



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

UP TO 11 December 2006

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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/03136/FUL

Ref No: W07090/02

Date Valid: 13 October 2006

Grid Ref: 446664 127983

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Ken Ballard

Proposal: Single storey side extension and front porch (RE-SUBMISSION)

Location: 7 Larkhill Rise Badger Farm Winchester Hampshire SO22 4LX

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/03185/FUL

Ref No: W20375

Date Valid: 24 October 2006

Grid Ref: 446832 128173

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs T Cooke

Proposal: First floor side extension

Location: 16 Silverwood Close Badger Farm Winchester Hampshire SO22
4QP

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Adopted Winchester District Local Plan Review 2006: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03195/FUL

Ref No: W20377

Date Valid: 24 October 2006

Grid Ref: 455194 117874

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs A Hunt

Proposal: Single storey side extension

Location: 10 Andrewes Close Bishops Waltham Southampton Hampshire
SO32 1GY

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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03225/FUL

Ref No: W20382

Date Valid: 26 October 2006

Grid Ref: 455188 117837

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Conde

Proposal: Rear conservatory

Location: 4 Denewulf Close Bishops Waltham Southampton Hampshire
SO32 1GZ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02914/AVC

Ref No: W04607/06A

Date Valid: 17 October 2006

Grid Ref: 447278 121716

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs S Scovell

Proposal: Erect new signage to front elevation

Location: Brambridge Stores 20 - 22 The Crescent Brambridge Eastleigh
Hampshire SO50 6HZ

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 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 1992.

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.

7 The permission hereby granted refers specifically to the sign shown on the plan indicated to be drawing number 06/0158/B2 (as opposed to the version of the sign shown on drawing number A 06/158/2d, which is not approved).

Reason: For the avoidance of doubt.

8 The signage hereby approved is not to be illuminated by any means.

Reason: In order to protect the visual amenity of the area.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006: DP3

Design Guidance for the Control of Shopfronts and Signs 1998.

3. The permission hereby granted only refers to the advertisement, and does not relate to the three windows and glass door shown in the front elevation, which are proposed to be extended and altered respectively, as shown on the plans numbered A06/158/2d and 06/158/B2 received 17/10/2006.

4. The permission hereby granted only refers to the advertisement, and does not grant permission for the 4 velux windows shown in the roof on plan 06/158/B2, received 17/10/2006.

Colden Common Ward Colden Common And Twyford

Conservation Area:

Case No: 06/03129/AVC
Ref No: W20362/01A
Date Valid: 13 October 2006
Grid Ref: 447689 122099
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Southern Co Op Ltd
Proposal: 1 no illuminated monolith sign
Location: Spar St Vigor Way Colden Common Winchester Hampshire SO21
1UU

Decision: Application Refused

Conditions/Reasons

1 The proposed illuminated monolith sign is contrary to policies HE11 and DP3 of the Winchester District Local Plan Review 2006 and fails to comply with the Council's "Design Guidance for the Control of Shopfronts and Signs" in that it will be excessively prominent and have a detrimental impact upon the existing character of the area and visual amenities of the locality.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3, HE11
Supplementary Planning Guidance: "Design guidance for the control of shopfronts and signs"

Colden Common Ward Colden Common And Twyford

Conservation Area:

Case No: 06/03130/AVC
Ref No: W20362A
Date Valid: 13 October 2006
Grid Ref: 447689 122099
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Southern Co Op Ltd
Proposal: 1 no. internally illuminated projecting sign; 2 no. fascia signs (PART
RETROSPECTIVE)
Location: Spar St Vigor Way Colden Common Winchester Hampshire SO21
1UU

Decision: Application Refused

Conditions/Reasons

1 The proposed signage is contrary to policies HE11 and DP3 of the Winchester District Local Plan Review 2006 and fails to comply with the Council's "Design Guidance for the Control of Shopfronts and Signs" in that: by reason of their overall design, size, proportion, illuminance, and position upon the building would result in unduly obtrusive features in the general street-scene and localised area, detrimental to the visual amenities of the locality.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review, Adopted 2006: DP3, HE11

