



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

UP TO 19 October 2009

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 8.30am - 5.00pm.

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

Conservation**Area:****Case No:** 09/01611/FUL**Ref No:** W02111/06**Date Valid:** 21 August 2009**Grid Ref:** 456947 124583**Team:** EAST **Case Officer:** Mr Nick Fisher**Applicant:** Mr And Mrs G Rendell**Proposal:** Proposed agricultural barn for machine and animal feed storage**Location:** The Old Stables Beauworth Road Beauworth Hampshire**Decision: Application Refused****Conditions/Reasons**

1 Insufficient information has been provided regarding tree and boundary vegetation protection measures. A tree protection plan / impact assessment and Arboricultural Method Statement, in accordance with BS5837:2005, should be provided to show how existing trees are going to be protected on site during construction. The proposal is therefore contrary to policies DP1 and DP4 of the Winchester District Local Plan Review.

2 The proposed development is contrary to policies DP1, DP3, DP4, CE5, CE5, CE6 of the Winchester District Local Plan Review for the following reason:

Due to the open nature of the countryside to the west and north of the site, the proposed building will be clearly viewable from public and private locations, insufficient information regarding proposed landscaping measures to soften the appearance of the building and ensure that the proposal is not excessively prominent, have not been supplied with the application. The proposal is therefore harmful to the appearance and character of the countryside and would detract from the visual amenity of the East Hampshire Area of Outstanding Natural Beauty.

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

South East Plan CC6

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

Bighton

Ward

The Alresfords

Conservation

Area:

Case No: 09/01723/LDP

Ref No: WLDC/495

Date Valid: 24 August 2009

Grid Ref: 461648 133118

Team: EAST **Case Officer:** Sharon Evans

Applicant: Mr And Mrs Des Forges

Proposal: Single storey rear extension and alterations to roof to facilitate loft conversion.

Location: Hawthorns Bighton Lane Gundleton Alresford Hampshire SO24 9SW

Decision: Application Permitted

Bishops Waltham

Ward

Bishops Waltham

Conservation Area: Bishops Waltham - Extended October 1985, Boundary amendments March 2000 Published November 2001

Case No: 09/01779/LIS

Ref No: W11999/02LB

Date Valid: 11 September 2009

Grid Ref: 455701 117504

Team: **Case Officer:** Lisa Booth

Applicant: Mr Tim Cox

Proposal: Removal of chimney breast in first floor bedroom; removal of fitted wardrobes and dressing table around the chimney breast; creation of en-suite shower room with waste pipe passing through bricked doorway and onto existing SVP

Location: Bank End Bank Street Bishops Waltham Southampton Hampshire SO32 1AN

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).

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:-

South East Plan 2009: BE6

Winchester District Local Plan Review 2006: HE14

Conservation

Area:

Case No: 09/01722/FUL

Ref No: W21045/01

Date Valid: 24 August 2009

Grid Ref: 447466 121691

Team: EAST **Case Officer:** Mr Andrew Rushmer

Applicant: Mr And Mrs C Barker

Proposal: Replacement garage and carport with accommodation above

Location: 2 The Willows Upper Moors Road Brambridge Eastleigh
Hampshire SO50 6HW

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP3, DP4 and CE23
South East Plan 2009: BE1
Planning Policy Statement 7

Conservation Area: Compton Street Conservation Area
Case No: 09/01710/FUL
Ref No: W05794/05
Date Valid: 24 August 2009
Grid Ref: 446438 125788
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Patrick Smith
Proposal: Single storey side extension and new pitched roof to existing flat roofed double garage
Location: Barn Close Compton Street Compton Winchester Hampshire SO21 2AT

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: CC6, BE6
South East Plan 2009: DP3, HE4, HE5

Curdrige

Ward

Owslebury And Curdrige

Conservation

Area:

Case No: 09/00935/REM

Ref No: W14873/05

Date Valid: 13 May 2009

Grid Ref: 453478 114647

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs R H Carne

Proposal: Redevelopment of site for the erection of three dwellings, revised access and internal footpath to serve Curdrige Lane (details in compliance following outline planning permission- W14873/04)

Location: Crossways Curdrige Lane Curdrige Southampton Hampshire SO32 2BJ

Decision: Application Refused

Conditions/Reasons

- 1 Development as proposed is contrary to Policies CE5, DP3 and DP4 of the Winchester District Local Plan Review in that, by reason of its design, scale and layout;
 - a) it fails to respect the character and appearance of the locality,
 - b) it would have an adverse impact upon the amenities of the adjoining residential property,
 - c) and in the absence of an arboricultural implications assessment or method statement, it is not possible to assess whether it would maintain or enhance the local landscape.

