



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

UP TO 9 October 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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/02585/FUL

Ref No: W05468/15

Date Valid: 9 August 2006

Grid Ref: 454933 116709

Team: WEST

Case Officer: Mr Michael Wright

Applicant: GHL Liftrucks Ltd

Proposal: Single storey rear extension (350sqm) for general storage, cleaning, spray-painting and additional offices (RESUBMISSION)

Location: Grant Handling Botley Road Bishops Waltham Southampton Hampshire SO32 1DR

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

03 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

04 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.

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

05 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

05 To protect the amenities of the occupiers of nearby properties.

06 Details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained in accordance with the approved scheme.

06 To secure the reduction in the level of noise emanating from the building and to protect the amenities of the occupiers of nearby premises.

07 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced and thereafter maintained and operated in accordance with the approved details.

07 In the interests of the amenities of the adjoining properties.

08 No paint spraying shall be carried out on the site except in a properly constructed part of the building to which filtration equipment has been fitted in accordance with details submitted to and approved in writing by the Local Planning Authority. Such equipment shall thereafter be maintained and operated in accordance with the approved details.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3, EC1, EC3, C1

Development Plan- WDLP Review: DP1, DP3, DP11, CE5, CE18, E2, T1

Bishops Waltham

Ward

Bishops Waltham

Conservation Area: Conservation Area: Bishops Waltham Conservation Area
Case No: 06/02665/TPC
Ref No: W01299/31TPOCA
Date Valid: 21 August 2006
Grid Ref: 455236 117481
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Budgens Stores Ltd
Proposal: Reduce 12 no willow trees by 40%, top 1 no llaylandii hedge, fell 1 no ash, remove the deadwood of 1 no yew, reduce 1 no poplar by 20%, reduce 2 no hawthorn hedges to 3 metres, Crown lift hedge of various species to 2.5 metres, remove 1 no poplar and crown lift 1 no poplar hedge
Location: Budgens Stores Ltd Winchester Road Bishops Waltham Southampton Hampshire SO32 1BE
Decision: **That no objection be raised**

Colden Common

Ward

Colden Common And Twyford

Conservation Area:
Case No: 06/02593/FUL
Ref No: W20255
Date Valid: 9 August 2006
Grid Ref: 448178 122300
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Paul Sheridan
Proposal: Raising of roof to provide additional accommodation
Location: Park House Main Road Colden Common Winchester Hampshire SO21 1TD
Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP.3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Corhampton And Meonstoke Conservation Area

Case No: 06/02419/LIS

Ref No: W08966/10LB

Date Valid: 21 August 2006

Grid Ref: 461033 120279

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr & Mrs Gann

Proposal: Removal of existing bay window and erection of single storey extension, demolition of detached garage and boundary wall and erection of new boundary wall

Location: The Old Vicarage Warnford Road Corhampton Southampton Hampshire SO32 3ND

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Any part of the building exposed by the demolition work (removal of bay) shall be made good and the safety and stability of the part of the building that is to be retained 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 Local Planning Authority.

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

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

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

04 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 Local Planning Authority prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

04 Reason: To maintain the character of the listed building

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

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

06 Full details of all new windows and doors to the orangery 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.

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

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

07 Reason: To maintain the architectural interest of the building.

Informatives

01. 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:-

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

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02621/FUL

Ref No: W05745/02

Date Valid: 15 August 2006

Grid Ref: 462854 120006

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Paul Clements

Proposal: Erection of single detached dual pitched garage with adjustments to existing driveway

Location: East Cottage Stocks Lane Meonstoke Southampton Hampshire
SO32 3NQ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

03 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

03 Reason: In the interests of highway safety.

04 The hereby approved shall not be used for any other purpose than the parking of cars.

04 Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

05 The hedgerow identified on the south-west boundary shall be retained and maintained at a minimum height of 2.5 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

05 Reason: In the interests of the visual amenity of the area.

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006 Proposals: DP3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Conservation Area: Corhampton And Meonstoke Conservation Area
Case No: 06/02744/TPC
Ref No: W02504/12TPOCA
Date Valid: 30 August 2006
Grid Ref: 461345 119856
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr J Tarmey
Proposal: Reduce 1 no box elder by 30% and reshape; reduce 1 no acacia by 20% and reshape
Location: Hales Farm House High Street Meonstoke Southampton Hampshire SO32 3NH
Decision: That no objection be raised

