

**Grid Ref:** 447604 128904

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Dermot Boyle

**Proposal:** 1 no. Field Maple - crown reduce by 25%

**Location:** The Greys 42 Christchurch Road Winchester Hampshire SO23  
9SU

**Decision:** That no objection be raised

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