Informatives

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

South East Plan: None

Winchester District Local Plan Review 2006: CE5, DP3 and DP4

2. For clarification in respect of any appeal pursuant to this refusal, the applicant is hereby reminded of the provisions of the legal agreement entered into in respect of Outline permission W14873/04 which requires the payment of Open Space contributions in relation to the proposed residential development of the site.

Curdrige

Ward

Owslebury And Curdrige

Conservation

Area:

Case No: 09/01692/FUL

Ref No: W21434/01

Date Valid: 3 September 2009

Grid Ref: 453965 114446

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

Applicant: Mrs Joanne Furby

Proposal: (AMENDED DESCRIPTION) Rear extension and alteration of roof including two dormer windows and two rooflights, to provide additional accommodation

Location: Grange Cottage Curdrige Lane Curdrige Southampton Hampshire SO32 2BH

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, CE23
South East Plan 2009: CC6, C4

Conservation

Area:

Case No: 09/01658/FUL

Ref No: W00628/02

Date Valid: 17 August 2009

Grid Ref: 449008 132921

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

Applicant: Mr Russell Newell

Proposal: External brickwork to be rendered

Location: Belle Vue 34 Nations Hill Headbourne Worthy Winchester
Hampshire SO23 7QY

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 render and exterior paintwork shall be magnolia as stated in plan reference 087/003 unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of the visual amenity 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 East Plan 2009: BE1

Hursley

Ward

Compton And Otterbourne

Conservation

Area:

Case No: 09/01610/FUL

Ref No: W10173/07

Date Valid: 17 August 2009

Grid Ref: 439585 125333

Team: WEST **Case Officer:** Mr Neil Mackintosh

Applicant: Fairfax Classical Properties Ltd

Proposal: Replacement of existing dwelling and existing agricultural building with one detached dwelling, associated garage building, landscaping and new access gates

Location: Bell Ground Farm Dores Lane Braishfield Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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 No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

5 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In the interests of the amenities of future occupants and to protect controlled waters from contamination.

6 The development hereby permitted shall not be commenced until such time as the following details have been submitted to, and approved by, the Local Planning Authority;

1. a scheme to dispose of foul and surface water,
2. details of any piling, or any other foundation designs using penetrative methods, and
3. a contamination risk assessment and details of any necessary remediation strategy.

Development shall be carried out in accordance with the approved details.

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:-

South East Plan: None

Winchester District Local Plan Review 2006: CE5, CE9, CE17, DP1, DP3, DP6, DP8, DP10, T1

3. All work relating to the development hereby approved should only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.

4. Under the terms of the Water Resources Act 1991 this development may need a Discharge Consent from the Environment Agency. Permission might not be forthcoming.

5. The proposed development must comply with the Control of Pollution (Oil Storage)(England) Regulations 2001. The Regulations stipulate requirements for the standard of tanks, pipework and secondary containment, including bund walls.

Itchen Valley

Ward

Itchen Valley

Conservation

Area:

Case No: 09/01627/FUL

Ref No: W21564

Date Valid: 25 August 2009

Grid Ref: 453277 132948

Team: EAST

Case Officer: Mrs Jane Rarok

Applicant: Mr Simon Price

Proposal: Formation of new vehicular access and on site parking area

Location: 2 Station Hill Itchen Abbas Winchester Hampshire SO21 1BB

Decision: Application Refused

Conditions/Reasons

1 The development is considered contrary to Winchester District Local Plan Review policies DP3 and DP4 and policy C2 of the South East Plan in that the proposal would result in a significant breach in the hedge and grassed embankment, and the laying down of a significant area of hardstanding, which would result in the loss of part of an important landscape feature and consequent creation of a prominent visual intrusion to the detriment of the rural character and visual amenity of the area which lies within the defined South Downs National Park.

