



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

**UP TO 30 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**

<b>AVC</b>	Full Advert Consent
<b>AVT</b>	Temporary Advert Consent (non-standard time limit)
<b>AGA</b>	Agricultural Application
<b>APN</b>	Agricultural Prior Notification
<b>CER</b>	Certificate of Alternative Use
<b>CHU</b>	Change of Use
<b>DEC</b>	Demolition Consultation
<b>EUC</b>	Established Use Certificate
<b>FUL</b>	Full Planning Application
<b>GVN</b>	Government Department (no comment)
<b>GVO</b>	Government Department (outline)
<b>GVT</b>	Government Department (temporary)
<b>HAZ</b>	Hazardous Substances
<b>HCS</b>	HCC Consultations (letter)
<b>HCM</b>	HCC Consultation Minerals
<b>LBC</b>	Conservation Area Application
<b>LDC</b>	Lawful Development Certificate (existing use)
<b>LDP</b>	Lawful Development Certificate (proposed use)
<b>LIS</b>	Listed Building
<b>OUT</b>	Outline Application
<b>REM</b>	Reserved Matters
<b>TCP</b>	Telecom Prior Notification
<b>TFE</b>	Tree Felling Licence
<b>TPO</b>	Tree Preservation Order
<b>TPC</b>	Tree in Conservation Area

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:** Conservation Area: Bishops Waltham Conservation Area  
**Case No:** 06/02862/FUL  
**Ref No:** W05179/07  
**Date Valid:** 13 September 2006  
**Grid Ref:** 455528 117412  
**Team:** WEST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr Robert Symes  
**Proposal:** Extend Garden Shed  
**Location:** 2 Hope Cottages Little Shore Lane Bishops Waltham Southampton  
Hampshire SO32 1ED  
**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 development 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.

**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: DP3, HE4, HE5



05 The application is contrary to policies DP1 and DP4 in so far as the applicant has failed to submit a tree impact appraisal and method statement.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, E14, E16.

Winchester District Local Plan Proposals: DP3, DP4, HE1, HE4, HE5, HE6.

02. The applicant should be aware that a response is awaited from the Environment Agency. Due to the site's location in relation to nearby watercourses it may be the case that a separate License is required from the agency to erect an extension in the proposed location.

03. The applicant should be aware that the demolition of the existing garage / shed building may require Conservation Area Consent if either of these buildings exceed 115 m3.

**Cheriton**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 06/02776/FUL

**Ref No:** W15661/01

**Date Valid:** 1 September 2006

**Grid Ref:** 458165 128904

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** E Ayling

**Proposal:** Single storey rear extension; rear dormer window; conversion of roof space to provide additional accommodation

**Location:** 2 May Cottages Cheriton Road Cheriton Alresford Hampshire  
SO24 0PR

**Decision:** **Application Withdrawn**

**Cheriton                      Ward                      Cheriton And Bishops Sutton**

**Conservation Area:** Cheriton Conservation Area  
**Case No:** 06/02829/TPC  
**Ref No:** W19007/01TPOCA  
**Date Valid:** 25 September 2006  
**Grid Ref:** 458336 128518  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mrs L G Fox  
**Proposal:** Fell 1 no leylandii; reduce height and width of 1 no rhus shrub by a third  
**Location:** 2 Parkers Cottages School Road Cheriton Alresford Hampshire  
SO24 0QA  
**Decision:**     **That no objection be raised**

**Cheriton                      Ward                      Cheriton And Bishops Sutton**

**Conservation Area:** Cheriton Conservation Area  
**Case No:** 06/02855/TPC  
**Ref No:** W07265/06TPOCA  
**Date Valid:** 13 September 2006  
**Grid Ref:** 458282 128532  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mr R B Bennett  
**Proposal:** Removal of low hanging branches and trim 1 no magnolia and 1 no whitebeam tree  
**Location:** Magnolia Cottage Cheriton Road Cheriton Alresford Hampshire  
SO24 0PX  
**Decision:**     **That no objection be raised**

**Cheriton                      Ward                      Cheriton And Bishops Sutton**

**Conservation Area:** Cheriton Conservation Area  
**Case No:** 06/02857/TPC  
**Ref No:** W20316/TPOCA  
**Date Valid:** 13 September 2006  
**Grid Ref:** 458297 128430  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mrs J Kettle  
**Proposal:** Remove seven branches from 1 no weeping willow  
**Location:** Verge Adjacent To River In Front Of Old Rose Cottage (The Loop)  
School Road Cheriton Hampshire  
**Decision:**     **That no objection be raised**

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 06/02726/FUL

**Ref No:** W20240

**Date Valid:** 29 August 2006

**Grid Ref:** 448326 121939

**Team:** EAST

**Case Officer:** Mr Tom Patchell

**Applicant:** Mr And Mrs Coxhead

**Proposal:** -Rear and side extension including a conservatory and integral garage

**Location:** 8 Lime Close Colden Common Winchester Hampshire SO21 1WN

**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 development 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 The existing trees shown as being retained on the approved plan shall be protected during building operations in accordance with with plan No. 06/A dated 18th August 2006.

