



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

UP TO 6 November 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 |

Boarhunt

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 06/01889/OUT

Ref No: W03452/10

Date Valid: 24 May 2006

Grid Ref: 459616 110838

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr B Owen

Proposal: Alteration and extension to existing nursing home to provide improved and extended residents accommodation with improved road access and car parking

Location: Winscombe Residential Care Home Southwick Road North
Boarhunt Fareham Hampshire PO17 6JF

Decision: **Application Permitted**

Conditions/Reasons

01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

02 Landscape considerations including:

(i) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

02 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

03 The building hereby permitted shall not exceed one storey in height.

03 Reason: To minimise the impact of the building in the countryside.

04 No development shall be commenced until a scheme for the provision of a surface water regulation system is submitted and approved, in writing, by the Local Planning Authority. This scheme shall include detailed calculations and designs to ensure that the runoff generated by the 1% probability storm does not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and shall be implemented in accordance with the approved details

04 Reason: To protect water quality and to prevent flooding.

05 No development shall take place until a scheme for foul water drainage has been submitted and approved, in writing, by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details

05 Reason: To ensure satisfactory provision of foul water drainage.

06 The proposed access and drive 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.

06 Reason: To ensure satisfactory means of access.

07 The gradient of the drive shall not exceed 8% within 9 metres of the edge of the adjoining carriageway.

07 Reason: In the interests of highway safety

08 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.

08 Reason: In the interests of highway safety.

09 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.

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

10 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.

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

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, H7, T1, T6

Winchester District Local Plan Review: CE4, CE5, Para 6.87, T1, T4

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/02783/FUL

Ref No: W16986/05

Date Valid: 20 September 2006

Grid Ref: 463421 128647

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Alice Wyatt

Proposal: Two storey extension and alterations (RE-SUBMISSION)

Location: Wolfhanger Cottage Woodlands Bramdean Alresford Hampshire
SO24 0JJ

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 addition 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, C1, C2
Winchester District Local Plan Review 2006: DP3, CE6, CE23

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02797/FUL

Ref No: W01321/01

Date Valid: 12 September 2006

Grid Ref: 448527 121227

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Searle

Proposal: Conservatory to rear

Location: Chanden Nobs Crook Colden Common Winchester Hampshire
SO21 1TH

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
Adopted Winchester District Local Plan Review 2006 Proposals: DP3, CE5, CE23

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02886/FUL

Ref No: W18940/01

Date Valid: 15 September 2006

Grid Ref: 447858 121600

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Cross

Proposal: Conservatory to rear

Location: Oakhaven 26 Piping Green Colden Common Winchester
Hampshire SO21 1TU

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
Winchester District Local Plan Review 2006: DP3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02657/FUL

Ref No: W00837/25

Date Valid: 8 September 2006

Grid Ref: 457958 121091

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Moreton

Proposal: Variation of condition no. 5 of planning permission W00837/22 (to allow garaging of cars other than classic cars and those owned by Mr and Mrs Moreton)

Location: St Clairs Farm Sailors Lane Corhampton Southampton Hampshire SO32 3LP

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 building that is the subject of this application shall not be occupied at any time other than for purposes ancillary to the residential use of St Clair's Farm and shall not be sold off, sub-let or used as a separate unit of accommodation or used for any business, commercial or industrial purposes whatsoever.

02 Reason: In the interests of the amenity of the area and to accord with the terms of the application since the site lies within an area where additional residential properties or commercial uses would not normally be permitted.

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, E6, E7

Winchester District Local Plan Revised: C.1, C.7, C.22, DP.1, DP.3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02677/FUL

Ref No: W00837/26

Date Valid: 8 September 2006

Grid Ref: 457958 121091

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Morton

Proposal: Erection of carport

Location: St Clairs Farm Sailors Lane Corhampton Southampton Hampshire
SO32 3LP

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 garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

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, E6, E7

Winchester District Local Plan Revised: C.1, C.7, C.22, DP.1, DP.3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02926/FUL

Ref No: W20325

Date Valid: 20 September 2006

Grid Ref: 461366 120654

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr And Mrs D Dixon

Proposal: Conversion of existing garage and workshop into a two storey, two bedroom dwelling; 1 no two storey three bedroom dwelling purpose built for disabled person

Location: Stocks Meadow 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings 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.

03 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for doors, windows, chimney, eaves, rainwater gear, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

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

04 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

05 The existing hedgerows along Stocks Lane shall be retained and maintained in good condition and whenever necessary reinforced with appropriate species to match existing.

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

06 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority when the main structure of the building has been erected and prior to occupation of the dwelling. 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.

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

07 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

07 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

07 Reason: In the interests of highway safety.

07 Reason: In the interests of highway safety.

08 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 4.5 metres from the highway boundary.