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, CE6
South East Plan 2009: C2

Conservation**Area:****Case No:** 09/01560/FUL**Ref No:** W21557**Date Valid:** 24 August 2009**Grid Ref:** 446922 131457**Team:** EAST**Case Officer:** Trish Price**Applicant:** Mr Darren Sleeth**Proposal:** Erection of a single storey rear extension and front porch**Location:** 5 Ashurst Close Harestock Winchester Hampshire SO22 6JZ**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 single storey rear extension and front 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:-

South East Plan 2009: BE1

Winchester District Local Plan Review 2006: DP3

Micheldever

Ward

Wonston And Micheldever

Conservation Area: East Stratton
Case No: 09/01708/LIS
Ref No: W12361/12LB
Date Valid: 21 August 2009
Grid Ref: 454149 140144
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Craze
Proposal: Replace existing external door with a window on south elevation, single storey side extension (amendment to scheme approved under 07/00609/LIS)
Location: The Cottage Old Church Lane East Stratton Winchester Hampshire SO21 3DU

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 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 conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

3 The new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

4 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 All new windows/doors shall be single glazed to match the character of the glazing to the existing listed building, and any necessary ventilation shall be provided using casement locks rather than face-mounted slot ventilators, which shall not be used on the listed building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) large scale (1:10 or larger) details of the new windows to the extension;
- (b) samples of new roof covering to the extension.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

8 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

9 Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors

working on site and furnish them with a copy of the consent and approved drawings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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, HE5, HE.14, HE16
South East Plan 2009:

New Alresford

Ward

The Alresfords

Conservation Area:	New Alresford Conservation Area
Case No:	09/01705/FUL
Ref No:	W00484/24
Date Valid:	21 August 2009
Grid Ref:	457638 132282
Team:	EAST
Applicant:	Mr And Mrs Dedman
Proposal:	Demolition of existing building and erection of office building with associated car parking, refuse and cycle enclosures
Location:	Long Barn Winchester Road Alresford Hampshire SO24 9EZ

Case Officer: Mrs Jill Lee

Decision: Application Withdrawn

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation

Area:

Case No: 09/01023/LDC

Ref No: WLDC/489

Date Valid: 19 June 2009

Grid Ref: 446138 127333

Team: WEST

Case Officer: Legal

Applicant: Mr James Hart

Proposal: Existence and use of the dwelling erected on the site in breach of condition 2 of planning permission W01549/02

Location: Maybush Olivers Battery Gardens Olivers Battery Winchester Hampshire SO22 4HF

Decision: Application Permitted

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation

Area:

Case No: 09/01685/FUL

Ref No: W13002/04

Date Valid: 24 August 2009

Grid Ref: 445957 127936

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Ms Karen Bostell

Proposal: Single storey rear extension

Location: 5 Downlands Road Olivers Battery Winchester Hampshire SO22 4ET

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:-

South East Plan 2009: CC6

Winchester District Local Plan Review 2006: DP3

Otterbourne

Ward

Compton And Otterbourne

Conservation

Area:

Case No: 09/01832/FUL

Ref No: W04753/05

Date Valid: 11 September 2009

Grid Ref: 445977 123077

Team: WEST **Case Officer:** Mr James Jenkison

Applicant: A R Morris Roofing And Construction Ltd

Proposal: Vehicular and pedestrian access

Location: Land Adjacent To Wood Sorrell Main Road Otterbourne
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 proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure satisfactory means of access.

3 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43m 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.

4 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

5 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 completion of the development. 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.

Note: A replacement tree planting scheme for any the trees at the front of the site will be sufficient for this condition.

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

6 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until a replacement planting in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority is implemented.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not

be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure that an effective tree planting belt is maintained at the front boundary in the interests of the amenities and character of the area.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5

Owslebury

Ward

Owslebury And Curdridge

Conservation

Area:

Case No: 09/01487/FUL

Ref No: W13571/01

Date Valid: 20 August 2009

Grid Ref: 451212 123323

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

Applicant: Mr Carlo Gilmour

Proposal: New ground floor single storey rear extension, repair to first floor rear dormer and removal to internal wall of larder cupboard

Location: 2 Yew Tree Cottages Main Road Owslebury Winchester Hampshire SO21 1LT

Decision: Application Permitted

Conditions/Reasons

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

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

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 HE14
South East Plan: BE1 BE6

Owslebury

Ward

Owslebury And Curdridge

Conservation

Area:

Case No: 09/01488/LIS

Ref No: W13571/02LB

Date Valid: 20 August 2009

Grid Ref: 451212 123323

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

Applicant: Mr Carlo Gilmour

Proposal: New ground floor single storey rear extension, repair to first floor rear dormer and removal to internal wall of larder cupboard

