



Winchester
City Council

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

UP TO 28 April 2008

For Guidance

- 1 Those applications which have a **star** by them are FOR INFORMATION PURPOSES ONLY. Please see over for a list and description of application types.
- 2 If the **Grid Reference** is blank, this is because it is a property which is in the process of being entered on the Property Database for the District.
- 3 The Conservation Area only appears where the application is known to be in a **Conservation Area**.
4. The **Publicity Period** is 21 days after the Site Notice Date or 21 days after a Press Advert date, where this has been made, whichever is the later. Applications may be determined after this date
5. Representations totals are as received at the date of printing the list.

If you require any further information, please enquire at Avalon House Reception 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		
CHU	Change of 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:

Case No: 08/00632/FUL

Ref No: W10337/01

Date Valid: 28 March 2008

Grid Ref: 454902 117554

Team: WEST

Case Officer:

Applicant: Mr Robert Vose

Proposal: Proposed alterations to existing house and conversion of existing outbuilding (RESUBMISSION)

Location: Charest 2 Winchester Road Bishops Waltham Southampton Hampshire SO32 1BE

Decision: Not Required

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 08/00507/FUL

Ref No: W20123/02

Date Valid: 27 February 2008

Grid Ref: 447923 121497

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs Maureen Churcher

Proposal: Single storey extension and roof alterations to provide second storey, attached garage and rear dormer

Location: May Time 77 Church Lane Colden Common Winchester Hampshire SO21 1TR

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 alteration to the dwelling 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 side elevations of the rear dormer window hereby permitted.

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 dormer windows or roof light windows, other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of the roof space.

Reason: To protect the amenity and privacy of the adjoining residential properties, and to protect the appearance of the property.

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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00193/FUL

Ref No: W02501/06

Date Valid: 29 January 2008

Grid Ref: 446481 124292

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr And Mrs D Knott

Proposal: New detached four bed dwelling in land adjacent to Westwood Edge with access from Otterbourne Road

Location: Westwood Edge Highways Road Compton Hampshire SO21 2DF

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 a satisfactory visual relationship between the new development and the existing.

03 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.

4 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure satisfactory means of access.

5 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

7 The parking area including the garage shall be provided in accordance with the approved plans 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.

8 Any gates provided shall be set back a minimum distance of 4.8 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

9 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The method statement shall include details of proposed tree works, locations of new trees as mitigation for trees to be removed and tree protection measures in the form of a tree protection plan.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Kevin Cloud on 01962 848317.

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 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

10 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- planting plans:

Soft landscape details shall include the following as relevant:

- hard surfacing materials:

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

11 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 side elevation(s) of development hereby permitted.

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

12 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 development permitted by Classes A, B, C, of Parts 1 of Schedule 2 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.

Informatives

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

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: • DP3, H3, RT4, T1, T2, T3

3. The applicant is advised that condition(s) XXX attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 08/00553/FUL

Ref No: W16903/01

Date Valid: 4 March 2008

Grid Ref: 447365 125284

Team: WEST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Brown

Proposal: Single storey side extension to replace existing conservatory

Location: The Well House Bridge Lane Shawford Winchester Hampshire
SO21 2BL

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

Crawley **Ward** **Sparsholt**

Conservation Area:

Case No: 08/00209/FUL

Ref No: W01036/03

Date Valid: 30 January 2008

Grid Ref: 442009 135007

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

Applicant: Mr And Mrs Hands

Proposal: Demolition of outbuilding; two storey side extension; new chimney to side (RESUBMISSION)

Location: Crawley Court Cottage Peach Hill Lane Crawley Winchester Hampshire SO21 2QB

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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference HAND/1489d written by Bill Kowalczyk and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The LPA 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 HAND/1489d. Telephone 01962 840222.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement HAND/1489d.

