



DECISIONS MADE BY DIRECTOR OF OPERATIONS UNDER DELEGATED POWERS

UP TO 26 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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area: Bishops Waltham - Extended October 1985, Boundary amendments March 2000 Published November 2001
Case No: 09/01849/AVC
Ref No: W05615/05A
Date Valid: 15 September 2009
Grid Ref: 455498 117536
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Sam Choudhury
Proposal: 2 carriage lamps (RESUBMISSION)
Location: Friends Refined Indian Cuisine Bank Street Bishops Waltham Southampton Hampshire SO32 1AN

Decision: Not Required

Bishops Waltham

Ward

Bishops Waltham

Conservation Area: Bishops Waltham - Extended October 1985, Boundary amendments March 2000 Published November 2001
Case No: 09/01905/TPC
Ref No: W03235/05TPOCA
Date Valid: 21 September 2009
Grid Ref: 455672 117577
Team: WEST **Case Officer:** Mr Thomas Gregory
Applicant: Mr Paul Emmerson
Proposal: Crown lift to 2.5m and cut back to allow 2.5m clearance between trees and hall of 2 no. Yew trees
Location: St Peters Church Hall Free Street Bishops Waltham Hampshire

Decision: That no objection be raised

Conditions/Reasons

These are two dominant large mature yew trees at the entrance to the hall, they are both distinctive and prominent within the local landscape.

The works prescribed to crown lift to a height of 2.5m and cut back from the building by 2.5m are minor and have been carried out in the past. These are sound reasons and the works would not be detrimental to the health of the tree so there is no objection to the works.

Recommendation

NO OBJECTION

Conservation**Area:****Case No:** 09/01921/TPO**Ref No:** WTPO/1339/18**Date Valid:** 22 September 2009**Grid Ref:** 455805 117135**Team:** WEST**Case Officer:** Mr Thomas Gregory**Applicant:** Mr Anthony Sidwell**Proposal:** Fell 1 no. Horse Chestnut tree**Location:** 14 Godfrey Pink Way Bishops Waltham Southampton
Hampshire SO32 1PB**Decision: Application Permitted****Conditions/Reasons**

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

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

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

2 This is a mature Horse Chestnut in the side of the rear garden visible from the road, however there are a number of other mature notable trees within the area, the loss of this tree would not be detrimental to the amenity of the whole area.

Recommendation

PERMIT

Reasons

The justifications for felling the tree is based on the extensive *Pseudomonas syringae* pv. *aesculi* (Bleeding Canker) causing cracking in the bark and subsequent drying of the wood, this results in the wood underneath becoming brittle and breaking. This is the major concern as a large limb has already been shed over a neighbours property and the likelihood of further large branches breaking is increased.

There is arboricultural evidence supplied by the resident from a tree surgery company regarding the extent of the damage

Reduction of a tree in this condition is not recommended as it is unlikely to recover, so the only long term option would be complete removal.

Informatives

1. Extra Heavy standard is defined as having 16-18cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

**Bramdean And Hinton Ampner
Sutton**

Ward

Cheriton And Bishops

Conservation

Area:

Case No: 09/01777/FUL

Ref No: W00953/11

Date Valid: 3 September 2009

Grid Ref: 462668 126341

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

Applicant: Mr And Mrs David Crawshaw

Proposal: Demolition of single storey wing; single storey extension; detached garage building to house; new garage building; and detached outbuilding, comprising workshop/ store/ greenhouse/ potting shed

Location: Brockwood Farmhouse Brockwood Bramdean Alresford Hampshire SO24 0LQ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP3 CE23 CE6
South East Plan 2009: BE1 C2 C3

Cheriton

Ward

Cheriton And Bishops Sutton

Conservation Area: Cheriton - Boundary amendments December 1998 Published February 1998
Case No: 09/01973/TPC
Ref No: W09064/03TPOCA
Date Valid: 30 September 2009
Grid Ref: 458330 128413
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr James C H Young
Proposal: Fell 1no. Elm tree. Hazel Hedge near lawn - trim back to original hedge height. Fell 1no. Horse Chestnut. Remove Lleylandi hedge in front of house
Location: Brooklyn Alresford Road Cheriton Alresford Hampshire SO24 0QA

Decision: That no objection be raised

Conditions/Reasons

- The Elm tree is dead, the cutting of the Hazel will regenerate new growth and therefore beneficial to itself. The Leylandii hedge is not within keeping of the rural village landscape. The Horse Chestnut is small and of poor form
- The proposed works will not have a detrimental effect on the amenity of the area.