Location: 2 Yew Tree Cottages Main Road Owslebury Winchester Hampshire SO21 1LT

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 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 conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3 The new facing brickwork shall match the existing original brickwork of the building in respect of colour (unless it is to be painted), texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) construction elevations and typical sections at 1:20 scale of the new extension to include its interface with the existing fabric;
- (b) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (c) all new windows, to include profiles of frame members and glazing bars where relevant;
- (d) samples of new roof covering to the extension;
- (e) details of all hard and soft landscaping works adjoining the property.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

8 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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 HE14
South East Plan 2009:BE1 BE6

3. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

South Wonston

Ward

Wonston And Micheldever

Conservation

Area:

Case No: 09/00460/LDC

Ref No: WLDC/476

Date Valid: 11 March 2009

Grid Ref: 447426 135708

Team: EAST

Case Officer: Legal

Applicant: Mr David McLean

Proposal: The whole area of land is used for residential purposes as a garden with paths, patios and flower beds

Location: 28 Pine Close South Wonston Hampshire SO21 3EB

Decision: **Application Permitted**

South Wonston

Ward

Wonston And Micheldever

Conservation

Area:

Case No: 09/01111/LDP

Ref No: WLDC/488

Date Valid: 11 June 2009

Grid Ref: 446618 136001

Team: EAST **Case Officer:** Legal

Applicant: Mr Dennis Jenkins

Proposal: Erection of conservatory to rear, installation of 6 no. roof lights, window in gable end and extension to detached garage

Location: 43 Wrights Close South Wonston Hampshire SO21 3HD

Decision: Application Permitted

Swanmore

Ward

Swanmore And Newtown

Conservation

Area:

Case No: 09/01645/FUL

Ref No: W05043/03

Date Valid: 28 August 2009

Grid Ref: 458735 116442

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

Applicant: The Trustees Of Hill Place

Proposal: Raise roof to provide additional accommodation, external repairs

Location: Hill Place Droxford Road Swanmore Southampton Hampshire SO32 2PY

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, HE14, CE23
South East Plan 2009: CC6, BE6

Swanmore

Ward

Swanmore And Newtown

Conservation

Area:

Case No: 09/01775/LIS

Ref No: W05043/04LB

Date Valid: 25 August 2009

Grid Ref: 458735 116442

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: The Trustees Of Hill Place

Proposal: Raise roof to provide additional accommodation, external repairs

Location: Hill Place Droxford Road Swanmore Southampton Hampshire SO32 2PY

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 works authorised by this consent shall take place until the applicant has implemented a programme of building recording in respect of those parts of the building to be altered, in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Council as local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3 Before any work is undertaken in pursuance of this consent to alter by way of partial demolition any part of the building, structural engineer's drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local

planning authority. The relevant work shall be carried out in accordance with such structural engineer's drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

4 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 conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 Any new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 The position, type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

8 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

9 All new windows/doors shall be single glazed to match the character of the glazing to the existing listed building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

10 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) construction elevations and typical sections at 1:20 scale of the new mansard roof, chimney stacks, parapet gutters and dormer windows;
- (b) structural engineer's drawings, calculations and method statement indicating the structural form of the new roof and its relationship with the existing structure of the building;
- (c) large scale sections and details (1:20, 1:10) of the new secondary staircase and of the new external staircase leading from the basement to the exterior;
- (d) structural details relating to any new openings in the existing fabric;
- (e) large scale details of the new rooflight within the mansard;
- (f) large scale details (1:10 or larger) of all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (g) large scale details (1:10 or larger) of all new windows, to include profiles of frame members and glazing bars;
- (h) new roof coverings;
- (i) repair specification and schedule of works for the elevations of the main house indicating the details of repairs where later features are to be removed;
- (j) large scale details of the new balustrading to the main entrance steps;
- (k) any hard and soft landscaping works immediately adjoining the property.
- (l) Any historic decoration scheme for the interior of the building

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

11 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

12 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building, and the local planning authority notified in writing immediately. Provision shall be

made for the retention of the features or for their recording, as agreed in writing by the LPA.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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
South East Plan 2009: CC6, BE6

3. The mathematical tiles removed from the building should be salvaged and offered to a reputable salvage company or otherwise used for repairs to historic buildings clad in the same mathematical tiles.

4. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

5. The applicant is reminded that 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.

6. The applicant is reminded that no new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Conservation

Area:

Case No: 09/01688/FUL

Ref No: W18137/01

Date Valid: 20 August 2009

Grid Ref: 464956 124000

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

Applicant: Mr And Mrs J Wayland-Pratt

Proposal: Two-storey rear extension; Single storey rear extension and front porch

Location: Lavender Cottage West Meon Petersfield Hampshire GU32 1LX

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 front porch, single storey and two storey rear extensions hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the local planning authority.

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

3 Details in the form of a 1:20 plan of the window in the east side of the two storey rear extension shall be submitted to and approved by the local planning authority in writing before development commences.

The window shall be obscure glazed and top opening only unless otherwise agreed in writing with the local planning authority.

Reason: To protect the private amenity of the neighbouring property Drake Cottage.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3 CE6
South East Plan 2009: BE1 C2 C3

Whiteley **Ward** **Whiteley**

Conservation

Area:

Case No: 09/01693/FUL

Ref No: W18814/02

Date Valid: 24 August 2009

Grid Ref: 452574 109650

Team: WEST **Case Officer:** Mr Mark Croucher

Applicant: Mr Jeremy Tremellen

Proposal: Extension to conservatory

Location: 41 Thyme Avenue Whiteley Fareham Hampshire PO15 7NB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 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 conservatory hereby permitted.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, H3
South East Plan 2009: CC6

Wickham

Ward

Wickham

Conservation

Area:

Case No: 09/00532/LDC

Ref No: WLDC/329/01

Date Valid: 18 March 2009

Grid Ref: 454153 107763

Team: WEST

Case Officer: Legal

Applicant: Miss A Pike

Proposal: Existing use of a building as a residential dwelling for over a four year period on part of the property known as Ashlyn Farm

Location: Ashlyn Farm Fontley Road Titchfield Fareham Hampshire PO15 6QY

Decision: **Application Permitted**

Conservation Area: Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003

Case No: 09/01315/FUL
Ref No: W05733/14
Date Valid: 7 September 2009
Grid Ref: 447929 129928
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr Chris Evans
Proposal: Variation of condition 09 of Planning Permission 05/02576/FUL (opening hours) to allow opening of A1 retail unit between 07:00 and 23:00 hours Monday to Sunday.
Location: 16A City Road Winchester Hampshire SO23 8SD

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 A1 retail units hereby permitted shall not be open to customers or shall receive deliveries, except between the hours of 0700 and 2300 Monday to Sunday, unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

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

South East Plan 2009: CC6

Winchester District Local Plan Review 2006: DP3, T1

3. For the avoidance of doubt this planning permission relates solely to the variation of condition 9 of planning permission 05/02576/FUL and does not otherwise replace that permission or imply any other alteration thereto. The provisions of that permission including all other conditions stated therein continue to apply to any development undertaken pursuant to that planning permission unless the Local Planning Authority first agree in writing to any further variation thereto.

Winchester Town

Ward

St Michael

Conservation

Area:

Case No: 09/01380/FUL

Ref No: W00171/32

Date Valid: 30 July 2009

Grid Ref: 447265 129182

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr John Mann

Proposal: Erection of two storey teaching facility for the Performing Arts Faculty at King Alfred's Campus, Winchester (PART RETROSPECTIVE)

Location: The University Of Winchester Sparkford Road Winchester Hampshire SO22 4NR

Decision: Application Permitted

Conditions/Reasons

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

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

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

Reason: To 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 south elevation(s) of building hereby permitted.

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

4 The building(s), structure(s) and plant shall be constructed so as to provide sound insulation against internally generated noise, with windows shut, and other means of ventilation provided, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such noise insulation shall be thereafter maintained and operated in accordance with the approved scheme.

Reason: To ensure that the building is adequately sound-proofed in the interests of the amenities of the occupants of nearby premises.

5 The teaching facility hereby permitted shall not be used between the hours of 2200 and 0800 hrs.

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

6 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, 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.

7 A detailed method statement and a management plan for the implementation and maintenance of the proposed green wall should be submitted to and approved in writing by the Local Planning Authority prior to any development.

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

8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and tree planting, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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, DP2, DP3, DP4, DP6 and SF6.

3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays.

