



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

UP TO 29 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

Boarhunt

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 08/02331/LIS

Ref No: W04608/12LB

Date Valid: 8 October 2008

Grid Ref: 460702 107170

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr Sean Mannie

Proposal: Works to Fort Nelson including: Erection of a new admissions complex building outside the walls of the Fort; new gallery building within fort; alterations to fenestration of Redan building; new car parking area to east of fort linked to the Fort entrance via new pedestrian walkway to the edge of the dry moat; new timber deck to Northern Rampart

Location: Fort Nelson Portsdown Hill Road South Boarhunt Fareham Hampshire PO17 6AN

Decision: **Application Withdrawn**

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/02606/LIS

Ref No: W03063/04LB

Date Valid: 10 November 2008

Grid Ref: 447979 122854

Team: EAST

Case Officer: Beverley Honey

Applicant: Mrs E O'Connor

Proposal: Installation of wood burning stove, erection of partition wall to create ground floor bedroom, create ensuite bathroom in existing boiler room; repositioning of boiler and creation of two new doorways, ensuite dressing/shower room in existing first floor bedroom.

Location: The Dell 27 Main Road Colden Common Winchester Hampshire SO21 1RP

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 new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To maintain the character of the listed building.

3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To maintain the character of the listed building.

4 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To maintain the character of the listed building.

Informatives

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

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

Winchester District Local Plan Review 2006: HE14
Planning Policy Guidance Note 15

Crawley Ward Sparsholt

Conservation Area:

Case No: 08/02605/TCP
Ref No: W02314/47
Date Valid: 11 November 2008
Grid Ref: 442190 134906
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Arqiva Limited
Proposal: 2 no. ground based satellite dishes
Location: Arqiva Ltd Crawley Court Peach Hill Lane Crawley Winchester
Hampshire SO21 2QA

Decision: **That no objection be raised**

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: DP.14, CE.4.

3. Members of the Telecommunications Sub Committee noted their disappointment not to have an Arqiva representative available at the Sub Committee to represent themselves and answer technical questions.

Curdrige Ward Owslebury And Curdrige

Conservation Area:

Case No: 08/02499/FUL
Ref No: W02747/05
Date Valid: 30 October 2008
Grid Ref: 453681 113619
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Gregory
Proposal: Two storey side extension with attached single garage
Location: 1 Hillside Kitnocks Hill Curdrige Southampton Hampshire SO32
2HJ

Decision: Application Refused

Conditions/Reasons

1 The proposal is considered to be contrary to policies DP3 and CE23 of the Winchester District Local Plan in that the extension, by virtue of its size, siting and design, represents a form of development that will be excessive in depth and result in an extension that would not respect the character of the existing dwelling and would therefore fail 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; CE23

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 08/02323/FUL

Ref No: W03501/13

Date Valid: 3 November 2008

Grid Ref: 445704 132358

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Littleton Harestock Parish Council

Proposal: Change of use from A1 (shop and post office) to B1 (office)

Location: Littleton Post Office The Hall Way Littleton Winchester Hampshire
SO22 6QL

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 office hereby permitted shall be used only by Littleton Parish Council and shall not enure for the benefit of the land.

Reason: To ensure that the building is retained as a facility to benefit the local community in accordance with Policy SF7 of the Winchester District Local Plan Review 2006.

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, SF6, SF7.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/02565/FUL

Ref No: W13254/01

Date Valid: 12 November 2008

Grid Ref: 445683 127958

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr P Moon

Proposal: Erection of 1 no.three bedroom 2 storey dwelling with associated works, alteration and extension of existing bungalow to form four bedroom 2 storey dwelling

Location: 11 Seldon Close Olivers Battery Winchester Hampshire SO22 4JG

Decision: Application Refused

Conditions/Reasons

1 The design, scale, form and mass of the proposed development is contrary to policies W1 and DP3 of the Adopted Winchester District Local Plan Review 2006 and the Oliver's Battery Village Design Statement in that it would be a cramped and visually intrusive form of development detrimental to the character of the area.