Supplementary Planning Guidance: Design Guidance for the Control of Shopfront and Signs.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 06/03172/FUL

Ref No: W04045/02

Date Valid: 20 October 2006

Grid Ref: 446101 125497

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr H Gough

Proposal: Single storey rear and side extensions; rear main roof dormer and conversion of lower roof to provide additional accommodation including new dormer and balcony

Location: St Catherines Cottage Hurdle Way Compton Down Winchester Hampshire SO21 2AN

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 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

Denmead Ward Denmead

Conservation Area:

Case No: 06/02973/FUL
Ref No: W20368
Date Valid: 20 October 2006
Grid Ref: 465363 111898
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Brian Schofield
Proposal: Replace existing tree boundary fence with wood panel fence
Location: 1 Frenchies View Denmead Waterlooville Hampshire PO7 6SH
Decision: **Application Withdrawn**

Denmead Ward Denmead

Conservation Area:

Case No: 06/03114/FUL
Ref No: W07661/03
Date Valid: 11 October 2006
Grid Ref: 464384 112681
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr J M Alderson
Proposal: Change of use of left side of garage to office use
Location: St Catherines Upper Crabbick Lane Denmead Waterlooville
Hampshire PO7 6HQ
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 use hereby permitted shall be carried out only by Mr and Mrs J M Alderson whilst they occupy the main dwellinghouse and shall not enure for the benefit of the land. When the dwelling ceases to be occupied by Mr and Mrs J Alderson the use hereby permitted shall cease and equipment related to the commercial enterprise removed from the building.

Reason: To ensure that the use does not have a detrimental impact upon the appearance and character of the area, and to ensure that traffic generation remains low.

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), the development hereby permitted shall be used only for purposes within Class B1a (Offices) of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To ensure that the use does not have a detrimental impact upon the appearance and character of the area, and to ensure that the building can not be used for storage and distribution purposes.

4 No plant or machinery shall be stored or operated from the site.

Reason: To protect the residential character of the area and amenity of the occupants of nearby dwellings.

5 No deliveries in relation to the business shall be taken to, or despatched from the site other than between the hours of 08:30 to 17:30 ; Monday to Friday and and at no time on Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenity of nearby neighbours and to protect the residential character of the area.

6 The permission hereby granted shall be for a limited period expiring on 31/12/08; on or before which date the garage shall be restored to its former domestic use.

Reason: To enable the Local Planning Authority to further assess the impact of the proposed development.

7 No more than three persons at any one time shall work / conduct business from any part of the property known as St Catherines, Upper Crabbick Lane, Denmead without the prior written consent of the Local Planning Authority.

Reason: To protect the residential amenity of the occupiers of surrounding dwellings.

8 The proposal shall be fully implemented in accordance with the submitted plans. No other part of the property shall be used for commercial / office purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenity of nearby neighbours is protected.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan, Adopted 2006: DP3, E1

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 06/03090/FUL

Ref No: W20183/01

Date Valid: 9 October 2006

Grid Ref: 453608 133096

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Attic Star Loft Conversions

Proposal: (AMENDED PLANS/DESCRIPTION) Loft conversion with dormer window, small rooflight window and new gable windows front and rear (RESUBMISSION)

Location: 8 Little Hayes Lane Itchen Abbas Winchester Hampshire SO21
1XA

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 dormer window, windows located in the front and rear elevations 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 additional dormer windows, rooflight windows and windows other than those expressly authorised by this permission shall, at any time, be constructed within the roof space.