08 Reason: In the interests of highway safety.

09 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 23.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

09 Reason: In the interests of highway safety.

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

10 Reason: In the interests of highway safety.

11 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

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

12 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.

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

13 No development approved by this planning permission shall be commenced until a scheme for the method of working and construction has been submitted and approved in writing by the local planning authority.

The method should identify all potential pollutants from the site during the construction/demolition phase, as well as the pollution pathways and environmentally sensitive receptors. Pollution prevention methods employed to reduce the risk should also be included.

13 Reason: The proposed development straddles both a SPZ 1 and SPz 2 as well as it being located over a major aquifer. Further to this there is also the River Meon which flows less than 300m east of the property. Any construction ore demolition activities on site could potentially give rise to pollution adversely impacting on these environmentally sensitive receptors

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

15 The first floor dormer window(s) in the west elevation of the garage converted to a dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

15 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, H5, H7, R2, E6, E7, E8
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP10, CE5, CE6, H3, H7, RT4, T2, T4

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 06/02811/FUL

Ref No: W06459/05

Date Valid: 6 September 2006

Grid Ref: 446746 125723

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Troika Homes Ltd

Proposal: Single storey rear extension, dormer window to loft conversion and amended fenestration to house approved under reference W06459/03 (Amended description)

Location: Plot 1 Beechcroft Compton Street Compton 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D,E,F and G of Part One and Class A of Part Two of Schedule Two of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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 or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted unless approved, in writing, by the Local Planning Authority.

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, E16

Winchester District Local Plan Review: DP3, HE5

03. The conditions attached to planning permission W06459/03, under which authority this dwelling is also being constructed, are still in force unless superseded above.

Curdridge

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 06/02839/FUL

Ref No: W11586/02

Date Valid: 11 September 2006

Grid Ref: 452696 113175

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr J F Mitchell

Proposal: Three bedroom detached house - revision to previous approval
06/00827/FUL - Amend gable end roof to hipped roof

Location: The End Outlands Lane Curdridge Southampton Hampshire SO30
2HD

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 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.

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.

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

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

05 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 metres from the tree trunks in accordance with BS 5837.

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

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D and E of Part One of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

07 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 Class A of Part Two of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

08 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, dormer windows or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the front, side and rear elevation(s) of the development hereby permitted without the prior written consent of the Local Planning Authority.

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

09 The first floor and ground floor window(s) in the southern elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

10 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

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

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

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: E8 H7 R2 T2 T4 UB1 and UB3

Winchester District Local Plan Review: DP3 DP5 DP6 RT4 and T4

03. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.

04. The applicant's attention is drawn to the existence of a public sewer along the northern boundary of the site. It is Southern Water's policy not to permit any new building(s) or new trees within 3 metres of the public sewer. As such it can not be constructed over nor can construction take place within three metres of the centre line of the pipe.

Denmead Ward Denmead

Conservation Area:
Case No: 06/02858/FUL
Ref No: W15960/01
Date Valid: 13 September 2006
Grid Ref: 465874 111894
Team: EAST **Case Officer:** Mr Joseph Leo
Applicant: Mr David Cleverly
Proposal: Replacement detached double garage with storage space above
Location: 15 Ashling Gardens Denmead Waterlooville Hampshire PO7 6PR
Decision: **Application Withdrawn**

Denmead Ward Denmead

Conservation Area:
Case No: 06/02893/FUL
Ref No: W15959/01
Date Valid: 18 September 2006
Grid Ref: 465906 111843
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr D And Mrs K Rawles
Proposal: Conservatory to the rear of property
Location: 12 Ashling Gardens Denmead Waterlooville Hampshire PO7 6PR
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
Winchester District Local Plan Review Proposals: DP.3

Denmead Ward Denmead

Conservation Area:

Case No: 06/02895/FUL
Ref No: W13049/02
Date Valid: 18 September 2006
Grid Ref: 463897 112594
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr And Mrs Hutchings
Proposal: Single storey extension to rear
Location: Copse Cottage Broad Lane Hambledon Waterlooville Hampshire
PO7 4QS

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 extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Droxford Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 06/02875/FUL
Ref No: W13554/04
Date Valid: 14 September 2006
Grid Ref: 459304 119082
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr And Mrs Mark Russell
Proposal: Erection of agricultural building
Location: Cross Lanes Farm Park Lane Upper Swanmore Southampton
Hampshire SO32 2QR

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 barn hereby permitted shall be as stated in part 9 of the approved application form.

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

03 A new hedgerow shall be planted and established along the southern and eastern boundaries of the yard area between the points X-Y-Z on the approved plans. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix as set out below, unless otherwise 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. The ground shall be prepared and planting undertaken in accordance with best horticultural practice and the relevant British Standards.

