



DECISIONS MADE BY DIRECTOR OF OPERATIONS UNDER DELEGATED POWERS

UP TO 2 November 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: 09/01793/FUL

Ref No: W21226/01

Date Valid: 7 September 2009

Grid Ref: 446723 127907

Team: WEST **Case Officer:** Mr Ian Cousins

Applicant: Mr Justin Tweedale

Proposal: Two storey extension between existing house and existing garage to provide a self contained annex (RESUBMISSION)

Location: 28 Larkhill Rise Badger Farm Winchester Hampshire SO22 4LX

Decision: Application Refused

Conditions/Reasons

1 The proposed development, by virtue of it's mass and location, is considered to represent a form of development that will result in the loss of space around the dwelling which will be detrimental to the spatial characteristics of the area and therefore be contrary to policy CC6 of the South East Plan 2009 and policy DP3 of the Winchester District Local Plan (review) 2006.

2 The proposed plans submitted in support of the application are considered not to show sufficient detail to enable the Local Planning Authority to make a fully informed decision and is therefore contrary to the aims of policy DP1 of the Winchester District Local Plan (review) 2006.

Conservation

Area:

Case No: 09/01836/HCS

Ref No: W06854/11

Date Valid: 14 September 2009

Grid Ref: 446366 124498

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

Applicant: Hampshire County Council

Proposal: Single storey extension to provide hygiene room and access toilet

Location: Shepherds Down School Shepherds Lane Compton
Winchester Hampshire SO21 2AJ

Decision: HCC decision - Permit

Conditions/Reasons

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

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

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: DP1, DP3

Curdrige

Ward

Owslebury And Curdrige

Conservation

Area:

Case No: 09/01815/FUL

Ref No: W06031/07

Date Valid: 9 September 2009

Grid Ref: 452279 113493

Team: WEST **Case Officer:** Mr Ian Cousins

Applicant: Mr Angus Fisher

Proposal: Erection of menage

Location: Coledown House Vicarage Lane Curdrige Southampton
Hampshire SO32 2DP

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Reason: In the interests of the amenities of the locality.

4 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 finished menage level 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.

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; RT11; CE28
South East Plan 2009: C4

3. The applicant is advised that the menage hereby permitted is for personal use of the occupiers of Coledown House and is not to be used for any commercial purposes whatsoever.

Conservation**Area:****Case No:** 09/01786/FUL**Ref No:** W11215/03**Date Valid:** 4 September 2009**Grid Ref:** 464255 114696**Team:** EAST **Case Officer:** Ms Anna Rolls**Applicant:** Mr And Mrs Stephen Melrose**Proposal:** First floor side extension with pitched roof**Location:** 11 Old Barn Crescent Hambledon Waterlooville Hampshire
PO7 4SW**Decision: Application Refused****Conditions/Reasons**

1 The extension as proposed would substantially fill the spatial gap between no.11 and no.10 which allows important views through of the countryside beyond, this would be detrimental to the appearance of the locality and harm the natural beauty and distinctive character of the AONB and proposed National Park, contrary to policy CE.6 and DP3 of the Winchester District Local Plan Review 2006.

2 The application was not supported by a Flood Risk Assessment which is contrary to paragraph E9 of Planning Policy Statement 25 which states all proposals located in Flood Zones 2 and 3, should be accompanied by a Flood Risk Assessment.

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

Hursley

Ward

Compton And Otterbourne

Conservation

Area:

Case No: 09/01907/LIS

Ref No: W16447/09LB

Date Valid: 25 September 2009

Grid Ref: 440163 127632

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

Applicant: Mrs Toni Parkes

Proposal: External alterations to fenestration including changes to windows with addition of shuttering to windows and doors; internal works to include replacement limestone flooring (PART RETROSPECTIVE)

Location: Berrydown Farm Barn Farley Chamberlayne Braishfield Romsey Hampshire SO51 0QN

Decision: Application Permitted

Conditions/Reasons

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

2 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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