Recommendation

NO OBJECTION

Crawley Ward Sparsholt

Conservation Area: Crawley
Case No: 09/01643/FUL
Ref No: W02263/07
Date Valid: 14 September 2009
Grid Ref: 442959 134657
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr And Mrs J Newman
Proposal: Single storey side extension
Location: Manor Lodge Peach Hill Lane Crawley Winchester
 Hampshire SO21 2PL

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, HE5
South East Plan 2009: CC6, BE6

Curdrige

Ward

Owslebury And Curdrige

Conservation

Area:

Case No: 09/01662/FUL

Ref No: W07127/04

Date Valid: 1 September 2009

Grid Ref: 452716 111641

Team: WEST **Case Officer:** Richard Whittington

Applicant: Mrs G Brundell

Proposal: Change of use of agricultural land to residential curtilage of Lonsdale

Location: Lonsdale Botley Road Curbridge Southampton Hampshire SO30 2HB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: CE.5, DP.4

Denmead

Ward

Denmead

Conservation

Area:

Case No: 09/01712/FUL

Ref No: W06650/01

Date Valid: 3 September 2009

Grid Ref: 465481 111933

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

Applicant: Mr J Mottershead

Proposal: Single storey front extension; Two storey side extension

Location: Oak Tree Cottage Southwick Road Denmead Waterlooville
Hampshire PO7 6LA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The development shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement written by Kevin Cloud on behalf of Technical Arboriculture Limited, which was submitted as part of this application.

Reason: In order to comply with the requirements of policy DP4 of the Winchester District Local Plan Review 2006.

Informatives

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

Hursley

Ward

Conservation

Area:

Case No: 09/01984/APN

Ref No: WAG/PN/287/01

Date Valid: 1 October 2009

Grid Ref: 444497 126579

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Nick Russell

Proposal: Erection of agricultural storage building

Location: Down Farm Port Lane Hursley Hampshire

Decision: That no objection be raised

Informatives

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

Winchester District Local Plan Review 2006: CE13

South East Plan 2009: C4

Kings Worthy

Ward

Kings Worthy

Conservation

Abbots Worthy Conservation Area

Area:

Case No: 09/01923/TPC

Ref No: W16676/01TPOCA

Date Valid: 22 September 2009

Grid Ref: 449743 132575

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mr Peter Smith

Proposal: Removal of 1 no. Norway Spruce tree

Location: Land To The Rear Of Abbots Worthy House Mill Lane Abbots Worthy Hampshire

Decision: That no objection be raised

Conditions/Reasons

1 The tree is to the rear of the property and very close to a flint and brick wall. Its removal shall not have a detrimental effect to the visual amenity of the area and will remove the risk of damage to the wall .

Conservation**Area:****Case No:** 09/01858/FUL**Ref No:** W21576**Date Valid:** 14 September 2009**Grid Ref:** 445335 127277**Team:** WEST**Case Officer:** Mr James Jenkison**Applicant:** Mr C Morton**Proposal:** (AMENDED DESCRIPTION) Front and side extension including raising of roof to provide first floor accommodation with 2 no. dormers to rear with glass balustrades, 4 no. roof lights and porch to front elevation; widen access to form 2 no. parking spaces**Location:** 23 Sunnydown Road Olivers Battery Winchester Hampshire SO22 4LD**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 extended dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

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

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

Conservation

Area:

Case No: 09/01530/FUL

Ref No: W07922/15

Date Valid: 24 August 2009

Grid Ref: 455418 113594

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

Applicant: Mr David Reeves

Proposal: Change of use from stables to offices

Location: Shedfield House Sandy Lane Shedfield Southampton
Hampshire SO32 2HQ

Decision: Application Refused

Conditions/Reasons

1 Development as proposed is contrary to Policies CC1, T1 and T4 of the South East Plan and Policies DP3, DP4, T1 and T4 of the Winchester District Local Plan Review in that;

- a) as a result of the proposed site layout, the use would have an adverse impact upon the amenities of residents of the adjacent cottage and flats,
- b) the site is not served efficiently by public transport, cycling and walking,
- c) an over-provision of car parking is proposed,
- d) the car parking provision would have an adverse impact upon the setting of the listed building and
- e) in the absence of an arboricultural implications assessment and method statement it is considered that the proposal would fail to 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: BE6, CC1, T1, T4

Winchester District Local Plan Review 2006: HE14, DP3, DP4, T1, T4

Shedfield

Ward

Shedfield

Conservation

Area:

Case No: 09/01531/LIS

Ref No: W07922/16LB

Date Valid: 24 August 2009

Grid Ref: 455418 113594

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

Applicant: Mr David Reeves

Proposal: Change of use from stables to offices

Location: Shedfield House Sandy Lane Shedfield Southampton
Hampshire SO32 2HQ

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 Prior to commencement of works the following details shall be submitted to, and approved in writing by, the Local Planning Authority. Works shall be carried out in accordance with the approved plans.

a) 1:20 scale drawings of the glazed area under the loggia and the glazed entrance that replaces the garage doors;

b) details of the proposed floor covering and the retention of wood panelling.

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

Informatives

1. This permission is granted for the following reasons:

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

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

South East Plan: BE6

Winchester District Local Plan Review 2006: HE14

3. The applicant is reminded that this Listed Building Consent does not authorise the change of use of the building which is the subject of separate application 09/01530/FUL for planning permission. The listed building works hereby consented shall not be implemented independently of securing the benefit of planning permission for the proposed change of use.

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation

Area:

Case No: 09/01268/FUL

Ref No: W12690/08

Date Valid: 23 July 2009

Grid Ref: 466890 107949

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: The Rowans Hospice

Proposal: Erection of an equipment store

Location: The Rowans Purbrook Heath Road Purbrook Waterlooville
Hampshire PO7 5RU

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 storage building hereby permitted shall match those used in the existing building, with the exception of the slate roof, as specified in section 10 of the application form.

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: DP.3, CE.5.
South East Plan 2009: BE1, CC6.

Conservation

Area:

Case No: 09/01758/FUL

Ref No: W14061/11

Date Valid: 1 September 2009

Grid Ref: 449347 136301

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr P Corney

Proposal: Construction of a toilet block

Location: Wallers Ash Tunnel Alresford Drove South Wonston
Winchester Hampshire SO21 3HW

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, CE5, CE9, CE28
South East Plan 2009: C4
Planning Policy Statement 7
Planning Policy Statement 9

Twyford

Ward

Colden Common And Twyford

Conservation

Area:

Case No: 09/01746/FUL

Ref No: W07256/05

Date Valid: 27 August 2009

Grid Ref: 448743 124452

Team: WEST **Case Officer:** Mr Simon Avery

Applicant: Mr & Mrs Anthony and Jennifer Fanshawe

Proposal: Change of Use of Garage to granny annexe
(RESUBMISSION)

Location: Whistlers Love Lane Twyford Winchester Hampshire SO21
1FB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

4 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement written by Mark Merritt of Merritt Tree Specialists Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

5 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method Statement written by Mark Merritt of Merritt Tree Specialists Ltd and submitted to the Local Planning Authority. Telephone 01962 848317.

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

6 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement written by Mark Merritt of Merritt Tree Specialists Ltd and submitted to the Local Planning Authority.

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

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, CE5, CE23
South East Plan 2009: CC6

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.