03 Reason: To retain and protect the trees which form an important part of the 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 Proposals: DP.3 and DP.4



### 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 development 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.

### 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 Review 2006: DP1, DP3, HE16, HE13

### Itchen Valley

### Ward

### Itchen Valley

**Conservation Area:** Conservation Area: Chilland Conservation Area

**Case No:** 06/02941/TPC

**Ref No:** W20334/TPOCA

**Date Valid:** 21 September 2006

**Grid Ref:** 452405 132879

**Team:** EAST

**Case Officer:** Mr Michael Edwards

**Applicant:** Mrs J Faber

**Proposal:** Fell 5 no Beech trees; 1 no poplar

**Location:** Land Adjacent To Lower Chilland Lane Lower Chilland Lane Martyr Worthy Hampshire

**Decision:** That no objection be raised

### Informatives

01. It is only the northern most poplar to which no objection has been raised. The two larger poplars are the subject of TPO 1798 and are not the subject of this notification.



**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:** Micheldever (Large Area 1) Conservation Area  
**Case No:** 06/02679/LIS  
**Ref No:** W09214/04LB  
**Date Valid:** 31 August 2006  
**Grid Ref:** 451318 139203  
**Team:** EAST **Case Officer:** Mr Simon Avery  
**Applicant:** Dr And Mrs J A Gibbs And Mrs F B Brown  
**Proposal:** Conversion of part of upstairs bedroom to upstairs bathroom  
**Location:** 60 Church Street Micheldever Winchester Hampshire SO21 3DB  
**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).

**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, HE14

**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:** Conservation Area: Micheldever (Large Area 1) Conservation Area  
**Case No:** 06/02765/LIS  
**Ref No:** W10625/06LB  
**Date Valid:** 31 August 2006  
**Grid Ref:** 451368 139049  
**Team:** EAST **Case Officer:** Mr Nick Fisher  
**Applicant:** Mr C Egan And Ms C Wotherspoon  
**Proposal:** Internal alterations including; moving of existing staircase and formation of new first floor bathroom  
**Location:** 88 The Crease Duke Street Micheldever Hampshire  
**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 the commencement of development the following details shall be submitted to the Local Planning Authority, and approved in writing by the Local Planning Authority:-

- 1) Routing of the services to the new bathroom
- 2) Support for the new staircase.

Once implemented the above mentioned works / details shall not be altered without the written approval of the Local Planning Authority.

02 To protect the historic character of the Listed Building.

02 To protect the historic character 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 Proposals: HE14

**Old Alresford**                      **Ward**                      **The Alresfords**

#### Conservation Area:

**Case No:** 06/02792/FUL

**Ref No:** W20298

**Date Valid:** 4 September 2006

**Grid Ref:** 458484 133909

**Team:** EAST                      **Case Officer:** Mr Tom Patchell

**Applicant:** Mr And Mrs A Spencer

**Proposal:** Demolition of attached garage and replace with a single storey side extension for double garage; raising of the roof with dormer windows

**Location:** Enhams Abbotstone Lane Old Alresford Alresford Hampshire SO24 9DH

**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 single storey side extension and roof alterations 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  
Winchester District Local Plan Review Proposals: DP.3 and CE.23

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

#### Conservation Area:

**Case No:** 06/02805/FUL

**Ref No:** W00322/77

**Date Valid:** 5 September 2006

**Grid Ref:** 450858 121778

**Team:** EAST

**Case Officer:** Mr Robert Ainslie

**Applicant:** Marwell Preservation Trust

**Proposal:** 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.



**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 06/02627/FUL

**Ref No:** W20261

**Date Valid:** 4 September 2006

**Grid Ref:** 446925 129625

**Team:** EAST

**Case Officer:** Ms Nichola Whitehead

**Applicant:** Mr And Mrs Bradbury

**Proposal:** Conservatory to rear

**Location:** 16 Westhill Park Winchester Hampshire SO22 5DY

**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 development 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.