Any deviation from works prescribed or methods agreed in accordance with Method Statement HAND/1489d 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

4 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

5 The first floor window(s) in the southwest elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, DP4, CE23.

Denmead Ward Denmead

Conservation Area:

Case No: 07/03066/TPO
Ref No: WTPO/1427/02
Date Valid: 22 January 2008
Grid Ref: 464651 112795
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Dr V M Speller
Proposal: Crown reduce by 25% - 1no. Turkey Oak tree in front garden
Location: Woodpeckers Uplands Road Denmead Waterlooville Hampshire
PO7 6HE

Decision: Application Withdrawn

Denmead Ward Denmead

Conservation Area:

Case No: 08/00183/FUL
Ref No: W08647/01
Date Valid: 28 January 2008
Grid Ref: 464412 464412
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Zawoda
Proposal: Raise roof to provide first floor accommodation with 3no.dormer windows to the front and 3no.dormer windows to the rear;2 no. single storey rear extensions; conversion of existing forge to provide detached one bedroom annexe and new vehicular access.
Location: Handel Cottage Uplands Road Denmead Waterlooville Hampshire
PO7 6HF

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

Winchester District Local Plan Review 2006: DP3. T2, T4

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/00534/FUL

Ref No: W11804/02

Date Valid: 3 March 2008

Grid Ref: 451349 132139

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs H Fox

Proposal: Alterations to detached garage to include existing front door replaced with window and boarding beneath, replacement roof, replacement doors, ceiling lowered to allow room in loft space, internal staircase added(WITHIN THE CURTILAGE OF A LISTED BUILDING) *

Location: Wickets Avington Park Lane Easton Winchester Hampshire SO21 1EG

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 of the materials to be used in the construction of the external surfaces of the new doors and the replacement roof, 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:-

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE5 and HE14

3. The applicant is advised that condition 2 attached to this permission needs to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at

least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/00535/LIS

Ref No: W11804/01LB

Date Valid: 3 March 2008

Grid Ref: 451349 132139

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs H Fox

Proposal: Alterations to detached garage to include existing front door replaced with window and boarding beneath, replacement roof, replacement doors, ceiling lowered to allow room in loft space, internal staircase added(WITHIN THE CURTILAGE OF A LISTED BUILDING) *

Location: Wickets Avington Park Lane Easton Winchester Hampshire SO21 1EG

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 the commencement of work the following details shall be submitted to the Local Planning Authority and their approval sought in writing. When approved the works shall be carried out in accordance with the approved details. 1:5 scale sections of new windows.

Reason; To protect the interest of the (curtilage) listed building, and the character of the conservation area, in accordance with Local Plan Policies HE.5, HE.14 and PPG15.

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: HE14

3. The applicant is advised that condition2 attached to this permission needs to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 08/00574/HCS

Ref No: W04447/11

Date Valid: 6 March 2008

Grid Ref: 453113 132308

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Southern Water Ltd

Proposal: Change of use for land to be leased by Southern Water
Construction of: a wooden building to house a Control Shelter and
Blower Shelter; Package Plant; and Boundary Fence

Location: Avington Park Avington Road Avington Hampshire

Decision: That no objection be raised
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 building works, including site preparation, 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, unless agreed otherwise in writing with the Waste Planning Authority.

Reason: To protect the amenities of nearby properties during the construction period.

3 No materials shall be burnt on site.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

4 All routine maintenance shall be performed between the hours of 08:00 and 18:00 Monday to Friday only.

Reason: To protect the amenities of occupiers of nearby properties from unreasonable noise and odour levels.

5 An odour management plan shall be submitted to and approved in writing by the Waste Planning Authority before the use hereby permitted commences. The plant shall thereafter be maintained and operated in accordance with the approved plan unless agreed otherwise by the Waste Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties from unreasonable odour levels.

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP6, DP10, DP11, CE5, DP12, HE1, HE3, HE4, HE5, HE6, T2

3. It is requested that Hampshire County Council give due consideration to the comments of local neighbours / villagers during the determination of this application.

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/00100/LDC

Ref No: WLDC/449

Date Valid: 18 January 2008

Grid Ref: 449511 133276

Team: EAST

Case Officer: Legal

Applicant: Mr James Etheridge

Proposal: Residential occupation of a mobile home

Location: Parkstone 158 Lovedon Lane Kings Worthy Winchester Hampshire
SO23 7NJ

Decision: **Application Permitted**

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 08/00549/FUL

Ref No: W21011

Date Valid: 4 March 2008

Grid Ref: 449287 133310

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Snell

Proposal: Conservatory to rear

Location: 86 Wesley Road Kings Worthy Hampshire SO23 7PX

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 glazing in the south-east elevation of the conservatory hereby permitted shall be obscure glazed, and retained as such in perpetuity, unless otherwise agreed in writing by the local planning authority.