Conservation

Area:

Case No: 09/01582/FUL

Ref No: W21462/01

Date Valid: 12 August 2009

Grid Ref: 445698 128969

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Stack

Proposal: Variation to condition 03 of planning permission W21462 (to allow windows to be top-opening)

Location: 70 Woodfield Drive Winchester Hampshire SO22 5PU

Decision: Application Permitted

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the extension and garage 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 additional window(s) in the north east elevation of the dwelling as extended shall be glazed in obscure glass and top opening only, as shown in plans referenced 09005 100 K and 09005 105, and thereafter retained unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

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, HE1, HE4, HE5, HE14
South East Plan 2009: BE6, CC6

3. Any variation from the submitted foundation design (GGA drawing no. 1713 S01 Rev P1 dated 12 July 04) will require prior written approval from the local planning authority.

4. A copy of the Fabric Analysis survey for this site (undertaken by RPS in connection with the 2004 application) should be submitted to the Winchester Historic Environment Record prior to work commencing on site.

Conservation Area: Winchester Conservation Area
Case No: 09/01592/LIS
Ref No: W18801/07LB
Date Valid: 9 September 2009
Grid Ref: 448415 129387
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant:
Proposal: Internal and external alterations including two storey rear extension to existing retail shop and residential dwelling
Location: 158 High Street Winchester Hampshire SO23 9BA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

Reason: To protect the character and appearance of the (listed) building.

Informatives

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

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

Winchester District Local Plan Review 2006: HE14
South East Plan 2009: BE6

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: 09/01687/FUL
Ref No: W21569
Date Valid: 2 September 2009
Grid Ref: 447658 128276
Team: WEST **Case Officer:** Mr Simon Avery
Applicant: Mr Timothy Robbins
Proposal: Single storey side extension
Location: 3 St Cross Court Kingsgate Road Winchester Hampshire SO23 9PZ

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, HE4, HE5
South East Plan 2009: BE6

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

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

Winchester District Local Plan Review 2006: DP3, DP5, HE4, HE5, HE14
South East Plan 2009: CC6, BE6

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

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

5. The applicant is advised that sealed double glazing will not be permitted on new or replacement windows. Secondary glazing, fixed to the inside face of the frames, will be acceptable.

6. The applicant is advised that works cannot commence until approval for the corresponding application for listed building consent (09/01761/LIS) is forthcoming.

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: 09/01766/LIS
Ref No: W14771/04LB
Date Valid: 2 September 2009
Grid Ref: 447788 129186
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr & Mrs D Barber
Proposal: Reinstatement of lightwell to cellar and removal of pantry
Location: 1 St James Lane Winchester Hampshire SO23 9SW

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 Details to be submitted at 1:20 scale to include profiles of frame members and glazing bars where relevant in respect of the glass lantern, shall be approved in writing by the local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

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 2006.

3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any 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 2006.

4 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 2006.

Informatives

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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: BE6

3. The applicant's attention is drawn to the fact that it is a criminal offence to undertake unauthorised works to a Listed Building and breach of any condition is likely to attract the same penalties as carrying out work without consent. The relevant legislation is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 9 (2) and (4). A Listed Building is defined under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 5 as the building on the list entry and any object or structure fixed to the building and any object of structure within the curtilage of the building and forms part of the land and has done so since before 1 July 1948.

4. The applicant is advised that this permission relates to the amended plans referenced 715(B) : 02 A and 715(B) : 01 A, omitting the rooflight and retaining the kitchen opening as existing.

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: 09/01769/TPO
Ref No: W13668/10TPOCA
Date Valid: 7 September 2009
Grid Ref: 447602 129783
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mrs Christina Parkinson
Proposal: Fell 1 no. Eucalyptus
Location: 15 Alison Way Winchester Hampshire SO22 5BT

Decision: **Application Permitted**

Conditions/Reasons

- The tree is located to the rear of the property. The tree has no amenity value as it cannot be seen from the public highway. This tree will become a problem in the future as there is not enough room for this tree to mature to its full size.
- At 4 meters high there is a tight included fork and there is risk in future that the tree will split in to two.

Recommendation

PERMIT

Reasons

The proposed felling of this tree will not have a detrimental effect on the amenity value of the local area.