**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: DP.3

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 06/02629/FUL

**Ref No:** W18391/01

**Date Valid:** 5 September 2006

**Grid Ref:** 448575 128827

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr Michalski

**Proposal:** Erection of a summer house to the rear of the property

**Location:** 29 Wharf Hill Winchester Hampshire SO23 9NQ

**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).

**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 Review: DP3; HE4; HE5; HE6

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:**

**Case No:** 06/02750/FUL

**Ref No:** W00625/01

**Date Valid:** 30 August 2006

**Grid Ref:** 449496 129442

**Team:** EAST

**Case Officer:** Mr Joseph Leo

**Applicant:** Mr Nicholas Lampard And Miss Abbi Lascelles

**Proposal:** Replacement brick garage

**Location:** 153 Alresford Road Winchester Hampshire SO23 0JZ

**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 development hereby permitted shall match those used in the existing main building.

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

**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 : DP1, DP3

**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 06/02755/FUL

**Ref No:** W20297

**Date Valid:** 30 August 2006

**Grid Ref:** 446717 129412

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr Alexis Bouras

**Proposal:** New vehicle access to create parking space at side of dwelling

**Location:** 42 Cornes Close Winchester Hampshire SO22 5DS

**Decision:** **Application Permitted**

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02759/AVC  
**Ref No:** W04482/06A  
**Date Valid:** 31 August 2006  
**Grid Ref:** 448020 129594  
**Team:** WEST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr Martin Bennett  
**Proposal:** 1 no non illuminated fascia sign and 1 no non illuminated projecting sign  
**Location:** Britannia Building Society 45 Jewry Street Winchester Hampshire SO23 8RY  
**Decision:** **Application Refused**

**Conditions/Reasons**

01 The proposed signs are contrary to Policies HE4, HE5, HE6 and HE11 of the Winchester District Local Plan Review and the council's "Design Guidance for the Control of Shop Fronts and Signs", by virtue of the use of inappropriate materials and the depth of the fascia sign, they would be an unduly obtrusive feature in the general street scene to the detriment of the visual amenities of the Winchester Conservation Area.

02 The proposed hanging sign, by reason of its un-symbolic design, repetitive information and visually cluttered appearance would be an unduly obtrusive feature in the general street scene to the detriment of the visual amenities of the locality which forms part of the Winchester Conservation Area. As such it is contrary to policy UB3 and E16 of the Hampshire County Structure Plan Review and proposal HE4, HE5, HE6 and HE11 of Winchester District Local Plan Review Deposit and Revised Deposit and the advice given in the Council's "Design Guidance for the Control of Shop Fronts and Signs".

**Informatives**

01. 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, HE6, HE11

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02762/FUL  
**Ref No:** W18294/01  
**Date Valid:** 31 August 2006  
**Grid Ref:** 448880 129502  
**Team:** EAST **Case Officer:** Ms Nichola Whitehead  
**Applicant:** Mr And Mrs Thomas  
**Proposal:** Loft conversion with rear dormer window  
**Location:** 15 Alresford Road Winchester Hampshire SO21 0HG  
**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) A full height, full width dormer of the form proposed would be out of character with the original property, incongruous in the street scene, and would have a detrimental effect on the character of the wider area.

**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:**  
**Case No:** 06/02788/FUL  
**Ref No:** W14844/05  
**Date Valid:** 4 September 2006  
**Grid Ref:** 447308 129042  
**Team:** EAST **Case Officer:** Mr Simon Avery  
**Applicant:** Mr A Foster  
**Proposal:** Alterations to provide additional bedroom and master bedroom en-suite, annex and garden store  
**Location:** Little Spark Sparkford Road Winchester Hampshire SO22 4NN  
**Decision:** **Application Refused**

**Conditions/Reasons**

01 The proposed development is contrary to Policy UB3 of the Hampshire County Structure Plan and Policy DP3 of the Winchester District Local Plan Revised 2006 in that the addition of two storey development forward of the existing dwelling and close to the front edge of the site would be out of keeping in the street scene and would therefore be detrimental to the character and appearance of the area.

### Informatives

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

Hampshire County Structure Plan Review: UB3  
Emerging Development Plan- WDLP Revised 2006: DP3, DP4

**Winchester Town**

**Ward**

**St Barnabas**

#### Conservation Area:

**Case No:** 06/02803/FUL

**Ref No:** W08760/04

**Date Valid:** 5 September 2006

**Grid Ref:** 446116 131063

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr And Mrs A Carruthers

**Proposal:** Single storey rear extension

**Location:** 6 Salters Acres Winchester Hampshire SO22 5JW

**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 development 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.