2 The proposed development is contrary to Policy DP3 of the Adopted Winchester District Local Plan Review 2006 and the Oliver's Battery Village Design Statement in that:

(i) it would result in a materially harmful loss of outlook from 9a and 15 Seldon Close and 31 Mount View Road.

(ii) it would result in a materially harmful loss of privacy to the occupiers of 15 Seldon Close.

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

Informatives

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

Winchester District Local Plan Review 2006: W1, DP3, DP9, RT4

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 08/02878/TPC

Ref No: W

Date Valid: 29 December 2008

Grid Ref: 456108 115461

Team:

Case Officer:

Applicant: Mr Paul Pettit

Proposal: 1no. Sycamore tree - crown reduce by 30%

Location: Tobago Curdridge Lane Waltham Chase Southampton Hampshire
SO32 2LD

Decision: **Not Required**

Soberton Ward Swanmore And Newtown

Conservation Area:

Case No: 08/02551/FUL
Ref No: W01612/19
Date Valid: 4 November 2008
Grid Ref: 458918 112162
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: The Caravan Club
Proposal: To extend 2 no. toilet blocks(Amendment to approved planning permission-W01612/18)
Location: Rookesbury Park Caravan Club Site Hundred Acres Road
Wickham Fareham Hampshire PO17 6JR

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; CE28; RT15

3. A formal application to the public sewerage system is required in order to service this development. Please contact Atkins Ltd Anglo St. James House 39A Southgate Street Winchester SO23 9EH. Tel (01962 858688) or www.southernwater.co.uk

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/02669/FUL

Ref No: W02546/05

Date Valid: 24 November 2008

Grid Ref: 458482 114821

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Andrew Vincent

Proposal: Replacement detached triple garage

Location: Woodlands Bishops Wood Road Mislingford Fareham Hampshire
PO17 5AT

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.

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

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/02466/FUL
Ref No: W21279
Date Valid: 27 October 2008
Grid Ref: 453352 108608
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr S Khanna
Proposal: Two storey rear extension
Location: 41 Leafy Lane Whiteley Fareham Hampshire PO15 7HL

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 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 existing east elevation of 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 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(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:-

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 08/01835/FUL

Ref No: W20917/02

Date Valid: 30 July 2008

Grid Ref: 446940 130632

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Portfolio Design Ltd

Proposal: 2 no. two bedroom dwellings and 2 no. three bedroom dwellings with associated parking, car port and access (RESUBMISSION)

Location: Land To The Rear Of 5 - 11 Kynegils Road Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposed development would be contrary to policy DP3 of the Winchester District Local Plan Review in that it would result in the overdevelopment of the site with a cramped layout, large area of hard surfacing and inadequate amenity space for future occupiers of the development. The proposed development would not be in sympathy with the surrounding area and would detract from the visual amenities and character of the locality.

2 The proposed development would result in the loss of trees and vegetation which make an important contribution to the character and appearance of the area and the proposed development does not contain sufficiently large gardens where significant replacement trees could be provided. The proposed development would therefore detract from the character and visual amenities of the area.

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

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

5 The proposed development would result in overlooking to surrounding dwellings and gardens and would also be overlooked by existing surrounding development resulting in a poor quality environment for both occupiers of the existing surrounding dwellings and future residents of the proposed development, contrary to policy DP3 of the Winchester District Local Plan Review.

6 The proposed development would be contrary to policy DP6 of the Winchester District Local Plan Review in that it would result in the need to remove a considerable amount of earth from the site in order to obtain the proposed levels resulting in an unsustainable form of development which does not respect or respond in a sympathetic manner to the natural land form of the site.

7 The proposed private garden areas due to their limited size, orientation and enclosure by substantial retaining walls would result in inadequate, unusable amenity space inappropriate for family houses and out of character with the surrounding pattern of development and detrimental to the visual amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: H1, H2, H5
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP6, DP9, H3, RT4, T1, T2, T3, W1.

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

Conservation Area:

Case No: 08/02075/FUL
Ref No: W08088/01
Date Valid: 5 November 2008
Grid Ref: 446911 130821
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Andrew Coulbeck
Proposal: Change of use of residential annexe to create a separate residential unit
Location: 28 Vernham Road Winchester Hampshire SO22 6BS

Decision: **Application Withdrawn**