Curdridge

Ward

Owslebury And Curdridge

Conservation Area:
Case No: 06/02544/FUL
Ref No: W13597/04
Date Valid: 7 August 2006
Grid Ref: 452720 113886
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr R W Medway
Proposal: Removal of conditions no. 3 and 4 and variation of condition no. 5 of planning permission W13597 (allowed usage and opening times); removal of condition no. 3 of planning permission W13597/03 (permitted usage) to allow buildings to be used for a health care and education centre
Location: The Vine School Church Lane Curdridge Southampton Hampshire SO32 2DR
Decision: Application Permitted

Conditions/Reasons

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

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

02 The use of the land and buildings subject to this permission (and including the hall annotated on the plans), including deliveries, shall be limited to the hours of 9:15 am to 6pm Monday to Friday, 9am to 1 pm on Saturdays and at no time on Sundays and public holidays. Any variation to these hours shall first be agreed in writing by the Local Planning Authority.

02 Reason: In the interest of highways safety, to protect the amenities of the area and to ensure that traffic to and from the site does not co-incide with that of adjoining uses where there is traffic congestion at peak periods between 8am to 9pm.

03 The use of the buildings hereby approved shall be used as a health centre and consulting rooms only as set out in the details of the report submitted in support of the application and scanned on 21 September 2006 and for no other purpose.

03 Reason: In the interest of highways safety and to protect the amenities of the area.

04 19 on-site carparking spaces shall, at all times, be made available for parking of staff and customers within the site to the satisfaction of the Local Planning Authority. The carparking spaces shall be located within the hardstanding area adjacent to the buildings annotated on the approved plans.

04 Reason: In the interest of highways safety and to protect the amenities of the area.

Informatives

01. 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:-

Hampshire County Structure Plan Review: C1, C2

Adopted Winchester District Local Plan Review 2006: CE4, C17

Denmead Ward Denmead

Conservation Area:

Case No: 06/02575/FUL

Ref No: W20259

Date Valid: 14 August 2006

Grid Ref: 465838 111276

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Andrew And Helen Parrett

Proposal: Conservatory

Location: 8 Paddock End Denmead Waterlooville Hampshire PO7 6UW

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

03 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 (northern) elevation of the Conservatory hereby permitted.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3

Denmead Ward Denmead

Conservation Area:

Case No: 06/02697/TPO
Ref No: WTPO/0086/01
Date Valid: 17 August 2006
Grid Ref: 465606 112055
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: OCA UK Ltd
Proposal: Fell 1 no. Holm Oak
Location: Linsey House Park Road Denmead Waterlooville Hampshire PO7
6NE

Decision: Application Permitted

Conditions/Reasons

01 no. Silver Birch tree, of 2.5m height, shall be planted (or other such species, size, location or period as may be agreed in writing by the LPA) in the approximate location of the tree felled as part of this consent and the replacement planting shall be carried out within a period of 9 months from the removal of the holm oak

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

03 To maintain the character and amenity of the surrounding area

04 To maintain the character and amenity of the surrounding area

Informatives

01. Denmead Parish Council have requested us to bring to your attention the following comments:

Due care and attention should be taken to ensure that the heritage flint wall and milestone immediately in front of the tree are protected and not disturbed or damaged during the operation to remove the Holm Oak

Droxford Ward Droxford, Soberton And Hambledon

Conservation Area:
Case No: 06/01908/FUL
Ref No: W20184
Date Valid: 6 July 2006
Grid Ref: 459359 117739
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr B J And Mrs J E Emery
Proposal: Erection of a store for forestry machinery (part retrospective)
Location: Mayhill Copse Mayhill Lane Swanmore Hampshire
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Prior to the occupation of the development hereby approved the existing concrete store shall be dismantled and removed from site.

02 Reason: The site is in an area where new structures or buildings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

03 Prior to the occupation of the building hereby approved the applicant shall prepare a Woodland Management Plan to be submitted to and approved by the Woodland Officer at Hampshire County Council, The Castle, Winchester, Hants.

Further advice please contact Mr J Rau at Hampshire County Council on 01962 841 841.