Conservation Area: Ovington - Boundary amendments August 1997, Published June 1997
Case No: 09/02074/TPC
Ref No: W02369/05TPOCA
Date Valid: 14 October 2009
Grid Ref: 455970 131684
Team: EAST **Case Officer:** Mr Ivan Gurdler
Applicant: Mr Barton Wild
Proposal: Pollard line of Sycamores to 15ft
Location: Magpie Cottage Lovington Lane Ovington Alresford Hampshire SO24 0RE

Decision: That no objection be raised

Conditions/Reasons

Considerations

Line of semi mature sycamore along the Eastern boundary of the property within 4m either side of the adjacent properties

Recommendation

NO OBJECTION

Reasons

There is limited public amenity benefit, as the trees can only be seen from Lovington lane; they have very limited view from the adjacent main Road.

Pollarding them at 15 feet will be detrimental to the health, however they are of low amenity value and not worthy of a TPO. They should re-shoot and can be maintained at a more manageable height.

Conservation Area: Easton - Boundary amendments December 1998 Published December 1997
Case No: 09/01823/FUL
Ref No: W08154/27
Date Valid: 10 September 2009
Grid Ref: 451129 132122
Team: EAST **Case Officer:** Trish Price
Applicant: Mr Philip Wolfe
Proposal: Replacement of existing asbestos roof with natural slate, two dormer windows, four groups of sky lights, weather vane and conversion of double garage into gymnasium (RESUBMISSION)
Location: Manor Farm House Easton Lane Easton Winchester Hampshire SO21 1EQ

Decision: Application Permitted

Conditions/Reasons

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

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

2 All new external and internal 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 brickwork adjacent 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 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 details (1:20, 1:10) of the new dormer windows;
- (b) large scale details (1:20, 1:10) of the new ridge ventilator/weathervane;
- (c) details of the new rooflights, which shall be of the conservation type, flush with the roof profile;
- (d) details of all new external doors;
- (e) details of all new windows, to include profiles of frame members and glazing bars, and the relationship of the frame to the opening in which it is set;
- (f) samples of new roof coverings.

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 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.

8 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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference Manor Farm House Easton Lane Easton Hants Jry 2009, written by 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 Manor Farm House Easton Lane Easton Hants 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.

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

10 No arboricultural works shall be carried to trees other than those specified and in accordance with Method Statement Manor Farm House Easton Lane Easton Hants Jry 2009

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

11 Any deviation from works prescribed or methods agreed in accordance with Method Statement Manor Farm House Easton Lane Easton Hants Jry 2009. shall be agreed in writing to the Local Planning Authority.

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

12 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

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

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

Winchester District Local Plan Review 2006: DP3 HE5 HE14

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation

Area:

Case No: 09/01446/FUL

Ref No: W12692/04

Date Valid: 9 September 2009

Grid Ref: 445503 131921

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mrs S Wakeman

Proposal: External alterations including new patio doors to enlarged opening, new window and opening to side, new door to existing opening, removal of chimney stack, replacement of tile hanging with cedar cladding

Location: Applemead South Drive Littleton Winchester Hampshire SO22 6PY

Decision: Application Permitted

Conditions/Reasons

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

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

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

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:	Southwick	
Case No:	09/01876/FUL	
Ref No:	W21582	
Date Valid:	18 September 2009	
Grid Ref:	462619 108694	
Team:	WEST	Case Officer: Mr Simon Avery
Applicant:	Mr T D Doe	
Proposal:	Two storey and single storey side extensions and detached double garage	
Location:	Police House North Drive HMS Dryad Southwick Fareham Hampshire PO17 6EE	

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 If the development hereby approved does not commence by 11 May 2010 (which is 6 months from the date of the submitted ecological survey, dated 11 November 2009, written by Dean Swensson of Ecosupport Ltd) a further check of the building shall be carried out by a qualified bat ecologist prior to commencement of the works. The results of this further survey shall be submitted to and approved in writing along with any necessary mitigation. The works shall then be carried out in accordance with the approved details of this further survey.

Reason: To ensure that appropriate regard is had to the protection of protected species in accordance with national and local ecological policies and relevant legislation.