The planting shall be implemented in the first planting season following completion and shall be maintained in good condition thereafter. Any plants which die, are damaged or are removed for any reason, shall be replaced unless agreed otherwise with the local authority.

Native species shall be planted comprising
35% Hawthorn (*Crataegus monogyna*)
35% Blackthorn (*Prunus spinosa*)
20% Hazel (*Corylus avellana*)
10% Field maple (*Acer campestre*)

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

04 The existing lorry backs/stores and poultry sheds shown as being removed on the approved plan shall be removed from the site within 2 months from the completion of the approved barn, unless agreed otherwise in writing with the Local Planning Authority.

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

05 Should the use of the building hereby permitted permanently cease, then unless the Local Planning Authority have otherwise agreed in writing, the building shall be removed from the land and the land shall as far as practicable, be restored to its condition before the development took place, or to such other condition as may have been agreed in writing between the Local Planning Authority and the applicant.

05 Reason: To prevent uses arising which may be inappropriate or over-intensive for the site and/or neighbouring 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, C1, C2

Winchester District Local Plan Review Policies: DP3, CE6, CE9, CE13

Itchen Valley

Ward

Itchen Valley

Conservation Area: Avington Conservation Area
Case No: 06/02844/FUL
Ref No: W06401/06
Date Valid: 11 September 2006
Grid Ref: 453619 132457
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mrs G M Graham Maw
Proposal: Demolition of concrete garage and shed; erection of garage and office to include reflexology treatment studio and new access gate
Location: Avington Lodge Avington Lane Avington Winchester Hampshire SO21 1DB
Decision: **Application Withdrawn**

Kilmeston

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/02800/FUL

Ref No: W06383/04

Date Valid: 19 September 2006

Grid Ref: 458990 126019

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr And Mrs Cresswell

Proposal: Side conservatory (RE-SUBMISSION)

Location: Ann Cottage Kilmeston Road Kilmeston Alresford Hampshire SO24
ONW

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 construction of the brickwork to the front elevation of the conservatory hereby permitted shall match that in the existing building, in terms of brick colour, finish, pointing and bond type.

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

03 The existing mature trees to the south and south west of the proposed extension, as marked on the approved plans, shall be retained and protected during the construction period by the erection of protective fencing at a distance of at least 5 metres from the tree trunks in accordance with BS5837. The fencing shall be erected before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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, E8, E7
Winchester District Local Plan Review: DP3, DP4, C6

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 06/02720/FUL

Ref No: W05838/01

Date Valid: 29 August 2006

Grid Ref: 446858 131630

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mrs M Grant

Proposal: Replacement front porch incorporating new WC

Location: 67 Buriton Road Harestock Winchester Hampshire SO22 6JL

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 porch 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 2006 Proposals: DP3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/02466/LIS

Ref No: W00902/05LB

Date Valid: 9 August 2006

Grid Ref: 451187 139464

Team: EAST

Case Officer: Mr Joseph Leo

Applicant: Mr & Mrs S Lambert

Proposal: Removal of groundfloor WC, replacement skirting, box in water pipes, front porch, decoration and re-plastering

Location: Waterside Bilberry Lane Micheldever Winchester Hampshire SO21 3DD

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 brickwork, tiles and skirting 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 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

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

04 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.

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

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

05 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, CI, E16

Winchester District Local Plan Review 2006: DP3, DP5, CI, C22, HE4, HE14, HE16

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 06/02817/FUL

Ref No: W04156/01

Date Valid: 7 September 2006

Grid Ref: 458491 132296

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Butterfly Homes Ltd

Proposal: First floor extension to provide additional accommodation; access

Location: Mallard 1 Salisbury Road Alresford Hampshire SO24 9HG

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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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 first floor north east elevation of development hereby permitted.

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

04 Prior to the commencement of development detail plans at 1:20 scale of the panels enclosing the private decking area above the garage on the application hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved panels shall be constructed prior to the occupation of the extension and thereafter retained at a height of at least 1.8 metres.

04 Reason: in the interests of 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: UB3
Winchester District Local Plan Revised: DP3, DP4

03. The applicant has requested by email dated 02.11.2006 that the proposed boundary fencing be withdrawn from this application and this fencing is not approved.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 06/02847/FUL

Ref No: W20311

Date Valid: 12 September 2006

Grid Ref: 458015 132589

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Maxlow Tomlinson

Proposal: Rear conservatory

Location: 2 Arlebury Park Mews Arlebury Park Alresford Hampshire SO24 9ER

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.