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

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted. 02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3
Kings Worthy Village Design Statement

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 08/00700/TPC
Ref No: W21066/TPOCA
Date Valid: 19 March 2008
Grid Ref: 449430 132485
Team: EAST **Case Officer:** Mr Ian Cupper
Applicant: Mr Angus
Proposal: 1no. Yew tree in rear garden - crown reduce by 15% and crown lift to 3m
Location: 1 Victoria Cottages London Road Kings Worthy Winchester
Hampshire SO23 7QN

Decision: That no objection be raised

Micheldever Ward Wonston And Micheldever

Conservation Area:

Case No: 08/00450/FUL
Ref No: W02098/05
Date Valid: 4 March 2008
Grid Ref: 451516 142862
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Ian Wilcock
Proposal: Two storey front extension; alterations to existing rear extension including replacement roof
Location: Strodes Cottage Andover Road Micheldever Station Winchester
Hampshire SO21 3AY

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 bricks to be used in the construction of the external surfaces of the front / side extension and rear extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

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 proposed roofing materials have been submitted too and approved in writing by the Local Planning Authority. If the proposed material is not deemed to be acceptable the applicant shall submit an alternative roofing material for consideration. 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: DP1, DP3, DP4

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/00474/LIS

Ref No: W04127/07LB

Date Valid: 29 February 2008

Grid Ref: 458774 132660

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Heidis Swiss Patisserie

Proposal: 1 no. non illuminated hanging sign and 3 no. fascia signs

Location: 13 West Street Alresford Hampshire SO24 9AB

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) and Town and Country Planning Act (Control of Advertisements) 2007.

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 2007.

03 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 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 Town and Country Planning (Control of Advertisements) Regulations 2007.

4 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 2007.

5 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 2007.

6 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 2007.

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE14, HE9, HE8, HE11

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/00532/FUL

Ref No: W09824/05

Date Valid: 3 March 2008

Grid Ref: 458683 132618

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Covemile Ltd

Proposal: Conversion of one shop into two; extension to existing flat and erection of new two bed dwelling at first floor to rear

Location: 43 West Street Alresford Hampshire SO24 9AB

Decision: Application Permitted
Conditions/Reasons

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

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

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

a) Large scale elevations at 1:10 scale of new external windows, doors and shopfronts, to include 1:2 scale sections showing:-

- (i) new sills in relation to the openings in which they are to be set.
- (ii) the mouldings to be used on the glazing bars.

b). Colour samples of paint finishes to external render.

Reason; To preserve the character and appearance of the conservation area and the settings of nearby listed buildings, in accordance with Policies HE.5 and HE.16 of the Local Plan and PPG15.

3 No development shall take place until details and samples of the clay tiles to be used in the construction of the new roofs 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.

4 No development shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials.

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

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

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

6 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.

7 No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

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

8 The new windows, doors and shopfront hereby approved as part of this development shall be timber.

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

9 The vehicular turntable hereby approved shall be installed and operational before the dwelling is first occupied. It shall be thereafter permanently retained in this condition.

Reason: In the interests of highway safety to ensure that vehicles can enter and leave the site in a forward gear for perpetuity.

10 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.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP13, HE4, HE5, HE16, H3, H7, T2, T4, RT4

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.

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 08/00540/FUL
Ref No: W09122/13
Date Valid: 3 March 2008
Grid Ref: 458671 132574
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Covermile Ltd
Proposal: 3 no. two bed dwellings
Location: Hankins Court Jacklyns Lane Alresford Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing buildings as approved under planning permission W09122/08 and are as follows:

- Handmade Plain Tiles - Michelmersh Antique Red (66%), Mellow (34%);
- Charnwood Handmade brick - Farnham Red & Light Victorian Red Mix laid in Flemish Bond;
- Lime mortar flush pointing;
- Reconstituted Bradstone Portland Stone for Window sills.

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

3 No development shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:

- means of enclosure, including any retaining structures;
- a means of delineating between the parking area and the pedestrian thoroughfare adjacent to the south west elevation of the building hereby approved;
- hard surfacing materials which shall match the existing development;
- minor artefacts and structures (eg. the finger sign, any other street furniture, refuse or other storage units, signs, etc).

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

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

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

5 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 and amenity areas.

06 Prior to the commencement of work, the following details shall be submitted to and approved in writing by the local planning authority, including large scale annotated drawings and sections of the following:

- (i) doors and door surrounds;
- (ii) amended dormer windows which shall be reduced in size from those shown on drawing numbers 4490/02C and 4490/03A
- (iii) chimneys;
- (iv) windows;
- (vi) garage doors.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

7 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

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

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

9 The parking area including the garage shall be provided in accordance with the approved plans 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.