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

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.

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.

Wickham

Ward

Wickham

Conservation

Area:

Case No: 09/01757/FUL

Ref No: W18290/07

Date Valid: 17 September 2009

Grid Ref: 458624 111049

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr Stewart Gray

Proposal: Relief of condition 02 (The use hereby permitted shall be carried on only by Mr.D.Heathfield) to planning permission 03/00854/FUL (Change of Use of Agricultural Building to Store) (RETROSPECTIVE)

Location: Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX

Decision: Application Permitted

Conditions/Reasons

1 No equipment, raw materials, finished or unfinished products, crates, packing materials or waste shall be stored on the site except within the building, or in storage areas approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and the visual amenities of the surrounding 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:-

South East Plan: CC1, T1, T4

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

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: 09/01504/FUL
Ref No: W05326/12
Date Valid: 8 September 2009
Grid Ref: 448318 129277
Team: WEST **Case Officer:** Richard Whittington
Applicant: Mrs Aileen Stocks
Proposal: Replacement of 3 no. windows (RESUBMISSION)
Location: Flat 7 Paternoster House Colebrook Street Winchester Hampshire SO23 9LG

Decision: Application Refused

Conditions/Reasons

1 The development as proposed is situated within the area designated as the Winchester Conservation Area. The development is contrary to Policy HE.5 of the Winchester District Local Plan Review 2006 and would be damaging to the character and appearance of the Winchester Conservation Area, contrary to the objectives of PPG. 15: 'Planning and The Historic Environment'.

2 The proposed development is contrary to Policy DP.3 of the Winchester District Local Plan Review in that in terms of design, the development does not respond positively to the character, appearance and variety of the local environment.

Informatives

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

The South East Plan:
BE.6

Winchester District Local Plan Review:
DP. 3, HE. 5

Supplementary Planning Guidance:
Conservation Guidance Notes (WCC), Guidance Note 5: Casement Windows (WCC)

National Planning Policy Guidance/Statements:
PPG. 15

Conservation Area: Winchester Conservation Area
Case No: 09/01545/AVC
Ref No: W04062/09A
Date Valid: 7 September 2009
Grid Ref: 448069 130005
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Sarsen Press
Proposal: 1 no. non-illuminated projecting hanging sign
Location: Sarsen Press 22 Hyde Street Winchester Hampshire SO23 7DR

Decision: Application Permitted

Conditions/Reasons

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

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

2 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

3 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

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

4 Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Control of Advertisement Act 2007 .

5 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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

6 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by

water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

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

Informatives

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

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

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

Conservation Area: Winchester Conservation Area
Case No: 09/01887/FUL
Ref No: W21578
Date Valid: 29 September 2009
Grid Ref: 448479 129628
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Winchester City Council
Proposal: Replacement of existing balustrade
Location: 2 - 22 Lower Brook Street 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).

Informatives

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

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

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

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: 09/01725/FUL
Ref No: W21568
Date Valid: 4 September 2009
Grid Ref: 447989 129934
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Dr Simon Roffey
Proposal: Re-excavate retaining wall and re-install window to existing basement.
Location: 16 Swan Lane Winchester Hampshire SO23 7AA

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 or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place 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
South East Plan 2009: CC6; BE6

Winchester Town

Ward

St Michael

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: 09/01781/FUL
Ref No: W13342/05
Date Valid: 11 September 2009
Grid Ref: 447449 127753
Team: EAST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Mohammed Bakhaty
Proposal: Alteration and extension to existing dwelling
Location: The Old Stables 140 St Cross Road Winchester Hampshire SO23 9RJ

Decision: Application Withdrawn

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: 09/01822/FUL
Ref No: W12164/01
Date Valid: 28 September 2009
Grid Ref: 448568 129239
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Wessex Hotel Ltd
Proposal: Conversion of staff accommodation for the Wessex Hotel to provide 3no. 1 bedroom and 8no. 2 bedroom apartments
Location: 108 Colebrook Street Winchester Hampshire SO23 9LH

Decision: Application Permitted

Conditions/Reasons

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

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

2 All new external 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 preserve the character of the conservation area and safeguard the special architectural and historic interest of the building.