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

Winchester District Local Plan Proposals: DP.3, CE.23

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 06/02901/FUL

Ref No: W20321

Date Valid: 18 September 2006

Grid Ref: 458391 132856

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Eric Hale

Proposal: Replacement of existing conservatory with single storey extension at rear

Location: 7 Arle Close Alresford Hampshire SO24 9BG

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 single storey rear 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 shall, at any time, be constructed in the west elevations of rear 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

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/02698/FUL

Ref No: W05090/04

Date Valid: 24 August 2006

Grid Ref: 445881 127976

Team: WEST

Case Officer: Lisa Booth

Applicant: Bendall Houses (Kings Worthy) Ltd

Proposal: Erection of 1 no. four bedroom and 1 no. two bedroom detached dwellings with associated parking and landscaping to the rear of 82 Olivers Battery Road South (amendment to existing planning permission W05090/02)

Location: 82 Olivers Battery Road South Olivers Battery Winchester Hampshire SO22 4JD

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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 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 metres from the tree trunks in accordance with BS 5837.

NB: The Local Authority Arboricultural Officer shall be contacted once the protective measures are in place prior to the development of the site on 01962 848102.

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

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

NOTE A licence is required from Hampshire Highways, Winchester Area Sub-Unit, Abbey Mill, Winchester prior to commencement of access works.

04 Reason: To ensure satisfactory means of access.

05 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.

05 Reason: In the interests of highway safety.

06 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing 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 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land coloured orange on the approved plans.

07 Reason: In the interests of highway safety.

08 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

09 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 Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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 stables 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.

03 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.

03 Reason: In the interests of highway safety.

04 Any gates provided shall be set back a minimum distance of 10 metres from the edge of the carriageway of the adjoining highway.

04 Reason: In the interests of highway safety.

05 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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

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

07 The land associated with the stables hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels unless agreed in writing with the Local Planning Authority.

07 Reason - In the interests of visual amenity.

08 The hedgerow identified on the approved plan shall be retained and maintained at a minimum height of 2 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.

08 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; E7; C1
Winchester District Local Plan Review: DP3; RT11; CE5; CE6

03. In connection with condition 5, the applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.

I would strongly recommend that the applicant contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of Horse Manure. Failure to do so may incur substantial penalties and/or prosecution.

04. The applicant is advised that the equestrian land and stables hereby permitted are to be used solely for the applicants own horses and at no time shall be used for any commercial purposes.

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/02818/FUL

Ref No: W00649/40

Date Valid: 7 September 2006

Grid Ref: 461363 114095

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: James Ducan Brown

Proposal: Change of use from hay barn to stables and equestrian use of land; erection of tack room and feedstore

Location: Field View Ingoldfield Lane Soberton Southampton 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 floodlighting whether free standing or affixed to an existing structure shall be provided on the site at any time.

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

03 Prior to the commencement of the development hereby approved the existing caravan shall be removed from the site. Thereafter, no caravans, and not more than one horsebox, trailer, container, or vehicle, whether motorised or not shall be kept or stored on the land.

03 Reason: To safeguard the established countryside location and in the interests of visual amenity.

04 The hedgerow along the eastern boundary of the site adjacent to Ingoldfield Lane shall be retained along its entire length and at a minimum height of 2 metres unless any variation is agreed in writing by the local planning authority. Notwithstanding this, should gaps occur new boundary hedging should be planted within these gaps as a double staggered row with plants at 600mm spacing and 600mm between rows, as space allows within 12 months of the gap first developing. Native species shall be planted comprising 35% Hawthorn (*Crataegus monogyna*), 35% Blackthorn (*Prunus spinosa*), 20% Hazel (*Corylus avellana*), 10% Field maple (*Acer campestre*). NB: Young oak trees can be planted as a standards within the hedge. The hedge shall also be protected by a post and rail fence with a minimum height of 1.5 metres set back a minimum distance of 1.5 metres from the hedge (unless otherwise agreed by the local planning authority in writing) before the use hereby permitted is begun on site and thereafter the fence shall be retained and maintained in a sound condition.

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

05 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

06 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 90 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

06 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

Winchester District Local Plan Proposals: DP3, C1, C27, RT10

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 - C of Part 2 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.

05 Details of the location, height, design and materials of the proposed gates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, and all such works shall be erected concurrently with the stable block hereby approved and thereafter retained.

05 To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area.

06 Details of the proposed means of hard landscaping and the areas to be seeded, turfed or paved shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site. The works shall then proceed in accordance with the approved details prior to the stables been brought into use and thereafter retained.

06 To ensure that the appearance of the development is satisfactory and that it contributes to the visual character of the area.

07 A satisfactory scheme of external finishes to the stable block hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the site, and the work shall be executed in accordance with the approved scheme.

07 To safeguard the visual amenities of the area.

08 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

09 Details of any floodlighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme.

09 Reason: In the interests of the amenities of the occupants of nearby properties.

Informatives

01. The development hereby permitted shall not be used for any commercial riding or training purposes.

02. 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.