Conservation Area: Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003

Case No: 09/01413/FUL
Ref No: W19521/08
Date Valid: 20 August 2009
Grid Ref: 448278 130330
Team: WEST **Case Officer:** Nick Parker
Applicant: Mr Mike Caldwell
Proposal: Single storey rear extension and demolition of detached timber garage and replacement with timber garden room/home office

Location: 2 Nuns Road Winchester Hampshire SO23 7EF

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 and garden room 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 the commencement of development the fence located at the rear of the garden shall be replaced with a close boarded fence of 2m in height as indicated on the approved drawing ref. 2055/D04 Rev B and shall subsequently be retained, together with the existing close boarded fence to the Nuns Walk boundary, in perpetuity unless the written approval of the Local Planning Authority is first obtained for any variation thereto.

Reason: To ensure that the development is satisfactorily screened from the surrounding area in the interests of the amenities of the conservation area.

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 openings; other than those

expressly authorised by this permission shall, at any time, be constructed in the elevation(s) of east elevation of the 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:
South East Plan 2009:

Winchester Town **Ward** **St Luke**

Conservation

Area:

Case No: 09/01436/FUL

Ref No: W06477/07

Date Valid: 20 July 2009

Grid Ref: 446054 128559

Team: EAST **Case Officer:** Andrea Swain

Applicant: Mr Alan Portsmouth

Proposal: Demolition of existing Stanmore Hotel and construction of new 56 bed dementia care home with associated landscape

Location: Stanmore Hotel 212 Stanmore Lane Winchester Hampshire SO22 4BL

Decision: **Application Withdrawn**

Conservation**Area:****Case No:** 09/01455/FUL**Ref No:** W00624/09**Date Valid:** 21 August 2009**Grid Ref:** 447407 130008**Team:** EAST**Case Officer:** Mrs Jill Lee**Applicant:** Mr Butler**Proposal:** New dwelling in back garden fronting onto Western Road, location of carparking spaces in front garden**Location:** Direct Denture Care 23 Stockbridge Road Winchester Hampshire SO22 6RN**Decision: Application Refused****Conditions/Reasons**

1 The proposed development would be contrary to policies DP3 and DP5 of the Winchester District Local Plan Review in that it would result in the overdevelopment of the site with inadequate private amenity space for future occupiers and would be out of character and scale with the surrounding development and detrimental to the amenity of neighbours by reason of the overbearing nature of the building.

2 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.

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 use of the proposed access would be likely to cause undue interference with the safety and convenience of users of the adjoining highway.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP5, H3, RT4, DP9.
South East Plan 2009:

Conservation Area: Winchester Conservation Area
Case No: 09/01701/FUL
Ref No: W20681/01
Date Valid: 26 August 2009
Grid Ref: 447866 129066
Team: WEST **Case Officer:** Richard Whittington
Applicant: Mrs Patricia Morris
Proposal: Erection of shed
Location: 1A St Michaels Gardens Winchester Hampshire SO23 9JD

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 36 (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

Conservation

Area:

Case No: 09/01642/AVC

Ref No: W02246/29A

Date Valid: 25 August 2009

Grid Ref: 446541 130793

Team: EAST

Case Officer: Beverley Morris

Applicant: Alliance Boots

Proposal: Internally illuminated fascia sign for unit 1 (Boots)

Location: Waitrose Food Store Stockbridge Road Winchester
Hampshire SO22 6EL

Decision: Application Refused

Conditions/Reasons

1 The proposed sign is contrary to policy DP3 and PPG19 in terms of its impact on the visual amenity and character of the area, as a result of the high level of illumination, method of illumination and the form and position of the sign.

Informatives

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

Winchester District Local Plan Review 2006:
DP3 T4

Conservation

Area:

Case No: 09/01663/AVC

Ref No: W02246/30

Date Valid: 25 August 2009

Grid Ref: 446541 130793

Team: EAST

Case Officer: Beverley Morris

Applicant: Waitrose Ltd

Proposal: 1 No. 4m high internally illuminated freestanding totem sign

Location: Waitrose Food Store Stockbridge Road Winchester
Hampshire SO22 6EL

Decision: Application Refused

Conditions/Reasons

1 The proposed sign is contrary to policy T4, as it would interfere with the safety and function of the road network by obscuring the 4.5m by 120m visibility splay secured by the Section 278 Agreement.