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

4 The proposed development shall be constructed in full accordance with drawing no 710/06-1 Rev F

Reason: To ensure that the development is constructed in full accordance with the approved plans.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP3

Kings Worthy **Ward** **Kings Worthy**

Conservation Area:
Case No: 06/03084/FUL
Ref No: W20345
Date Valid: 9 October 2006
Grid Ref: 449163 133181
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs H Allsop
Proposal: Single storey rear extension
Location: 17 Field End Kings Worthy Hampshire SO23 7PZ
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: UB3
Winchester District Local Plan Review Policies: DP3

3. The permission hereby granted refers only to the details shown on the plan received 09/10/2006, numbered 06/398/02.

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 06/03116/FUL

Ref No: W19235/01

Date Valid: 11 October 2006

Grid Ref: 446285 131536

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr P Banfield

Proposal: Single storey rear extension with roof lantern; new garden store and covered parking; minor alterations to window sizes; 1 no roof lantern over existing sitting room

Location: 77 Harestock Road Winchester Hampshire SO22 6NX

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 Details of the species of trees to be planted in the front garden area (as shown on drawing 670:02) shall be submitted to and approved in writing by the Local Planning Authority prior to construction taking place. These details may be varied with the prior written consent of the Local Planning Authority.

The trees shall be planted in the first planting season after external construction has been completed. 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 ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/03154/FUL

Ref No: W19838/01

Date Valid: 18 October 2006

Grid Ref: 451567 138886

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr Lyons

Proposal: Two storey rear extension (to replace permission W19838)

Location: Keldcroft Hawthorn Close Micheldever Winchester Hampshire
SO21 3DQ

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 additions; 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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006: DP3

New Alresford Ward The Alresfords

Conservation Area: Conservation Area: New Alresford Conservation Area
Case No: 06/02768/AVC
Ref No: W12203/04A
Date Valid: 12 October 2006
Grid Ref: 458596 132629
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Dr Rebecca Khartog
Proposal: 1 no non illuminated projecting sign
Location: 4 Pound Hill Alresford Hampshire SO24 9BW
Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies UB3 of the Hampshire County Structure Plan Review, policies DP.3 and HE.11 of the Winchester District Local Plan, and fails to comply with the Council's "Design Guidance for the Control of Shopfronts and Signs" in that:

- i) On the basis of limited information available to the Local Planning Authority in respect of dimensions, materials to be used, colours, fixings, extent of projection from the face of the building, and location of the signage on the building, it is not considered that the proposed development would be undertaken in a satisfactory manner.
- ii) By virtue of the design and form the signage would be incongruous and detract from the visual amenity of the historic street scene and conservation area.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3, HE.11

New Alresford Ward The Alresfords

Conservation Area:
Case No: 06/03145/FUL
Ref No: W11730/07
Date Valid: 17 October 2006
Grid Ref: 457790 131784
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mrs Sarah Bridges
Proposal: Single storey side extension
Location: 30 Watercress Meadow Alresford Hampshire SO24 9QG
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 addition 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 A detailed scheme for replacement landscaping along the side boundary 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:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 06/03165/FUL

Ref No: W11658/04

Date Valid: 18 October 2006

Grid Ref: 445580 122339

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Atkinson

Proposal: Side conservatory

Location: Otterwood Cottage 11 Chapel Lane Otterbourne Winchester
Hampshire SO21 2HX

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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: UB3

Winchester District Local Plan Review Proposals: DP3, CE23

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/03067/FUL
Ref No: W19797/05
Date Valid: 17 October 2006
Grid Ref: 456989 114375
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs Walsh
Proposal: Erection of conservatory (RESUBMISSION)
Location: The Spring Black Horse Lane Shedfield Southampton Hampshire
SO32 2HT

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3; CE23

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/03115/FUL

Ref No: W03533/03

Date Valid: 16 October 2006

Grid Ref: 456920 113199

Team: WEST

Case Officer: Lisa Booth

Applicant: Mrs R Joslin

Proposal: Raising of roof to provide additional living accommodation with 3 no. dormers to both front and rear elevation with new balcony at front; replacement conservatory (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Cobwebs Pricketts Hill Shedfield Southampton Hampshire SO32 2JW

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Review Policies: DP3, CE2, CE23

3. NB: In regard to the public right of way:

a) Any damage caused by construction traffic to the surface of the public right of way will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build.