03 Reason: In order to ensure the protection of this designated Site of Importance for Nature Conservation (SINC).

04 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 of Part 7 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

Informatives

01. 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:-
Hampshire County Structure Plan Review: C1, C2, E11
Winchester District Local Plan Proposals: CE9, CE13

Exton Ward Upper Meon Valley

Conservation Area: Conservation Area: Preshaw Conservation Area
Case No: 06/02451/LIS
Ref No: W07667/70LB
Date Valid: 26 July 2006
Grid Ref: 457462 123276
Team: EAST **Case Officer:** Mrs Mary Goodwin
Applicant: Prof. P & Mrs S Sonksen
Proposal: Secondary glazing to windows
Location: East Wing 4 Preshaw House Preshaw Estate Upham Southampton
Hampshire SO31 1HP

Decision: Application Permitted

Conditions/Reasons

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

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

02 The secondary glazing shall comprise the storm windows slimline lift out system, using clear glazed panels without glazing bars, unless otherwise agreed in writing by the Local Planning Authority.

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

03 Details of the means of fixing the secondary windows to the openings shall be submitted to the Local Planning Authority for prior written approval before development commences. The works shall be completed in accordance with the approved details.

03 Reason: To preserve the character and fabric of the listed building.

Informatives

01. 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:-

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review: HE1, HE14

Hursley Ward Compton And Otterbourne

Conservation Area:

Case No: 06/02539/LIS
Ref No: W14835/03LB
Date Valid: 9 August 2006
Grid Ref: 442770 124048

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

Applicant: Mrs F Ricketts

Proposal: The provision of 2 no. dormer windows, remove 2 no. eaves level windows and brick up, replace 3 no. modern windows with windows with decorative iron glazing bars and single glazing to match others

Location: 137 Ladwell Hursley Road Hursley Winchester Hampshire SO21 2LE

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Prior to the commencement of works a sample panel of (brick, mortar and pointing style) shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review: HE1; HE14

Itchen Valley Ward Itchen Valley

Conservation Area: Chilland Conservation Area
Case No: 06/02143/FUL
Ref No: W03990/16
Date Valid: 21 June 2006
Grid Ref: 452377 132592
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr David Lyons
Proposal: Restoration and renewal of out buildings including replacement garage, swimming pool, pool house, new tennis court and boundary walls
Location: Lower Chilland House Lower Chilland Lane Martyr Worthy
Winchester Hampshire SO21 1EB
Decision: **Application Refused**

Conditions/Reasons

01 Insufficient information has been submitted to demonstrate that the proposals would not adversely affect the setting of a listed building by virtue of the relationship to the adjacent property, nor that it would preserve or enhance the character and appearance of the surrounding conservation area and therefore it would not comply with the requirements of Policies DP.1, HE.4, HE.5, HE.6 and HE.16 of the adopted Winchester District Local Plan Review.

02 Insufficient information has been submitted to assess the impact of the proposals on the landscape and the wider countryside and the proposals therefore do not comply with the requirements of Policies DP.1, CE.5 and CE.6 of the adopted Winchester District Local Plan Review.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3, C1, C2 and E16
Winchester District Local Plan Review Proposals: DP.3, CE.5, HE.4, HE.5, HE.6 and HE.16

Itchen Valley Ward Itchen Valley

Conservation Area: Chilland Conservation Area
Case No: 06/02333/LIS
Ref No: W03990/17LB
Date Valid: 26 July 2006
Grid Ref: 452377 132592
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr David Lyons
Proposal: Restoration and renewal of garden grounds/outbuildings within the curtilage of a listed building, proposals to include replacement garage, swimming pool, pool house, new tennis courts, paving, planting, tree works, external lighting and boundary walls.
Location: Lower Chilland House Lower Chilland Lane Martyr Worthy
Winchester Hampshire SO21 1EB
Decision: **Application Refused**

Conditions/Reasons

01 Insufficient information has been submitted to demonstrate that the proposals would not adversely affect the setting of a listed building by virtue of the relationship to the adjacent property and therefore it would not comply with the requirements of Policies DP.1 and HE.16 of the adopted Winchester District Local Plan Review.

Informatives

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

Hampshire County Structure Plan Review: UB3 and E16
Winchester District Local Plan Proposals: DP.1, HE.4, HE.5, HE.6 and HE.16

Kings Worthy Ward Kings Worthy

Conservation Area:
Case No: 06/02690/FUL
Ref No: W10665/04
Date Valid: 23 August 2006
Grid Ref: 449090 134264
Team: EAST **Case Officer:** Mr Joseph Leo
Applicant: Mr And Mrs M Radburn
Proposal: Detached single storey annex to provide ancillary accommodation and workshop
Location: Hillrise Lovedon Lane Kings Worthy Winchester Hampshire SO23 7NL
Decision: **Application Withdrawn**