2 The proposed sign is contrary to policy DP3 of the Winchester District Local Plan Review 2006, and the Council's design guidance for the Control of Shopfronts and Signs as, on accounts of its position, size and method of illumination it would be visually intrusive and detract from 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 T4

Conservation

Area:

Case No: 09/01714/FUL

Ref No: W04162/04

Date Valid: 2 September 2009

Grid Ref: 448022 130844

Team: WEST **Case Officer:** Mr Mark Croucher

Applicant: Mr Andrew Pritchard

Proposal: Single storey pitched roof garden room extension to the rear

Location: 15 Denham Close Winchester Hampshire SO23 7BL

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 single storey 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 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 single storey rear 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, H3
South East Plan 2009:CC6

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003

Case No: 09/01715/FUL
Ref No: W21563
Date Valid: 24 August 2009
Grid Ref: 448147 130342
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr & Mrs Jamie Ord
Proposal: Erection of single storey garden office and garden shed for home office working
Location: 29 Egbert Road Winchester Hampshire SO23 7EB

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, H3, HE4, HE5
South East Plan 2009: CC6, BE6

3. The outbuilding hereby permitted shall be only be used for purposes that are ancillary to the main dwellinghouse.

Conservation Area: Winchester Conservation Area
Case No: 09/01726/FUL
Ref No: W21381/01
Date Valid: 25 August 2009
Grid Ref: 447612 128264
Team: WEST **Case Officer:** Mr Simon Avery
Applicant: Mr David Everest
Proposal: Three storey rear extension to provide 3 no. one bed flats (RESUBMISSION)
Location: Stockholm Court 92 St Cross Road Winchester 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 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 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- hardsurfacing materials;
- timber posts/bollards;

Soft landscape details shall include the following as relevant:

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

- implementation programme.

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

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

5 The new first and second floor windows in the south elevation of existing building as hereby permitted to be extended shall be glazed in obscure glass and thereafter retained in that condition.

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

6 Before the development hereby approved is first brought into use, a minimum of one long term (secure/undercover) cycle parking spaces shall be provided within the curtilage of the site for each of the new one bedroom units and thereafter maintained and kept available.

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

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:-

South East Plan: CC6, BE6

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP9, HE4, HE5, RT4, T2, T4

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 Beech tree adjacent to the access off Barnes Close is protected by law as it sits within the Conservation Area. If any damage occurs as a result of this development, Winchester City Council would pursue this as a breach under the Town and Country Planning Act. The applicant is therefore advised that the tree should be protected during construction works in accordance with Section 3.0 of the Arboricultural Statement by CBA Trees Ref. CBA7233 dated 6 May 2009 and written by Stefan Rose.

Winchester Town

Ward

St Paul

Conservation Area:

Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003

Case No:

09/01728/FUL

Ref No:

W21524/01

Date Valid:

25 August 2009

Grid Ref:

447665 129881

Team:

EAST

Case Officer: Ms Anna Rolls

Applicant:

Oshwa

Proposal:

Loft conversion

Location:

18 St Pauls Hill Winchester Hampshire SO22 5AB

Decision: Application Withdrawn

Conservation

Area:

Case No: 09/01739/FUL

Ref No: W20783/01

Date Valid: 27 August 2009

Grid Ref: 445784 128997

Team: EAST

Case Officer: Trish Price

Applicant: Mr Alastair Sinker

Proposal: Single storey attached garage to side elevation

Location: 56 Woodfield Drive Winchester Hampshire SO22 5PU

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy DP3 of the Winchester District Local Plan, by virtue of its scale, design and siting and would result in excessive bulk across the width of the plot and a closing of gaps between the properties which would alter the spatial characteristics of this part of the street and be of detriment to the open feel of the area.

Informatives

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

Winchester District Local Plan: DP3

Conservation**Area:****Case No:** 09/01762/FUL**Ref No:** W02437/24**Date Valid:** 4 September 2009**Grid Ref:** 446810 129407**Team:** EAST **Case Officer:** Andrea Swain**Applicant:** The University Of Winchester**Proposal:** Temporary permission for change of use for overflow car parking until 1st October 2010**Location:** The University Of Winchester West Downs Centre Romsey Road Winchester Hampshire SO22 5HT**Decision: Application Refused****Conditions/Reasons**

1 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would rely on the major road network for access and draw traffic, principally the private car, from a wide catchment area. This would lead to longer and larger numbers of private car journeys and not encourage alternative means of travel to reduce the reliance on the private car. The over reliance on the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with policy T.4 of the South East Plan.