Conservation Area:
Case No: 06/03153/FUL
Ref No: W20374
Date Valid: 23 October 2006
Grid Ref: 443259 130422
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr And Mrs E Caldwell
Proposal: Replacement of existing with 1 no. five bedroom dwelling (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location: Cuckmere Ham Green Sparsholt Winchester Hampshire SO21 2PA
Decision: **Application Withdrawn**

Swanmore **Ward** **Swanmore And Newtown**

Conservation Area:
Case No: 06/03263/FUL
Ref No: W01620/04
Date Valid: 1 November 2006
Grid Ref: 456620 115894
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr A S Lawrence
Proposal: Conservatory to rear
Location: Ferndene Lower Chase Road Waltham Chase Hampshire SO32 2LH
Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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: UB3, C1, C2
Winchester District Local Plan Review Policies: DP3, CE2, CE23

Upham **Ward** **Owslebury And Curdrige**

Conservation Area:

Case No: 06/03343/APN
Ref No: WAG/PN/280
Date Valid: 8 November 2006
Grid Ref: 452431 118583
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Brian Emmett
Proposal: Erection of open fronted agricultural storage building
Location: Sciviers Farm Sciviers Lane Lower Upham Southampton
Hampshire SO32 1HB

Decision: That no objection be raised

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 06/03214/FUL
Ref No: W20378
Date Valid: 25 October 2006
Grid Ref: 452742 109186
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs England
Proposal: Rear conservatory
Location: 5 Hyssop Close Whiteley Fareham Hampshire PO15 7JS

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The north east elevation of the conservatory hereby permitted shall be and at all times remain:

- i) glazed with obscure glass or
- ii) fitted with solid unglazed panels

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: UB3
Winchester District Local Plan Review Proposals: DP3

3. Under the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for proposed works within 8 metres of the top of the bank of the Whiteley Stream, designated a 'main river'.

The client will need to supply the Environment Agency with a site location plan at 1:10,000 scale, a detailed large scale plan proposed works and a method statement (which will ensure that no pollution enters the river).

Once the Environment Agency had received and approved these details we will send an application form for the completion and return along with a fee of £50 made payable to the Environment Agency.

Winchester Town

Ward

St Paul

Conservation Area: Winchester Conservation Area
Case No: 06/02685/LIS
Ref No: W07168/04LB
Date Valid: 18 October 2006
Grid Ref: 447735 129707
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Mr And Mrs C Thompson
Proposal: External and internal alterations for first floor extension at rear
Location: 22 Upper High Street Winchester Hampshire SO23 8UX
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 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building that is to be reinstated shall be ascertained by a report from a suitably qualified structural or civil engineer. Before the works of demolition commence that report is to be supplied to, and agreed in writing with, the LPA.

Reason: In the interests of the preservation and character of the listed building/conservation area and the safety of the public and personnel on site.

3 There shall be no demolition of any part of the building except as detailed on the approved plans. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

Reason: In the interests of the preservation and character of the listed building/conservation area.

4 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

(See advice notes on Mortars and Pointing attached).

Reason: To maintain the character of the listed building.

5 The development hereby permitted shall be constructed using bricks, mortar and slates to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.

6 Prior to the commencement of works a sample panel of brickwork shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the Local Planning Authority and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

Reason: To ensure the detailing and materials maintain the architectural interest of the building.

7 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

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

8 The internal partition walls shall be inserted in such a way that the original cornice/skirtings are preserved in situ.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16

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

3. Note to applicant: This listed building consent does not purport to the granting of planning permission. The development should not be undertaken without a grant of planning permission.

Winchester Town Ward St Paul

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02686/FUL
Ref No: W07168/05
Date Valid: 18 October 2006
Grid Ref: 447735 129707
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Mr And Mrs C Thompson
Proposal: First floor rear extension
Location: 22 Upper High Street Winchester Hampshire SO23 8UX
Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to Policy UB3 of the Hampshire County Structure Plan (Review) and Policy DP3 of the Winchester District Local Plan Review:-

(i) by reason of its siting, scale, massing and height result in a detrimental overbearing impact and loss of light on the amenities of the adjoining residential dwelling at 21 Upper High Street.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Policies: DP3, HE4, HE5, HE14