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:
Case No: 06/02643/TPO
Ref No: WTPO/1418/14
Date Valid: 17 August 2006
Grid Ref: 445795 132204
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant:
Proposal: Fell 3 no scots pine trees and crown lift 7 no scots pine trees to 10 metres
Location: Lime Tree House North Drive Littleton Winchester Hampshire SO22 6QA
Decision: **Application Permitted**

Micheldever

Ward

Wonston And Micheldever

Conservation Area: Micheldever (Large Area 1) Conservation Area
Case No: 06/02583/FUL
Ref No: W12922/02
Date Valid: 9 August 2006
Grid Ref: 451373 139108
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr N Tripp
Proposal: Two storey side extension and single storey rear extension (RESUBMISSION)
Location: 69 Church Street Micheldever Winchester Hampshire SO21 3DB
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The development hereby permitted shall be constructed using brick and tile 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.

02 Reason: To maintain the architectural interest of the building.

03 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.

03 Reason: To protect the character and appearance of the building (or conservation area).

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

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Revised 2006: DP3, HE4, HE5

New Alresford

Ward

The Alresfords

Conservation Area: Conservation Area: New Alresford Conservation Area
Case No: 06/02673/FUL
Ref No: W12547/09
Date Valid: 21 August 2006
Grid Ref: 458919 132864
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mr Royce Grey
Proposal: Conversion of garage to provide living accommodation with linked extension between existing one bedroom dwelling to create two bedroom dwelling
Location: Tangletrees Broad Street Alresford Hampshire SO24 9AN
Decision: **Application Refused**

Conditions/Reasons

01 The Proposal is contrary to the Local Planning Authority's policy for the extension of dwellings in rural areas, which seeks to limit the size of such dwellings (in the interest of maintaining a variety of the rural housing stock in the area). As such the proposal would be contrary to Policy C1, C2 and UB3 of the Hampshire Country Structure Plan 1996 - 2011 (Review), and Policies DP3 and CE23 of the Winchester District Local Plan Review 2006.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, E16

Winchester District Local Plan Review 2006: DP3, CE23, HE4, HE5, HE6, HE8

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/02625/FUL

Ref No: W20262

Date Valid: 15 August 2006

Grid Ref: 445649 127439

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs Knight

Proposal: Detached bungalow to rear

Location: 8 Momford Road Olivers Battery Winchester Hampshire SO22 4LE

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to Policies UB3 and H5 of the Hampshire County Structure Plan Review and policies DP.3, H3, H7 and RT4 of the Winchester District Local Plan Review in that:-

(i) The proposed development would result in a form of development that would by reason of its layout and siting, in itself and in relation to adjoining buildings, spaces and views, represent a form of development not considered to be in sympathy with the appearance or character of the area or the street scene.

(ii) The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications and would be detrimental to the existing patterns of development and spatial characteristics of the area.

02 The proposal is contrary to the policies of the Hampshire County Structure Plan and 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

Informatives

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

Hampshire County Structure Plan Review: UB3, H5, T2

Development Plan- WDLP Review: DP.3, H3, H7, RT4, T3

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 06/02471/FUL

Ref No: W16699/03

Date Valid: 9 August 2006

Grid Ref: 450380 120869

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr D J Peters

Proposal: Stationing of a twin unit mobile home for an equestrian worker for a temporary period of three years

Location: Hangar Field Portsmouth Road Fishers Pond Hampshire

Decision: **Application Permitted**

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31st October 2009 on or before which date the mobile home shall be removed from and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: The development is of a type not considered suitable for permanent retention and to provide a period of time to assess the viability of the equestrian enterprise.

02 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:

02 Soft landscape details shall include the following as relevant:

02 - planting plans:

02 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

02 - implementation programme:

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

03 The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, in the locality in equestrian, agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

03 Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture, forestry or equestrian.

04 No development shall take place until details and samples of the colour of the mobile home 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.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3, C1 and C2

Winchester District Local Plan Review Proposals: DP.3 and CE.19

Owslebury

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 06/02597/LIS

Ref No: W00322/74LB

Date Valid: 15 August 2006

Grid Ref: 450858 121778

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Marwell Preservation Trust

Proposal: External and internal alterations to include; erection of new lobby and store following demolition of existing timber framed lobby and store; alterations to internal partition walls and replacement external steps

Location: Marwell Hall Hurst Lane Owslebury Winchester Hampshire SO21 1JG

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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 retained 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 Local Planning Authority.