The tree has a structural fault, so there is a risk of failure in future years. It would be appropriate to remove this tree before it causes damage to the adjacent property.

Conservation

Area:

Case No: 09/01834/TPO

Ref No: WTPO/0020/375

Date Valid: 14 September 2009

Grid Ref: 449591 130163

Team: EAST

Case Officer: Mr Ivan Gurdler

Applicant: Mrs Kay Smart

Proposal: Avenue of Beech trees - reduce longest lateral branches by 1m-2m back to secondary points, crown raise 3m and clear around and over lamp columns 1.5m and clear signs 1.5m. Line of Beech trees leading from Goods Service Road to Petrol Station - reduce longest lateral branches by 1m-2m back to secondary points crown raise 3m and clear around and over lamp columns 1.5m and clear signs 1.5m.

Location: Tesco Stores Ltd Easton Lane Winchester Hampshire SO23 7RS

Decision: Application Permitted

Conditions/Reasons

- A High use area with pedestrians and cars on the site for long periods. The work being applied for is essential maintenance and minor tree works in the interests of public safety.

Recommendation

PERMIT

Reasons.

The ends of the lower limbs are hanging down and are in danger of hitting pedestrians on the head, and blocking out the light from the street lighting. The trees are of a high amenity value and therefore the attached condition shall apply.

Conditions

No live limbs larger than 75mm in diameter shall be removed from any crown of these trees.

Reason: to preserve the amenity value and health of the trees.

Conservation**Area:****Case No:** 09/01868/TPO**Ref No:** WTPO/1342/09**Date Valid:** 16 September 2009**Grid Ref:** 447253 131179**Team:** EAST**Case Officer:** Mr Ivan Gurdler**Applicant:** Mrs G Garside**Proposal:** 1 no. Sycamore tree - remove leaning limb back to main trunk to balance tree and crown thin by 10% and reduce 2no. limbs on the house side by 10%**Location:** Kinesis 15 Uplands Road Winchester Hampshire SO22 6ER**Decision: Application Refused****Conditions/Reasons**

- The tree is a mature multi stemmed specimen located in the front garden of the property. Its shoot extension is normal for this species. Although the tree has low amenity value due to its location the application has been refused as the proposed removal of such a large stem would be detrimental to the health of the tree.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

This is mature tree and the removal of such a large amount of wood will leave a very large pruning wound which fungi could colonize.
The target risk of failure is low. Pruning should be considered to reduce the end weight.

Informatives

The applicant is advised to contact the tree officer for a site visit with the tree surgeon before submitting a new application.

Conservation

Area:

Case No: 09/01869/TPO

Ref No: WTPO/1342/11

Date Valid: 16 September 2009

Grid Ref: 447253 131179

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

Applicant: Mrs G Garside

Proposal: 1no. Horse Chestnut tree - thin by 15% and lift 2m from southerly limbs including 2no. large limbs

Location: Kinesis 15 Uplands Road Winchester Hampshire SO22 6ER

Decision: Application Refused

Conditions/Reasons

- The tree is located the rear side of the property and short wide specimen for the species. It is of reasonable health, with low amenity and low target risk.
- Extending from the lower crown are two long lever arm branches. The lower lever arm has ribbing which would indicate some sort of stress on the lower limb.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

The tree is low risk due to its location.

Reduction of the lower limb with the rib, and reduction of the end weight of the second limb will be better for the health of the tree.

Due to the close proximity of the two low long lever arms, the removal of both of them would leave 2 large wounds on the main stem which would interconnect with decay.

Informatives

The applicant is advised to contact the tree officer (Ivan Gurdler 01962 848403) to arrange a site visit with their tree surgeon before submitting a new application

Conservation

Area:

Case No: 09/01900/TPO

Ref No: WTPO/1732/10

Date Valid: 17 September 2009

Grid Ref: 446508 129241

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

Applicant: Mr Robin Gunter

Proposal: Crown lift to 6m and crown thin by 10% to 1 no. Norway
Maple tree to the rear of 2 Marnhull Rise

Location: Street Record Marnhull Rise Winchester Hampshire

Decision: Application Permitted

Conditions/Reasons

No limb or branch shall be severed that is larger than 50mm in diameter from the live crown.