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

Reason: In order to preserve the character of the conservation area and safeguard the special architectural and historic interest of the building.

4 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 preserve the character of the conservation area and safeguard the special architectural and historic interest of the building.

5 No repointing of brickwork shall be undertaken unless it is in accordance with a scheme and details to be first submitted to and approved in writing by the local planning authority.

Reason: In order to preserve the character of the conservation area and safeguard the special architectural and historic interest of the building.

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

- (a) Large-scale (1:10 minimum) details relating to the new platform lift enclosure, including its interface with the fabric of the existing building;
- (b) Large scale details of all new doors within the historic building, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) Large scale details of all new windows within the historic building, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;

Reason: In order to preserve the character of the conservation area and safeguard the special architectural and historic interest of the building.

7 Prior to work commencing on the site a written scheme of investigation for archaeological evaluation (including proposed mitigation measures) of the site shall be submitted to and approved in writing by the Local Planning Authority. The evaluation shall be undertaken as agreed prior to any site works commencing and shall be undertaken by a qualified archaeologist with site works experience unless otherwise agreed in writing with the Local Planning Authority. The approved archaeologist shall maintain competent records of the investigation and shall submit a copy of the records to the local planning authority when the investigation is complete or as otherwise agreed and stated in the scheme of investigation to be submitted.

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

8 Prior to work commencing on the site details of the below ground works and foundation type and configuration shall be submitted to and approved in writing by the Local Planning Authority.

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

9 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place 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.

10 Prior to work commencing on the site a scheme for the provision of 19 long term (secure/undercover) cycle parking/storage shall be submitted to and approved in writing by the Local Planning Authority. The dwellings/units hereby approved shall not be occupied until the cycle parking/storage has been provided in accordance with the approved details.

Reason: To ensure that the proposal meets approved standards and to promote sustainable development by reducing the need for the use of private cars for travel.

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

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

Informatives

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

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

Adopted Winchester District Local Plan Review 2006: DP3, HE1, HE4, HE5, HE14

3. The applicant is advised that any modifications to or departure from the approved drawings, whether for Building Control or any other reason 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.

Conservation Area: Winchester Conservation Area
Case No: 09/01825/LIS
Ref No: W12164/02LB
Date Valid: 28 September 2009
Grid Ref: 448568 129239
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Wessex Hotel Ltd
Proposal: Conversion of staff accommodation for the Wessex Hotel to provide 3no. 1 bedroom and 8no. 2 bedroom apartments.
Location: 108 Colebrook Street Winchester Hampshire SO23 9LH

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 Adopted Winchester District Local Plan Review 2006.

3 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 immediately. Work shall not recommence until provision has been made for their retention or salvage and/or proper recording in accordance with a scheme which has received the written approval of 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 Adopted Winchester District Local Plan Review 2006.

4 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 Adopted Winchester District Local Plan Review 2006.

5 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 Adopted Winchester District Local Plan Review 2006.

6 No repointing of brickwork shall be undertaken unless it is in accordance with a scheme and details to be first submitted to and approved 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 Adopted Winchester District Local Plan Review 2006.

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

- (a) Large-scale (1:10 minimum) details relating to the new platform lift enclosure, including its interface with the fabric of the existing building;
- (b) Large scale details of all new doors within the historic building, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
- (c) Large scale details of all new windows within the historic building, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;

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 Adopted Winchester District Local Plan Review 2006.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE14

3. The applicant is advised that any modifications to or departure from the approved drawings, whether for Building Control or any other reason 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.

Winchester Town

Ward

St Michael

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: 09/01837/FUL
Ref No: W11843/05
Date Valid: 16 September 2009
Grid Ref: 447418 128844
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs Dawson
Proposal: First floor extension over extension over existing garage:
Additional hardstanding to front: garage conversion
(RESUBMISSION)

Location: 30 Wentworth Grange Winchester Hampshire SO22 4HZ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

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