Informatives

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

Winchester District Local Plan Review 2006: DP3
South East Plan 2009:T.4

Conservation

Area:

Case No: 09/01765/FUL

Ref No: W20760/02

Date Valid: 1 September 2009

Grid Ref: 446099 128542

Team: EAST

Case Officer: Andrea Swain

Applicant:

Proposal: 2 bedroom bungalow with associated parking

Location: 210 Stanmore Lane Winchester Hampshire SO22 4BL

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policies CC.6 and H5 of the South East Plan, policies DP3 and DP5 of the Development Plan and the advice contained in PPS1 and PPS3 in that the proposed development, by reason of its form, design, materials and areas of hard landscaping will not respond positively to the spatial characteristics of this open landscaped area of Stanmore.

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, H3, H7, T2, and RT4.

South East Plan 2009: CC.6 and H.5

- 3 Conservation** Winchester Conservation Area
- Area:**
- Case No:** 09/01794/FUL
- Ref No:** W03719/55
- Date Valid:** 7 September 2009
- Grid Ref:** 448214 129270
- Team:** WEST **Case Officer:** Mr James Jenkison
- Applicant:** Winchester Cathedral Enterprises Ltd
- Proposal:** Extension of operating period of Christmas market to 24 days between 27th November and 20th December and comprising of 93 stalls including Christmas grotto and nativity scene (AFFECTS THE SETTING OF A LISTED BUILDING)
- Location:** Winchester Cathedral The Close Winchester Hampshire SO23 9LS

Decision: Application Permitted

Conditions/Reasons

1 The permission hereby granted shall be for a limited period only, with public use commencing no sooner than 27th November 2009 and finishing no later than 20 December 2009 with the setting up and removal of chalets and operations commencing and concluding in accordance with the schedule submitted and the land shall be restored to its former condition by 8th January 2010 unless otherwise approved in writing by the Local Planning Authority.

Reason: To accord with the terms of the planning application hereby permitted and to ensure the Close is restored to its open environment in a timely manner.

2 The use hereby permitted shall not be open to customers outside the following times:

Sundays 10:00hrs to 18:00hrs
10:00hrs to 20:00hrs on all other days.

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

3 Prior to the use hereby approved being undertaken on the site an Event Management Plan (including deliveries, delivery times etc.) shall be submitted to and approved in writing by the Local Planning Authority. The use and associated activity shall be undertaken in accordance with the approved plan.

Reason: To protect the amenities of nearby residences.

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, SF1, HE1, HE2, HE16, T1
South East Plan 2009: TSR4, BE1, BE6

Winchester Town

Ward

St Michael

Conservation

Area:

Case No: 09/01802/FUL

Ref No: W21269/01

Date Valid: 9 September 2009

Grid Ref: 447380 128087

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

Applicant: Mr Angus Buchanan

Proposal: Rear and side extension; roof conversion and over-cladding

Location: 10 Whiteshute Lane Winchester Hampshire SO23 9RA

Decision: Application Permitted

Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 north east and south west elevation(s) of development hereby permitted.

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

4 The bathroom and stairwell first floor window(s) in the north east and south west elevation 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
South East Plan 2009: CC6

Wonston	Ward	Wonston And Micheldever
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Conservation Area:	Sutton Scotney	
Case No:	09/01634/FUL	
Ref No:	W21560	
Date Valid:	24 August 2009	
Grid Ref:	445965 139591	
Team:	EAST	Case Officer: Trish Price
Applicant:	Mr & Mrs Attfield	
Proposal:	Rear Conservatory	
Location:	7 Pigeonhouse Field Sutton Scotney Hampshire SO21 3NJ	

Decision: Application Permitted

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the conservatory hereby permitted shall be as stated on planning application form 09/01634/FUL.

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:-

South East Plan 2009: BE1

Winchester District Local Plan Review 2006: DP3

Wonston	Ward	Wonston And Micheldever
Conservation Area:	Sutton Scotney	
Case No:	09/01659/FUL	
Ref No:	W21558	
Date Valid:	17 August 2009	
Grid Ref:	446213 139647	
Team:	EAST	Case Officer: Ms Anna Rolls
Applicant:	Miss ANDREA CHESHIRE	
Proposal:	Conservatory to rear	
Location:	35 Sutton Park Road Sutton Scotney Winchester Hampshire SO21 3GZ	

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 brick to be used in the construction of the external surfaces of the conservatory hereby permitted shall match those used in the existing building.

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

3 The finials shown on the roof of the conservatory shall be omitted, and are not approved as part of this planning application. No cresting of any kind shall be installed on the roof of the conservatory unless otherwise agreed in writing with the local planning authority.

Reason: To protect the character and appearance of the adjacent conservation 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 East Plan 2009: BE1