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

Hampshire County Structure Plan Review: UB3, C1 and E7
Winchester District Local Plan Review: CE.1, CE.6, CE.28 and RT11.

Southwick And Widley

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 06/02753/LIS

Ref No: W20303LB

Date Valid: 30 August 2006

Grid Ref: 463228 108768

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Defence Estates

Proposal: External and internal alterations for conversion of ground floor of former stables block into National Army museum including; in-filling 4 no. windows, removal of 1 no. internal wall, removal of in-fill to arches on North elevation and insertion of glazed timber screens
Location: Stable Block Southwick Park Priory Road Southwick 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 The alterations and additions to this listed building shall be carried out strictly in accordance with Parnell Design Partnership Drawings 27766/29, 30A, 31, 55A and 56A unless otherwise agreed, in writing, with the Local Planning Authority.

02 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: E16
Winchester District Local Plan Review: HE14

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/02899/FUL

Ref No: W01481/18

Date Valid: 18 September 2006

Grid Ref: 457256 115432

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs A Easen

Proposal: Retrospective permission for the temporary siting of a mobile home for 3 years.

Location: Twelve Oaks Farm Brickyard Road Swanmore Southampton
Hampshire SO32 2PJ

Decision: **Application Permitted**

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31.10.2009 on or before which date the mobile home shall be removed 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 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 or forestry.

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

02 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 or forestry.

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, H10

Winchester District Local Plan Review: CE2, CE19

Twyford

Ward

Colden Common And Twyford

Conservation Area: Conservation Area: Twyford Conservation Area
Case No: 06/02442/FUL
Ref No: W04336/20
Date Valid: 11 September 2006
Grid Ref: 447831 124553
Team: WEST **Case Officer:** Andrea Swain
Applicant: Mr Luke Wessely
Proposal: Ironwork verandah with leaded roof to the front elevation of the house
Location: Elms House Finches Lane Twyford Winchester Hampshire SO21 1QF
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 verandah 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:-

Hampshire County Structure Plan Review: E16 and UB3

Winchester District Local Plan Review: DP3, HE4, HE5, HE6 and HE14

03. The Planning Permission hereby given is for the erection of the ironwork verandah with lead roof over only. The Consent does not give permission for any other unauthorised internal alterations.

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02443/LIS

Ref No: W04336/21

Date Valid: 11 September 2006

Grid Ref: 447831 124553

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr Luke Wessely

Proposal: Ironwork verandah with leaded roof to the front elevation of the house; minor internal alterations

Location: Elms House Finches Lane Twyford Winchester Hampshire SO21 1QF

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the verandah 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:-

Hampshire County Structure Plan Review: E16 and UB3

Winchester District Local Plan Review: DP3, HE4, HE5, HE6, HE13 and HE14.

03. The Listed Building Consent hereby approved is for the erection of the ironwork verandah with lead roof over and minor internal alterations to facilitate the cloakroom only. The Consent does not give permission for any other unauthorised internal alterations.

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02715/FUL

Ref No: W07390/05

Date Valid: 6 September 2006

Grid Ref: 448269 125505

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs P Baker

Proposal: Single storey front and side extension including garage

Location: Woodhatch Cottage Coxs Hill Twyford Winchester Hampshire
SO21 1PQ

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: DP3; CE23

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02834/FUL

Ref No: W20310

Date Valid: 8 September 2006

Grid Ref: 448186 123763

Team: WEST

Case Officer: Andrea Swain

Applicant: Messrs CJ, PE And JMJ Balfour

Proposal: Siting of mobile home as temporary agricultural workers dwelling.

Location: Twyford Poultry Unit High Street Twyford Hampshire

Decision: **Application Granted**

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 1 April 2010 and the land must be 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.

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

02 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 or forestry.

03 Details of the mobile home shall be submitted to the Local Authority and agreed in writing prior to its installation on site. Details shall include length, height, width, materials and colour.

03 To protect the character and amenities of the area and to ensure that the size of the mobile home is commensurate with the size of the agricultural unit.

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 and C2

Winchester District Local Plan Review: CE5, CE13, and CE19.

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/01899/FUL

Ref No: W08247/04

Date Valid: 24 May 2006

Grid Ref: 463373 125292

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mrs A Boyd-Moss And Mrs S Johnson

Proposal: Change of use of barn to single dwelling

Location: Marldell House Lippen Lane West Meon Petersfield Hampshire
GU32 1JP

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 dwelling 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.

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 development permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

03 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: UB3, C1 and C2

Winchester District Local Plan Review Proposals: DP.3, CE.24 and RT.4

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/02661/FUL

Ref No: W20266

Date Valid: 15 August 2006

Grid Ref: 464296 127422

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Lord Northbrook

Proposal: Demolition of existing dwelling and construction of new dwelling, landscape remodelling, tennis court and fence enclosure

Location: Woodlands Farmhouse Woodlands Bramdean Alresford Hampshire
SO24 0HW

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 building hereby permitted have been submitted to and approved in writing by the Local Planning Authority (including roof, ridge and hip tiles, brick type, mortar and bond, stonework, metalwork, etc). Development shall be carried out in strict 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.