Reason - to safeguard the amenity value and health of the trees

- The tree is growing near to a lamp column, and the canopy is restricting the spread of the light from the column.
- There are a few low branches that need removing to give the recommended clearance over the highway.

Recommendation

PERMIT

Reasons

The proposed works will not have a detrimental effect on the amenity value or health of the tree.

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: 09/02005/TPC
Ref No: W02994/12TPOCA
Date Valid: 2 October 2009
Grid Ref: 449138 129239
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr David Faulkner
Proposal: 1 no. Beech tree - reduce up to 15% some of the long limbs and branches on the southern side of tree to reduce the lever arm effect as per enclosed tree report

Location: Chilcomb St Giles Northbrook Avenue Winchester Hampshire SO23 0JW

Decision: That no objection be raised

Conditions/Reasons

- The Contents of the tree report attached to this application are noted and I confirm that the works are essential to try and readdress the poor pruning practices that have been carried out to this tree in the past.
- There is a history of branch failure and the proposed works are acceptable.
- The proposed works will not have a detrimental effect on the amenity value or health of the tree.
- The tree is located in the rear garden but very close to the car parking area of the property behind.

Recommendation

NO OBJECTION

Wonston

Ward

Wonston And Micheldever

Conservation Area: Sutton Scotney
Case No: 09/01227/FUL
Ref No: W21506
Date Valid: 23 June 2009
Grid Ref: 446242 139607
Team: EAST **Case Officer:** Mrs Jane Rarok
Applicant: Zurich Assurance LTD
Proposal: Erection of 1 no. four bed and 1no. two bed semi detached dwellings in land to the rear of Sunnymead
Location: Land To The Rear Of Sunnymead Stockbridge Road Sutton Scotney 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

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 first floor elevation(s) of the development hereby permitted.

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

4 Notwithstanding the materials stated in the submitted planning application, 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.

5 The first floor window(s) in the north elevation of four bedroom unit hereby permitted shall be glazed in obscure glass and thereafter retained.

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

6 The scheme for landscaping, tree and shrub planting as set out in Sue Sutherland Landscape Architects planting plan (drawing nos: CS.537.01) dated March 2009 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. The development shall be carried out in accordance with that approved plan.

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

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

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

8 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

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

11 Prior to the commencement of development, detailed proposals illustrating the position and relevant dimensions of the sewage treatment plant and drainage field shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Development shall be carried out in accordance with the approved details.

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

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

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

13 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal (AIA) and Method Statement (MS) written by Daniel Lambert of Mark Hinsley Arboricultural Consultants and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the above AIA & MS, Telephone 01962 848403.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

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

No deviation from agreed method statement or Arboricultural Impact Assessment without the prior written agreement of the Local Planning Authority.

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, H3, H7, HE5, HE8, RT4, T1, T5
South East Plan 2009:CC6, BE1, BE4, BE6,

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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

Wonston

Ward

Wonston And Micheldever

Conservation Area: Sutton Scotney
Case No: 09/01812/TPO
Ref No: WTPO/1968
Date Valid: 1 September 2009
Grid Ref: 446294 139435
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr C J Lane Fox
Proposal: Pollard to previous pollarding points to 1 no. Horse Chestnut tree
Location: Smiths Gore The Old Estate Office Winchester Hill Sutton Scotney Hampshire SO21 3JN

Decision: Application Permitted

Conditions/Reasons

The applicant shall give 5 days notice to this office, advising the start date of the works so the tree officer can visit during the works. Contact Ivan Gurdler 01962 848403.

- The Tree is large mature specimen and is in full public view from the public highway and has high amenity value due to its size.
- The tree has been previously pollarded, and therefore the proposed works are to good tree management in order to reduce the risks to the adjacent buildings and preserve the long term future of the tree.
-

Recommendation

PERMIT

Reasons

There is a history of pollarding to this tree and therefore the proposed works are acceptable to preserve the amenity value and health of the tree.