02 Reason: In the interests of the preservation and character of the listed building.

03 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.

03 Reason: In the interests of the preservation and character of the listed building.

04 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 Local Planning Authority prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

04 Reason: To maintain the character of the listed building.

05 The development hereby permitted shall be constructed using brick/mortar 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.

05 Reason: To maintain the architectural interest of the building.

06 Prior to 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.

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

07 The new door and windows and window detailing shall match exactly in type, design, materials and finish, those on the existing building. There shall be no variation unless first agreed in writing with the LPA.

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

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

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

09 When consent has been obtained under the Building Regulations any changes or modifications to the construction shall be agreed in writing with the Local Planning Authority prior to the commencement of work.

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

10 The internal partition walls shall be inserted in such a way that the original architraves and skirtings are preserved in situ.

10 Reason: To maintain the architectural interest of the building

11 The new internal joinery, doors, cornices, mouldings shall match the material design and profile of existing adjacent features.

11 Reason: To maintain the architectural interest of the building.

12 Large scale detailed drawings (1:20) of the new external steps are to be agreed in writing with the Local Planning Authority prior to the commencement of works on the site.

12 Reason: To protect the architectural/historic interest of the building.

13 The roofing of the proposed addition shall be constructed of lead or turncoated zinc.

13 Reason: To protect the architectural/historic interest of the building.

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3,
Winchester District Local Plan Review 2006: DP3, HE14, He16

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 06/02812/FUL

Ref No: W

Date Valid:

Grid Ref: 456320 115333

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Davey

Proposal: Rear conservatory (RETROSPECTIVE)

Location: 3 Linden Close Waltham Chase Southampton Hampshire SO32
2TZ

Decision: **Application Withdrawn**

Conditions/Reasons

01 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 west elevation(s) of development hereby permitted.

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/02175/FUL

Ref No: W18808/02

Date Valid: 10 July 2006

Grid Ref: 462783 114026

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr And Mrs Harwood

Proposal: Erection of a ménage

Location: Land Opposite Pilgrims Cottage Hoe Street Hambledon

Waterlooville Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The site shall be used only to exercise the applicants own horses and shall not be used for any commercial riding or training purposes.

02 Reason: to define the use of the site and in the interests of highway safety

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

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

04 The surface treatment for the riding manege shall be a natural sand or brown colour, unless an alternative treatment is agreed in writing by the Local Planning Authority.

04 Reason: In the interests of the visual amenity of the area.

05 New boundary hedging should be planted as a double staggered row with plants at 600mm spacing and 600mm between rows, adjacent to the eastern boundary of the site, alongside Hoe Street. A native species mix shall be planted comprising 35% hawthorn (*crataegus monogyna*), 35% blackthorn (*prunus spinosa*), 20% hazel (*corylus avellana*), 10% field maple (*acer campestre*) and shall include 2 oak or ash trees. The hedgerow shall be planted during the first planting season following the commencement of development. The planting shall be protected from browsing horses and any plants that die shall be replaced during the next growing season. All hedgerows shall be managed in line with good agricultural practice to ensure that they are maintained in a healthy and vigorous condition.

05 Reason: to help the development to assimilate into the landscape and in the interests of visual amenity.

Soberton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 06/02620/FUL

Ref No: W10739/04

Date Valid: 14 August 2006

Grid Ref: 460993 115861

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Andrew Bevis

Proposal: Overcladding of part of the exterior and replacement windows and conservatory

Location: Cairnhill High Street Soberton Southampton Hampshire SO32 3PN

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the cladding 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.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3; E7

Winchester District Local Plan Review: DP3; CE5; CE6

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/02602/OUT

Ref No: W20257

Date Valid: 10 August 2006

Grid Ref: 446566 135809

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Barry Martin

Proposal: Erection of a three bedroom bungalow in the grounds of 84 Downs Road, using the same access to the highway as the existing bungalow

Location: Greenhaven 84 Downs Road South Wonston Hampshire SO21 3EW

Decision: Application Refused

Conditions/Reasons

01 The proposal is contrary to Policy UB3 of the Hampshire County Structure Plan (Review), and Policy DP3 of the Winchester District Local Plan , for the following reasons:

- (a) it would have a detrimental impact on the amenities of nearby properties due to pedestrian and vehicle movement;
- (b) the development of the site in the manner proposed would amount to over-development, in that it would give rise to an unsatisfactory plot size and to a cramped and congested layout;
- (c) the size of the building and proximity in relation to nearby dwellings, would not allow for development of a standard compatible with the existing surrounding development and the proposed development would therefore, be detrimental to the amenities of the neighbourhood and adjacent properties;
- (d) the development will appear to be very overbearing when viewed from nearby dwellings and gardens;
- e) the proposed development contains insufficient garden /amenity space, to serve the existing and proposed dwellings.