03 The development shall be constructed in strict accordance with the approved plans and levels information, and the detailing of windows, chimneys, verandah, eaves, cornicing, external doors, porches, guttering and ridges and roofs shall be implemented in strict accordance with the approved plans unless the Local Planning Authority gives written approval for any variation.

03 Reason: to ensure that the detailing and integrity of the proposal is fully implemented, in the interests of the visual amenity of the site, countryside and East Hampshire Area of Outstanding Natural Beauty.

04 The proposed tennis court shall be constructed in strict accordance with the approved details and levels. No floodlighting whether free standing or affixed to an existing structure, shall be provided for the tennis court at any time, without the prior written approval of the Local Planning Authority.

04 Reason: to ensure that the tennis courts are assimilated into the landscape and in the interests of visual amenity.

05 The existing hedgerows, trees, and other landscape features shown to be retained on submitted proposed site plans nos. 590/003 and 590/002, shall be retained until the expiration of 5 years from the date of first occupation of the new dwelling. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

05 Reason: To ensure the protection of trees which are to be retained.

06 The existing trees and hedges to be retained within the site shall be protected during building operations by the erection of fencing in accordance with the provisions of BS 5837, and in accordance with a tree protection plan to be submitted to the Local Planning Authority and approved in writing prior to the commencement of development on the site. The construction works shall be implemented in accordance with the methodology explained in letter dated 27 September 2006 from Christopher Smallwood Architects, and shall include a pile and beam foundation for the new garden wall to the south of beech tree T12.

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

07 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:

- (i) existing and proposed finished levels or contours
- (ii) means of enclosure
- (iii) other vehicle and pedestrian access and circulation areas
- (iv) hardsurfacing materials
- (v) retained historic landscape features
- (vi) planting plans
- (vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- (viii) implementation programme

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

08 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.

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

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, E8, C1, C2, H8

Winchester District Local Plan Review Policies: DP1, DP3, CE5, CE6, CE23

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area

Case No: 05/01619/FUL

Ref No: W09010/26

Date Valid: 29 June 2005

Grid Ref: 447999 129609

Team: WEST

Case Officer: Elaine Patterson

Applicant: Mr Danny Habel

Proposal: Residential development comprising conversion of upper floors of existing building from student accommodation to 2 no. one bed and 3 no. two bed flats; 3 no. two bed town houses to rear.

Location: 11 Jewry Street Winchester Hampshire SO23 8RZ

Decision: **Application Permitted**

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five 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 proposed grey stack brick cladding is not approved. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, including brick cladding, tiles and roofing material, 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.

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

Large scale 1:20 sections showing:-

- (i) the window openings including the new sill in relation to the opening in which it is to be set.
- (ii) the gutter and fascia detail of the roof
- (iii) construction and profile of the timber screens

03 Reason: To protect the character and appearance of the building (and Conservation 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.

05 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

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

06 A management plan, detailing management responsibilities and a maintenance schedules for the courtyard area, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the residential units hereby approved. The management plan shall be carried out in accordance with the details hereby approved.

06 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

07 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

07 Reason: In the interests of highway safety.

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

08 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

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

EN4 EN5 W9 HG7 HG9 HG10 RT2 T9, W9

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1 DP2 DP3 E3 HE4 HE5 HE7 RT3 T4, W6

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/02515/FUL

Ref No: W06107/03

Date Valid: 3 August 2006

Grid Ref: 446612 129358

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Abbotswood Properties

Proposal: Residential development of 6 no one bedroom flats and 4 no two bedroom flats with associated and undercroft parking

Location: Orchard House Sarum Road Winchester Hampshire SO22 5DP

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to Policies UB3, T1, T2, T3, T4 and T5 of the Hampshire County Structure Plan and Policies DP3 and T2 of the Winchester County Structure Plan Revised 2006 in that:-

(i) the proposed development would be likely to encourage the parking of service vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point;

(ii) In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it fails to make the best possible use of opportunities to reduce reliance on the private car. The failure to utilise alternative means of transport to the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the strategy of the Hampshire County Structure Plan particularly policies T1 to T5;

(iii) the plans as submitted do not contain adequate information in that they do not provide elevations to show clearly the relationship between the undercroft entrance and visitor cycle area.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT4 of the Winchester District Local Plan Revised 2006 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 emerging 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, T1, T2, T3, T4, T5, R2
Winchester District Local Plan Revised 2006: DP1, DP3, DP4, DP5, T2, H3, RT4