Winchester Town Ward St Paul

Conservation Area:
Case No: 06/02881/FUL
Ref No: W19518/01
Date Valid: 14 September 2006
Grid Ref: 446563 129738
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Lacey Simmonds Ltd
Proposal: Demolition of two existing houses and construction of ten houses, 5 No. 2 bed, 4 No. 4 bed and 1 No. 5 bed, at: 38 - 40 Chilbolton Avenue, Winchester, SO22 5HD
Location: Ardmhor 38 Chilbolton Avenue Winchester Hampshire SO22 5HD
Decision: **Application Withdrawn**

Winchester Town

Ward

St Bartholomew

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02924/AVC
Ref No: W06951/03
Date Valid: 12 October 2006
Grid Ref: 448200 129522
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr R Gee
Proposal: 1 no illuminated fascia sign and display of vinyl advertising on shopfront (AMENDED DESCRIPTION)
Location: 66 St Georges Street Winchester Hampshire SO23 8AH
Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to Hampshire County Structure Plan policy UB3 and E16, Winchester District Local Plan Review 2006 policies HE6, HE11 and fails to comply with the City Council's supplementary planning guidance "Design Guidance for the Control of Shopfronts and Signs" in that:

i) the proposed illuminated sign, together with the vinyl signage on the shopfront, results in an accumulation of visually detracting advertising which results in visual clutter and is detrimental to the visual amenity of the Conservation Area.

Informatives

1. 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 Proposals: HE11

2. While the submitted proposal was not considered to be acceptable, it may be possible to achieve an appropriate alternative scheme. Please contact the Case Officer if you wish to discuss revising and resubmitting your proposal.

Winchester Town

Ward

St Bartholomew

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02952/FUL
Ref No: W20360
Date Valid: 16 October 2006
Grid Ref: 447955 130088
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Ms H Sharman
Proposal: Removal of existing defective roof and replace with new lead roof
Location: 9 Hyde Close Winchester Hampshire SO23 7DT
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.

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: UB3; E16
Winchester District Local Plan Review: DP3; HE4; HE5

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/02997/FUL

Ref No: W09346/08

Date Valid: 29 September 2006

Grid Ref: 447087 128802

Team: EAST

Case Officer: Stephen Andrews

Applicant: Mr M Johnson

Proposal: Removal of existing garage; erection of new garage with room over

Location: Hollygate Sleepers Hill Winchester Hampshire SO22 4ND

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 building hereby permitted shall match those used in the existing building.

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

3 The development hereby permitted shall only be used for purposes ancillary to the enjoyment of the dwelling as a single residence and shall not be used for any business, commercial or industrial purposes or as a separate unit of accommodation.

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

4 Details of the means of protection of the Yew trees located behind the garage are to be submitted in writing, prior to the commencement of development and approved in writing by the local planning authority prior to the start of work.

Reason: In the interests of the visual amenity of the area and the protection of nature.

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: UB3

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/03113/FUL
Ref No: W03800/03
Date Valid: 10 October 2006
Grid Ref: 447881 129240
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Tim Millinder
Proposal: Change of use from office (B1 usage) to alternative therapies centre (D1 usage)
Location: Finance And Tax Innovations 51 Southgate Street Winchester Hampshire SO23 9EH
Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to Hampshire County Structure Plan policy UB3 and Winchester District Local Plan Review 2006 policy E2 in that it will result in a loss of a premises in lawful use within Use Classes B1. On the basis of the information provided, the Local Planning Authority is not satisfied that the need for the proposed use as a private health centre (Use Classes D1) outweighs the benefits of retaining the existing use as office (Use Classes B1).