02 The proposal is contrary to the policies of the Hampshire County Structure Plan Review and policy RT4 of the Winchester District Local Plan 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.

03 The proposal is contrary to the policy T5 of the Hampshire County Structure Plan (review) and T5 of the Winchester District Local Plan in that it fails to make adequate provision for improvements to pedestrian cycle and public transport measures in the South Wonston Area.

04 Inadequate information has been submitted with the application with respect to a tree survey and arboricultural impact assessment to demonstrate that there would be no impact on any important trees on the site or within the site vicinity, which are trees of high visual amenity value and contribute to the visual amenities of the locality. The proposal is therefore contrary to policy E8 of the Hampshire County Structure Plan 1996- 2011 Review; proposal DP4 of the Winchester District Local Plan.

Informatives

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

Hampshire County Structure Plan Review: T5, UB3
Winchester District Local Plan Proposals: DP3, DP4, T5, RT4

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

Conservation Area:

Case No: 06/02480/TPO
Ref No: WTPO/1751/01
Date Valid: 1 August 2006
Grid Ref: 457111 116268

Team: WEST **Case Officer:** Mr Kevin Cloud

Applicant: Mr R Mew

Proposal: Cut back branches of 1 no oak tree to give 2 metres clearance from house

Location: Inglenook House Lower Chase Road Swanmore Southampton
Hampshire SO32 2PB

Decision: **Application Permitted**

Conditions/Reasons

01 The work to the tree shall be limiting to pruning of minor branches to give a clearance of no more than 2 metres from the structure of the property

01 To maintain the character and amenity value of the tree

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

Conservation Area:

Case No: 06/02506/FUL
Ref No: W14200/07
Date Valid: 5 August 2006
Grid Ref: 457635 116495

Team: WEST **Case Officer:** Andrea Swain

Applicant: Swanmore Parish Council

Proposal: Extension of existing car park to provide additional off street parking, change of use of an area to incorporate a footpath into the school and amenity area (THIS APPLICATION MAY AFFECT A PUBLIC RIGHT OF WAY)

Location: Land Between Lime Cottage And Moorcroft Church Road
Swanmore Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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:

02 - means of enclosure, including any retaining structures:

02 - car parking layout:

02 - other vehicle and pedestrian access and circulation areas:

02 - hard surfacing materials:

02 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

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

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

03 Soft landscape details shall include the following as relevant:

03 - planting plans:

03 - written specifications (including cultivation and other operations associated with plant and grass establishment:

03 - details of the bunding and planting including any earthworks:

03 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

03 - implementation programme:

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

05 The proposed access and drive, including 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.

05 Reason: To ensure satisfactory means of access.

06 The existing access(es) to the site shall be stopped up and abandoned and the shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

06 Reason: In the interests of highway safety and the amenities of the area.

07 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

07 Reason: To ensure that adequate on-site parking and turning facilities are made available.

08 The western access shall be used for the purpose of 'entry only' and the eastern access as 'exit only' and appropriate signs shall be erected and retained.

08 In the interests of highway safety.

09 The car park hereby approved shall be kept locked outside the hours of 07.30 and 23.00 on weekdays, Sundays and bank holidays.

09 In the interests of the amenity of local residents.

10 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

Informatives

01. 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.

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

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02565/TPO

Ref No: WTPO/1424/01

Date Valid: 28 August 2006

Grid Ref: 448036 126465

Team: WEST

Case Officer: Mr Michael Edwards

Applicant: Mrs Dyer

Proposal: Crown lift 1 no group of beech trees and 1 no oak to no more than 5 metres from ground level

Location: Restaurant Hockley Golf Club Main Road Twyford Hampshire

Decision: **Application Permitted**

Warnford

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02552/FUL

Ref No: W19735/02

Date Valid: 15 August 2006

Grid Ref: 462523 123507

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr A Sellick

Proposal: Variation of condition 6 of planning approval W19735/01

Location: College Farm Lippen Lane Warnford Southampton Hampshire
SO32 3LE

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 No machinery shall be operated, no process shall be carried out and no, except between the hours of 0800 and 1800 hours, Monday to Friday, and between 0800 and 1300 hours on Saturdays and at no time on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

02 Reason: to protect the amenities of the occupiers of nearby properties.

03 Before any specified plant and/or machinery is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme to be approved in writing by the Local Planning Authority.