#### 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 Revised 2006: DP3

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 06/02827/FUL

**Ref No:** W12962/01

**Date Valid:** 8 September 2006

**Grid Ref:** 447469 130775

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr And Mrs P Drake

**Proposal:** Demolition of existing garage and utility room; erection of single storey side extension

**Location:** 58 Lynford Way Winchester Hampshire SO22 6BW

**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, rooflights or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the side (northern) elevation of the extension hereby permitted.

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

04 The proposed window in the side (northern elevation) serving the shower room shall be glazed with obscured glass. Obscured glass shall be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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 Proposals: DP3

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:** Winchester Conservation Area  
**Case No:** 06/02831/FUL  
**Ref No:** W20312  
**Date Valid:** 8 September 2006  
**Grid Ref:** 447673 127945  
**Team:** WEST **Case Officer:** Ms Elizabeth Stewart  
**Applicant:** Mr N Muers-Raby  
**Proposal:** Single storey rear extension  
**Location:** Long Meadow 3 Back Street Winchester Hampshire SO23 9SB  
**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 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).

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

03 The development hereby permitted shall be constructed using brick and 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.

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

04 Prior to the commencement of works a sample panel of the 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 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.

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

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

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

06 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

(a) a detailed design (including large scale elevations and sections) for the windows, glazed entrances and constructional details covering the means of insulating the walls and roof.

(b) a detailed design and specification for the rooflights to be used.

06 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 and E17

Winchester District Local Plan Review: DP.3, HE.4, HE.5, HE.6, HE.8, HE.14, HE.16

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:** Winchester Conservation Area

**Case No:** 06/02832/LIS

**Ref No:** W20312/01LB

**Date Valid:** 11 September 2006

**Grid Ref:** 447673 127945

**Team:** WEST

**Case Officer:** Ms Elizabeth Stewart

**Applicant:** Mr N Muers-Raby

**Proposal:** External and internal alterations including; single storey rear extension; new internal partition to form utility room; removal of two modern shower rooms and alterations to modern partition to bathroom; creation of ground floor WC; re-instate sitting room fireplace

**Location:** Long Meadow 3 Back Street Winchester Hampshire SO23 9SB

**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 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).

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

03 The development hereby permitted shall be constructed using materials 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.

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

04 The new 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.

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

05 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:

(a) a detailed design (including large scale elevations and sections) for the windows, glazed entrances and constructional details covering the means of insulating the walls and roof.

(b) a detailed design and specification for the rooflights to be used.

05 Reason: To ensure such details are appropriate to the character of the listed building.

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

07 No works shall take place until a programme and justification for the investigation of the fireplace(s) has been submitted to and approved in writing with the Local Planning Authority. If discrete investigations are required to prepare the written programme, the extent and nature of these investigations are to be agreed in writing with the LPA before full opening-up is undertaken. The full works shall proceed in accordance with the subsequently approved details.

07 Reason: To ensure that evidence of important developments in the history of the building are not destroyed by over-enthusiastic attempts to reinstate earlier fireplaces.

### **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 and E17

Winchester District Local Plan Review: DP.3, HE.4, HE.5, HE.6, HE.8, HE.14 and HE.16

### **Winchester Town**

### **Ward**

### **St Paul**

#### **Conservation Area:**

**Case No:** 06/02866/FUL

**Ref No:** W01347/12

**Date Valid:** 13 September 2006

**Grid Ref:** 446947 129881

**Team:** EAST

**Case Officer:** Mrs Mary Goodwin

**Applicant:** Miss A Nixon

**Proposal:** Two storey side extension and attached single garage (RE-SUBMISSION)

**Location:** 30 Fordington Avenue Winchester Hampshire SO22 5AW

**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), windows or dormer windows, other than those expressly authorised by this permission shall, at any time, be constructed in the side or rear elevation of the extension hereby permitted.

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

04 The first floor window in the side elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained with obscure glazing.

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

### **Informatives**

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

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: DP1, DP3, W1

### **Winchester Town**

### **Ward**

### **St Bartholomew**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02884/FUL  
**Ref No:** W11009/13  
**Date Valid:** 15 September 2006  
**Grid Ref:** 447971 129767  
**Team:** WEST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr Simon Griffiths  
**Proposal:** New air condition condenser unit installation at rear of building (Car parking side)  
**Location:** 19 Staple Gardens Winchester Hampshire SO23 8SR  
**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 Before any air conditioning plant is used on the premises it shall be enclosed with sound insulating material/ and mounted in a way which will minimise transmission of structure and airborne sound in accordance with a scheme to be approved in writing by the Local Planning Authority.

02 Reason: To protect the amenities of the 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, E16

Winchester District Local Plan Review Proposals: DP3, HE4, HE5

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