10 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.

11 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 development permitted by Classes A, B, C, D, E and F of Parts 1 of Schedule 2 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.

12 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the buildings are occupied.

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

13 No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

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

14 Details of visitor cycle parking for the dwellings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before development commences.

Reason: In the interests of sustainability and highway safety.

15 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the north east elevations of development hereby permitted.

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

16 No development shall take place until the developer has submitted a report detailing the investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority.

Reason: To prevent pollution of the water environment as the site may be contaminated due to the previous use.

17 No obstruction of any kind (apart from the finger post shown on the site plan No. 4490/01/B) shall at any time be positioned within the area hatched green on the approved plan No. 4490/01/B.

Reason: To allow free pedestrian passage for the public.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP13, HE4, HE5, HE16, H3, H7, T2, T4, RT4

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.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 08/00663/TPC

Ref No: W19177/01TPOCA

Date Valid: 19 March 2008

Grid Ref: 458873 132692

Team: EAST

Case Officer: Mr Ian Cupper

Applicant: Mrs Sturge

Proposal: Crown reduce 2no. Lime trees by 25% near 8 East Street

Location: The Lindens 6 East Street Alresford Hampshire SO24 9EE

Decision: **Objection raised**

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 08/00233/FUL

Ref No: W03048/01

Date Valid: 31 January 2008

Grid Ref: 445242 127062

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Williams Ewan Limited

Proposal: Demolition of existing dwellings at 82 and 84 Old Kennels Lane;
Erection of 3 no. four bed houses with double garages and 4 no.
semi-detached two bed bungalows

Location: 82 Old Kennels Lane Olivers Battery Winchester Hampshire SO22
4JT

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 dwellings and garages 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 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.

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

5 Detailed proposals for the diversion of the public sewer and the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the first dwelling is occupied.

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

6 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 5 metres from the tree trunks in accordance with BS 5837(2005).

Reason: To retain and protect the trees which form an important part of the amenity of the area.

7 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.

8 No development shall commence before the following details have been submitted to, and approved in writing by, the Local Planning Authority;

- 1) measures to reduce energy consumption,
 - 2) measures to reduce water consumption and promote water re-cycling and
 - 3) the extent of the use of re-cycled materials within the development.
- The development shall not be completed other than in accordance with the approved details.

Reason: To promote a sustainable form of development.

9 Development shall cease on site if, during any stage of the works, contamination is identified unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence before an assessment of the contamination, along with details of any remedial action required (including timing provisions), have been submitted to and approved in writing, by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

10 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure satisfactory means of access.

11 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 33 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

12 The parking areas, including the garages, shall be provided in accordance with the approved plans 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.

13 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

14 The buildings marked as Bungalows 4 and 5 and Bungalows 6 and 7 shall not be converted into single dwelling houses without a grant of planning permission.

Reason: To ensure the retention of small dwellings in accordance with Policy H.7 of the Winchester District Local Plan Review.

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

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 development permitted by Classes A and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent 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:-
Hampshire County Structure Plan Review: T5, H1
Winchester District Local Plan Review 2006: H1, H3, H7, DP1, DP3, DP4, DP5, RT4
3. Prior to the commencement of development the developer shall advise the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers passing thorough the site.
4. A formal application for connection to the public sewerage system and water supply is required from Southern Water c/o Atkins Ltd. 39A Southgate Street, Winchester, SO23 9EH.
5. In the event that bats are found to be present in the existing buildings all demolition work must cease and Natural England must be informed.

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/00253/FUL
Ref No: W21026
Date Valid: 7 February 2008
Grid Ref: 457009 114466
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Ms R M Bovey And Mr K Fletcher
Proposal: Double garage and storage area
Location: South View Solomons Lane Shirrell Heath Southampton
Hampshire SO32 2HU

Decision: Application Withdrawn

Shedfield Ward Shedfield

Conservation Area:

Case No: 08/00408/FUL
Ref No: W15285/01
Date Valid: 26 February 2008
Grid Ref: 456274 115765
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr P Hayward
Proposal: Two storey side extension
Location: Ordesa 20 Evelyn Close Waltham Chase Southampton Hampshire
SO32 2LJ

Decision: Application Refused

Conditions/Reasons

1 The proposed development by reason of its size, siting and design, would not relate sympathetically to the existing building, when viewed as a whole, to the detriment of the visual amenities of the area. As such the development is contrary to policy DP.3 of the Winchester District Local Plan.