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP3, HE13, E2, SF1, SF2

Winchester Town

Ward

St Barnabas

Conservation Area:
Case No: 06/03120/FUL
Ref No: W20191/01
Date Valid: 12 October 2006
Grid Ref: 445893 130439
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs Davies
Proposal: Two storey side extension with integral garage (RESUBMISSION)
Location: 16 Grovelands Road Winchester Hampshire SO22 5JY
Decision: **Application Refused**

Conditions/Reasons

1 The proposals are contrary to Policy UB3 of the Hampshire County Structure Plan and Policy DP.3 of the Winchester District Local Plan Revised 2006 in that:

i) the design of the proposed development will result in excessive building bulk at full 2 storey height across the width of the site which would adversely affect the spatial characteristics of the site and would therefore be detrimental to the character of the area and visual amenities of the street scene.

ii) The proposals would set an undesirable precedent for similar like development which would be of detriment to the character of the wider area.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP.3

Winchester Town

Ward

St Bartholomew

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/03131/FUL
Ref No: W20365
Date Valid: 13 October 2006
Grid Ref: 448241 130164
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Ruben Noot
Proposal: Construction of Two-storey and single storey extension to north elevation and porch to south elevation
Location: Winton 7 King Alfred Place Winchester Hampshire SO23 7DF
Decision: **Application Refused**

Conditions/Reasons

Reason: The proposal is considered to be contrary to policies UB3 and E16 of the Hampshire County Structure Plan (Review) and policies DP3, HE4 and HE5 of the Winchester District Local Plan (Review) in that the two storey element will be a dominant and unsympathetic extension that will be a dominant and unsympathetic extension that will have a detrimental impact on the character of the Conservation Area.

Informatives

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

Hampshire County Structure Plan Review: UB3; E16
Winchester District Local Plan Review: DP3; HE4; HE5

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

Conservation Area:

Case No: 06/03137/FUL

Ref No: W19886/01

Date Valid: 13 October 2006

Grid Ref: 447044 130192

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs P Cooper

Proposal: Single storey rear extension

Location: Woodston 52 Cheriton Road Winchester Hampshire SO22 5AY

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 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 An Arboricultural Impact Appraisal and 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 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.

Reason: To protect the trees which form an important part of the amenity of the area during construction.

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: UB3
Winchester District Local Plan Proposals: DP.3

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

Conservation Area:

Case No: 06/03138/FUL

Ref No: W08523/03

Date Valid: 13 October 2006

Grid Ref: 445682 128846

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr E Buchanan

Proposal: (AMENDED DESCRIPTION) Attached single garage and convert existing garage into study and utility room

Location: 44 Kilham Lane Winchester Hampshire SO22 5PT

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 attached single garage hereby permitted shall match those used in the existing building.

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

3 The attached single garage hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the garage in the interests of local amenity and 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: UB3
Winchester District Local Plan Proposals: DP.3

Winchester Town Ward St John And All Saints

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/03164/FUL
Ref No: W02935/08
Date Valid: 18 October 2006
Grid Ref: 448696 129160
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mr And Mrs S Hawes
Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension
Location: 27 Chesil Street Winchester Hampshire SO23 0HU
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: UB3, E16, E17
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, HE6, HE8, HE14, HE16

Winchester Town

Ward

St John And All Saints

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/03167/LIS
Ref No: W02935/09LB
Date Valid: 19 October 2006
Grid Ref: 448696 129160
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mr And Mrs S Hawes
Proposal: Demolition of rear single storey extension and the erection of a new single storey rear extension, other internal alterations and new windows/glazed doors to dining room/Kitchen
Location: 27 Chesil Street Winchester Hampshire SO23 0HU
Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The work for the removal and insertion of the bedroom door in a different location is not to be undertaken until preliminary works have been undertaken to demonstrate to the satisfaction of the Local Planning Authority that this wall is 'modern' stretcher bond.

Reason: So as to establish that this wall is not part of the 'original' fabric.

3 The 'Victorian matchboard lining' to the staircase is to be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To conserve the historic interest 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:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3, HE14, HE16

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 06/03527/LBC
Ref No: W
Date Valid:
Grid Ref: 447906 129900
Team: WEST **Case Officer:**
Applicant: Beechcroft Developments
Proposal: Demolition of two storey commercial property
Location: Winchester Tyre And Exhaust 23 City Road Winchester Hampshire
SO23 8SD
Decision: **Not Required**