03 Reason: to protect the amenities of the occupiers of nearby properties.

04 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

04 Reason: in the interests of amenities of the adjoining properties

05 No development approved by this planning permission shall be commenced until a scheme for the surface water and foul drainage systems has been submitted to and approved in writing by the Local Planning Authority.

05 Reason: The site lies within a groundwater source protection zone one. There are abstraction points in close vicinity to the site. In addition the River Meon is nearby. High risk areas, such as loading bays and lorry parking should drain to the foul system to reduce the risk of pollution to these receptors.

06 A boundary hedge shall be planted and a post and rail fence shall be constructed in accordance with the approved plans on the boundary of the parking area between the points marked x and y on the attached plan. . The boundary fence shall be constructed before the use hereby permitted is commenced and the hedge shall also be planted before development commences. Development shall be carried out in accordance with the approved details.

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

07 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the use hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

07 Reason: To ensure that adequate on-site parking and turning facilities are made available.

08 No lighting whether free standing or affixed to an existing structure, or externally on the building, shall be provided on the site at any time.

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

09 The gradient of the drive shall not exceed 1 in 12 within 10 metres of the edge of the adjoining carriageway.

09 Reason: In the interests of highway safety

10 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 10 metres from the highway boundary.

10 Reason: In the interests of highway safety.

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

11 Reason: In the interests of highway safety.

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3, C1, C2, E7, E16, T2, T5, T6, EC3
Winchester District Local Plan Review 2006: CE5, CE6, CE16, CE17, DP3, T2, T4

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

04. Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact the Hants and IOW Area office Environmental Management Team East to discuss which type of authorisation will be required.

Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.

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

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 06/02352/FUL

Ref No: W20252

Date Valid: 15 July 2006

Grid Ref: 457143 111057

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs Southall

Proposal: Rear conservatory

Location: Little Haven Mayles Lane Wickham Fareham Hampshire PO17
5ND

Decision: **Application Refused**

Conditions/Reasons

01 Development as proposed is contrary to Policies E2 and E11 of the Hampshire County Structure Plan Review and Policies DP8 and CE9 of the Winchester District Local Plan Review in that it is in close proximity to the River Meon and

a) a proper assessment of flood risk has not been undertaken, as required by Planning Policy Guidance 25 and, therefore, it has not been shown that the development could be undertaken without reducing flood storage areas, impeding flow and increasing the risk of flooding elsewhere,

b) there is a high risk that it will result in significant and permanent adverse impact to features of nature conservation in and adjoining a Site of Importance for Nature Conservation and no information has been submitted to show that compensation, mitigation or enhancement will be provided.

02 Development as proposed is contrary to Policy UB3 of the Hampshire County Structure Plan Review and Policy DP3 of the Winchester District Local Plan Review in that, by reason of its scale, design and siting it fails to contribute to the quality of the built environment and would have an adverse impact upon the adjoining residential property.

Informatives

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

Hampshire County Structure Plan Review: UB3, E2, E11

Winchester District Local Plan Review: DP3, DP8, CE9

Informatives

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

Hampshire County Structure Plan Review: E16, E19

Winchester District Local Plan Review: HE8, HE14, HE15

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/02501/AVC

Ref No: W19362/01A

Date Valid: 2 August 2006

Grid Ref: 449472 130230

Team: EAST

Case Officer: Mr Joseph Leo

Applicant: Mark Stevens Internet Cars

Proposal: Erection of 1 no. directional business sign

Location: Unit 5 Winchester Trade Park Easton Lane Winchester Hampshire
SO23 7FA

Decision: Application Withdrawn

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area

Case No: 06/02592/FUL

Ref No: W07271/12

Date Valid: 9 August 2006

Grid Ref: 447981 128238

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Winton Estates Ltd

Proposal: Conversion of former waterworks outbuilding to B1 use;
construction of additional car parking on former waste disposal
site; use of additional access

Location: The Pump House Garnier Road Winchester Hampshire SO23 9QG

Decision: Application Permitted

Conditions/Reasons

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

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

02 No development shall take place until an Impact Assessment and Method Statement have been submitted to, and approved, by the Local Planning Authority in respect of the protection of trees on the site, the breaking up of the existing hardstanding and the construction of the new car parking areas. These details shall include a topographical survey of the site and an indication of the timing of operations. The approved details shall be carried out as approved.