Informatives

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

Winchester District Local Plan Review 2006: DP.1, DP.3

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 08/00544/FUL

Ref No: W03474/01

Date Valid: 11 March 2008

Grid Ref: 460835 114104

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mrs Margaret Cleeve

Proposal: Single storey rear extension

Location: Windy Ridge Maybush Lane Soberton Southampton Hampshire
SO32 3QF

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, CE23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/00519/FUL

Ref No: W21051

Date Valid: 29 February 2008

Grid Ref: 446165 135948

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Russel Hicks

Proposal: Raise of ridge height to accommodate larger rooms in roof and extension to the rear of dwelling and extension to garage.

Location: 8 Stavedown Road South Wonston Hampshire SO21 3HA

Decision: Application Refused
Conditions/Reasons

1 As a result of the proposed raising of the ridge height and alteration in the roof form it is considered that the proposal fails to respond positively to the character of the area and surrounding built form. As a result the proposal is considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006 and the explanatory text (p15-16).

Informatives

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

Winchester District Local Plan Review 2006: DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 08/00533/FUL

Ref No: W20855/01

Date Valid: 3 March 2008

Grid Ref: 446305 135862

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr H Mowat

Proposal: Two bed bungalow with associated landscaping and parking in land to the rear of Fieldfares (RESUBMISSION)

Location: Fieldfares 27 Downs Road South Wonston Winchester Hampshire SO21 3EU

Decision: Application Refused
Conditions/Reasons

1 The proposal is contrary to policies DP.1 and DP.3 of the Winchester District Local Plan Review, in that the proposed dwelling by virtue of its size, siting and proximity to the boundaries of the site would create a cramped development and results in a form of development that is out of keeping with the spatial characteristics and green appearance of the area.

2 The proposal is contrary to Policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the dwelling.

3 The proposal is contrary to Policy DP.1, DP.3 and DP.4 of the Winchester District Local Plan Review in that there is no Arboricultural Impact Assessment and Method Statement relating to an existing tree in the north west corner of 25 Downs Road. Without this information the Local Planning Authority is not satisfied that this tree can be retained, and the proposed development may harm the long term of this tree, its loss would be harmful to the visual amenity of the area.

Informatives

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

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.5, DP.6, RT.4, H.3, H.7, T.2, T.3, T4

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/00432/TPO
Ref No: WTPO/1192/06
Date Valid: 19 February 2008
Grid Ref: 452981 108573
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Winchester City Council
Proposal: Thinning of woodland by 30% as per sylvicultural practice (AMENDED DESCRIPTION)
Location: Woodland Opposite 12-14 Mollison Rise Whiteley Hampshire

Decision: Application Withdrawn

Whiteley Ward Whiteley

Conservation Area:

Case No: 08/00542/FUL
Ref No: W20764/01
Date Valid: 3 March 2008
Grid Ref: 453502 108305
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr A M C White
Proposal: Single storey rear extension with 2 no. velux roof windows and 1 no. window to replace door
Location: 15 Cobham Grove Whiteley Fareham Hampshire PO15 7JQ

Decision: Application Withdrawn

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/01718/AVC
Ref No: W
Date Valid:
Grid Ref: 448107 129959
Team: WEST **Case Officer:**
Applicant: Elizabeth Robinson
Proposal: Non illuminated A frame board on pavement
Location: South And South East YMCA 7 City Business Centre 82 Hyde Street Winchester Hampshire SO23 7TA

Decision: **Application Withdrawn**

Winchester Town

Ward

St Barnabas

Conservation Area:
Case No: 08/00393/TPO
Ref No: WTPO/0020/353
Date Valid: 5 March 2008
Grid Ref: 446941 130361
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Dr Nicholas And Dr Rachel Cortes
Proposal: 4no. Yew trees in rear garden - reduce branch tips by no more than 1m. on front of canopy
Location: Squirrels Folly 5 Silwood Close Winchester Hampshire SO22 6EN

Decision: **Application Permitted**

Winchester Town Ward St Luke

Conservation Area:

Case No: 08/00398/TPO
Ref No: WTPO/0020/354
Date Valid: 26 February 2008
Grid Ref: 445887 128066
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Sylvia Conway-Jones
Proposal: 2no. Sycamore trees - crown reduce by 20% and remove low branch overhanging road; fell - 1no. Scots Pine
Location: 72 Olivers Battery Road North Olivers Battery Winchester Hampshire SO22 4JB

Decision: Application Refused
Conditions/Reasons

Reason for refusal -the trees appear to be in good health. Removal of large limbs over the road would imbalance the crown and would be detrimental to the health of the tree. The loss of the Pine would be detrimental to the amenity of the area.