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

Conservation Area:
Case No: 06/02734/TPO
Ref No: WTPO/20/317
Date Valid: 16 August 2006
Grid Ref: 447308 129042
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr Foster
Proposal: (AMENDED DESCRIPTION) Crown lift 6 no beech trees to 5 metres
Location: Little Spark Sparkford Road Winchester Hampshire SO22 4NN
Decision: **Application Permitted**

Winchester Town **Ward** **St Bartholomew**

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02658/FUL
Ref No: W20319
Date Valid: 22 September 2006
Grid Ref: 448355 129677
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Middle Brook Management Ltd`
Proposal: Install gates to drive
Location: 1 Trinity Gardens Winchester Hampshire SO23 8DD
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 gates provided shall be set back a minimum distance of 4.8 metres from the edge of the carriageway of the adjoining highway.

02 Reason: In the interests of highway safety.

03 No development shall take place until details of the design and materials to be used in the construction of the external surfaces of the gates 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.

03 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, E16

Winchester District Local Plan Review Proposals: DP3, HE4, HE5, T2

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/02786/FUL

Ref No: W20299

Date Valid: 4 September 2006

Grid Ref: 446727 129050

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Lighthouse Developments Ltd

Proposal: Erection of 3 no four bedroom dwellings with new access road and woodland management

Location: Melbury Field Kerrfield Winchester Hampshire

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is contrary to policies UB3, E6, E8, E19, of the Hampshire County Structure Plan 1996-2011 (Review) and to policies DP.1, DP.3, DP4, H.7, W.1 of the Winchester District Local Plan Review 2006, in that it would :

- (a) It threatens the distinctive dense tree cover which forms part of a larger area of significant woodland, and which is important to the character of this part of Winchester and the landscape framework of the city as a whole when seen as part of longer views.
- (b) The proposed development, by reducing the area of unspoilt woodland, would be likely to adversely affect the character and to significantly alter and harm the natural environment which presently exists on these slopes. Furthermore, the introduction of residential properties and curtilages within the woodland would result in increased pressure upon those trees retained, in order to improve residential amenity, with consequent cumulative adverse impact for the character of the area.
- (c) The proposed dwellings because of their size, height, position and design with prominent balconies and glazed gable features would be visually intrusive, including at night, and not in keeping with the character of the local environment.
- (d) The proposals fail to provide for a range of dwelling types and sizes in accord with the provisions of policy H.7 of the local plan.
- (e) The access drive would have an adverse effect on the amenities of the area and on trees growing on the hillside.

02 The proposal does not incorporate adequate facilities to enable service vehicles to turn on the site and so enter a highway in a forward gear which is considered essential in the interests of road safety.

03 The proposed development is contrary to Hampshire County Structure Plan Review policy T5, and Winchester District Local Plan Review policy DP9, T5 in that it fails to make adequate provision for off site highway improvements to mitigate the impact of the development on the local highway network and promote access to the site by sustainable modes of transport.

04 The proposed development is contrary to Hampshire County Structure Plan Review policy R2 and Winchester District Local Plan Review policy RT4 in that it fails to make adequate provision for on site public recreational open space to the required standard and/or a contribution to off site open space provision and would therefore be detrimental to the amenities 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, E6, E8, E19, R2, T5,
Winchester District Local Plan Review 2006: DP.1, DP.3, DP4, H.7, RT.4, T.5, W.1

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/02809/FUL

Ref No: W20307

Date Valid: 6 September 2006

Grid Ref: 447244 130086

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr And Mrs J Edgoose

Proposal: Raising of the garage roof and conversion to provide additional accommodation

Location: The Lodge 1 Pilgrims Gate Winchester Hampshire SO22 6RQ

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.

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/02816/FUL

Ref No: W18197/03

Date Valid: 7 September 2006

Grid Ref: 446478 129048

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Winchester And Eastleigh Healthcare

Proposal: Continued use of tennis court for car parking

Location: Highcroft Romsey Road Winchester Hampshire SO22 5DH

Decision: **Application Refused**

Conditions/Reasons

01 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it fails to make the best possible use of opportunities to reduce reliance on the private car. The over provision of on-site car parking would encourage the reliance on the private car when alternative means of transport are or can be made available. The over reliance on the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the Strategy of the Draft Hampshire County Structure Plan (Review) particularly policies T1 to T5.