02 Reason: In order to protect the trees, which form an important amenity, and to protect the wildlife habitat of the River Itchen.

03 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.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: C1, C2, EC3, T2, T6

Winchester District Local Plan Review: CE6, CE17, HE17, DP3, T2, T4

03. The applicant is reminded that the Section 106 Agreement in respect of this property, dated 11 September 2001, remains effective and must be adhered to by any occupier of the main building.

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 06/02601/FUL

Ref No: W20004/01

Date Valid: 10 August 2006

Grid Ref: 446996 128569

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr C Hillier

Proposal: Erection of 1 no. two bedroom dwelling (RESUBMISSION)

Location: 43 Cromwell Road Winchester Hampshire SO22 4AF

Decision: **Application Refused**

Conditions/Reasons

01 The size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development and the proposed development would appear cramped and out of keeping resulting in a lack of private amenity space and would therefore be detrimental to the amenities of the proposed occupants and the neighbourhood and is therefore contrary to Policy DP.3 of the adopted Winchester District Local Plan Review.

02 The proposal is contrary to the policies of the Hampshire County Structure Plan and 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan Review, in that it would undermine this Plan's Policies for recreational open space provision within the District and is therefore contrary to Policy RT.4 of the adopted Winchester District Local Plan Review.
(No Open Space)

Informatives

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

Hampshire County Structure Plan Review: UB3, H1 and H5

Winchester District Local Plan Review Proposals: DP.3, H.3, RT.4, T.1, T.2 and T.4

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/02618/FUL

Ref No: W17794/01

Date Valid: 14 August 2006

Grid Ref: 446715 130980

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs D Sykes

Proposal: Loft conversion

Location: 63 Westman Road Winchester Hampshire SO22 6DX

Decision: **Application Refused**

Conditions/Reasons

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

i) The proposed dormer will be reason of its size, siting and design, be out of keeping with the character of the existing dwelling and would harm the visual amenities of the area.

ii) The proposals will overlook the gardens of the neighbouring properties to the detriment of the privacy and amenity of these properties

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 Proposals: DP.3

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02622/FUL
Ref No: W20263
Date Valid: 15 August 2006
Grid Ref: 447969 129324
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Cine Wessex Ltd
Proposal: Change of use form offices/ studios (B1) to residential use (C3)
Location: Cine Wessex Westway House St Thomas Street Winchester
Hampshire SO23 9HJ

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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:

02 - means of enclosure, including any retaining structures:

02 - car parking layout:

02 Soft landscape details shall include the following as relevant:

02 - planting plans:

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

03 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 building is first occupied, unless otherwise agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

04 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

Informatives

01. 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:-

Hampshire County Structure Plan Review: UB3, H6, E16

Winchester District Local Plan Proposals: DP1, DP3, HE2, HE5, H3, E2, SF2, RT5

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 06/02626/FUL

Ref No: W19522/01

Date Valid: 15 August 2006

Grid Ref: 448280 131141

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Diaper

Proposal: Two storey rear extension and single storey front and side extension

Location: 20 Courtenay Road Winchester Hampshire SO23 7ER

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

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

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

Informatives

01. 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:-

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

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02652/LIS
Ref No: W02130/03LB
Date Valid: 21 August 2006
Grid Ref: 448103 129450
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr A Mawson
Proposal: Minor internal alterations to enable use as hair salon and beauty treatment rooms
Location: The Square Centre 18 The Square Winchester Hampshire SO23 9EX

Decision: **Application Permitted**

Conditions/Reasons

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

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

Winchester Town

Ward

St Michael

Conservation Area:
Case No: 06/02743/TPO
Ref No: WTPO/506/102
Date Valid: 30 August 2006
Grid Ref: 446404 128965
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr Richard Carp
Proposal: Crown lift 4 no evergreen oaks to no more than 15 metres
Location: Dawn House Sleepers Hill Winchester Hampshire SO22 4NG
Decision: **Application Permitted**

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02854/TPO
Ref No: WTPO/1498/16
Date Valid: 13 September 2006
Grid Ref: 447690 129508
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant:
Proposal: Pollarding of 4 no laburnum trees reshape and crown clean 3 no cherry trees
Location: Queens Court Peninsula Square Winchester Hampshire
Decision: **Application Withdrawn**