Winchester Town Ward St Michael

Conservation Area:

Case No: 08/00423/FUL
Ref No: W12919/05
Date Valid: 28 February 2008
Grid Ref: 447670 128598
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr & Mrs C Jackson
Proposal: Two storey front extension
Location: 60 Edgar Road Winchester Hampshire SO23 9TN

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE5

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

Conservation Area:

Case No: 08/00448/TPO
Ref No: WTPO/0020/352
Date Valid: 4 April 2008
Grid Ref: 446925 130367
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Dr Rachel And Dr Nicholas Cortes
Proposal: 1no. Yew tree - crown reduce by 10% and crown thin 10%
Location: 6 Silwood Close Winchester Hampshire SO22 6EN

Decision: Application Permitted
Conditions/Reasons

Limit of work - thinning shall be limited to no more than 10% of the crown. Reduction of the crown shall not exceed 10% of the original crown size. Total loss of live crown, for both operations, shall not exceed 20% of the crown area.

Winchester Town **Ward** **St Michael**

Conservation Area:

Case No: 08/00517/TPO
Ref No: WTPO/0020/355
Date Valid: 28 February 2008
Grid Ref: 446905 128773
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Tulloch
Proposal: 1no. Holm Oak tree on front boundary - removal of 2no. scaffold limbs over drive area
Location: Lamorna Sleepers Hill Winchester Hampshire SO22 4NB

Decision: Application Refused
Conditions/Reasons

Reason for refusal - the tree is in good health with high crown clearance over the drive. The tree is located to the north of the property therefore the shading arc created by the tree does not affect the applicants property. Removal of scaffold limbs would have a detrimental affect on the health and amenity of the tree.

Informatives

Informative - an application to prune the trees back from the telephone by 2 metres would be considered more acceptable.

Winchester Town **Ward** **St Michael**

Conservation Area:

Case No: 08/00541/FUL
Ref No: W08495/17
Date Valid: 3 March 2008
Grid Ref: 448475 128068
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Charles Wynford Developments Ltd
Proposal: (AMENDED DESCRIPTION) 1 no. four bed dwelling to end of existing terrace and provision of parking and detached single garage
Location: Mead View Garnier Road Winchester Hampshire SO23 9PA

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 dwelling 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 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the north-east side elevations elevation(s) of dwelling hereby permitted.

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

4 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

5 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

6 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.

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, RT4

Winchester Town **Ward** **St Paul**

Conservation Area:

Case No: 08/00552/FUL
Ref No: W17020/03
Date Valid: 4 March 2008
Grid Ref: 447124 129919
Team: EAST **Case Officer:** Mr Ian Cousins
Applicant: Mr Ian Cross
Proposal: 1st floor extension to rear and side of building; single storey extension to front
Location: 3 Fordington Avenue Winchester Hampshire SO22 5AN

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. These details shall include the following:

- i) The colour of the render to be used in the external surface of the extension
- ii) The RAL colour and frame detailing of the proposed windows
- iii) The colour and materials of all components to the dormer window(s)

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 08/00557/FUL

Ref No: W06947/21

Date Valid: 5 March 2008

Grid Ref: 448075 129444

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr c/o JWPC Ltd (Agent)

Proposal: Two number traditional Victorian sunblind awnings to front elevation (RESUBMISSION)

Location: 12 - 13 The Square 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:-

Hampshire County Structure Plan Review: • E16, E17
Winchester District Local Plan Review 2006: • DP3, HE5, HE12, HE14

3. LISTED BUILDING CONTROL

The applicant is advised that listed building consent will be required for any proposed alterations to the building (internal or external) and for any signs which it is intended to fix to the premises.

4. Permission not extending to Advertisement Display

This permission does not purport to grant consent to the advertisement(s) indicated on the drawing accompanying the application and which must be the subject of a separate application for Advertisement Consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 08/00629/TPC

Ref No: W07976/07TPOCA

Date Valid: 12 March 2008

Grid Ref: 448103 129703

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Edward Whalley

Proposal: Fell 1no. Atlas Cedar tree and plant a replacement in grounds away from main buildings

Location: Parish Centre St Peter Street Winchester Hampshire SO23 8BW

Decision: **Application Withdrawn**