Informatives

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

Hampshire County Structure Plan Review: UB3, T1, T2, T3, T4, T5

Winchester District Local Plan Revised 2006: DP3, T4, SF5

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/02841/AVC

Ref No: W04059/11A

Date Valid: 11 September 2006

Grid Ref: 448928 129928

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Johnsons Cleaners UK Ltd

Proposal: 1 no internally illuminated fascia sign

Location: Southern Laminate Flooring Unit N Nickel Close Winchester Hampshire SO23 7RJ

Decision: **Application Refused**

Conditions/Reasons

01 The proposed signage is contrary to policy UB3 of the Hampshire County Structure plan and policies DP.3 and HE.11 of the Winchester District Local Plan and SPG 'Design guidance for the control of shop fronts and signs' in that

- i) The scale and design of the signs are overlarge and over dominant particularly given the corner location and would result in a significantly harmful visual intrusion in the streetscene
- ii) The size, colour and internal illumination of the signs are inappropriate to the locality given the proximity of residential dwellings and would be harmful to the visual amenity of the area.
- iii) The proposals would create a precedent for similar harmful signage which would further detract from the character 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
Winchester District Local Plan Proposals: DP.3, HE.11

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/02861/FUL

Ref No: W05976/04

Date Valid: 13 September 2006

Grid Ref: 446525 130413

Team: EAST

Case Officer: Mr Joseph Leo

Applicant: Mr And Mrs Duxbury

Proposal: First floor side extension, attached garage, porch and bay window

Location: 9 Hampton Lane Winchester Hampshire SO22 5LF

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.

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: DP1, DP3

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/02879/FUL

Ref No: W15965/02

Date Valid: 14 September 2006

Grid Ref: 446131 130289

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Bently

Proposal: Loft conversion and rear dormer

Location: 19 Hillside Road Winchester Hampshire SO22 5NW

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 dormer 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 en-suite bathroom, dormer window, in the east elevation of development hereby permitted shall be glazed in obscure glass and thereafter retained.

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: DP.3

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

Conservation Area:
Case No: 06/02891/FUL
Ref No: W18216/01
Date Valid: 18 September 2006
Grid Ref: 445919 128300
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mrs Imogen King
Proposal: Two storey side extension to existing house to form a new kitchen and utility area and two further bedrooms, demolition of existing attached garage, erection of detached garage block with attic room above.
Location: Edgehill 32 Olivers Battery Road North Olivers Battery Winchester Hampshire SO22 4JB
Decision: **Application Withdrawn**

Winchester Town **Ward** **St Bartholomew**

Conservation Area:
Case No: 06/02922/FUL
Ref No: W03554/02
Date Valid: 20 September 2006
Grid Ref: 447960 130595
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs G Dew
Proposal: Two storey side extension; single storey rear extension to provide bay window
Location: 7 Abbey Hill Road Winchester Hampshire SO23 7AT
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 east 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 Proposals: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area: Conservation Area: Winchester Conservation Area

Case No: 06/02938/HCS

Ref No: W01662/12

Date Valid: 21 September 2006

Grid Ref: 448026 129764

Team: WEST

Case Officer: Mr Michael Wright

Applicant: Hampshire County Council

Proposal: Omission of steps from Staple Gardens - non compliance with condition 10 of approved application 05/00199/HCS W01662/10 for alterations and extensions to existing library.

Location: Hampshire County Library Jewry Street Winchester Hampshire SO23 8RX

Decision: That no objection be raised

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: T4.
Winchester District Local Plan Review: DP3, T3.

Winchester Town Ward St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02979/FUL
Ref No: W01775/13
Date Valid: 27 September 2006
Grid Ref: 448114 129052
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Fuller Smith And Turner
Proposal: Re-arrangement of car park and beer garden, erection of railing and fence.

Location: The Wykeham Arms 76 Kingsgate Street Winchester Hampshire SO23 9PE
Decision: **Application Withdrawn**

Winchester Town Ward St Michael

Conservation Area: Winchester Conservation Area
Case No: 06/02980/LIS
Ref No: W01775/14LB
Date Valid: 27 September 2006
Grid Ref: 448114 129052
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Fuller Smith And Turner
Proposal: Re-arrangement of car park and beer garden, erection of railing and fence.

Location: The Wykeham Arms 76 Kingsgate Street Winchester Hampshire SO23 9PE
Decision: **Application Withdrawn**

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 06/03059/HCS

Ref No: W05861/36

Date Valid: 5 October 2006

Grid Ref: 445895 129033

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Hampshire County Council

Proposal: Pedestrian safety and access improvements including; new footpath and 32 no. car parking spaces with landscaping

Location: Kings School Romsey Road Winchester Hampshire SO22 5PN

Decision: **Objection raised**

Conditions/Reasons

01 The proposals are contrary to Policies T1 to T5 of the Hampshire County Structure Plan and Policy DP3 of the Winchester District Local Plan Revised 2006 in that in the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it fails to make the best possible use of opportunities to reduce reliance on the private car. The failure to utilise alternative means of transport to the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality.

Informatives

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

Hampshire County Structure Plan Review: UB3, T1, T2, T3, T4, T5
Winchester District Local Plan Revised 2006: DP3
