



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

**UP TO 20 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**

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

**Badger Farm**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 06/02796/FUL

**Ref No:** W11515/02

**Date Valid:** 28 September 2006

**Grid Ref:** 447040 128132

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Paul White

**Proposal:** Erection of a single storey side extension

**Location:** 4 Roydon Close Badger Farm Winchester Hampshire SO22 4PY

**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.

**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

**Bighton**                      **Ward**                      **The Alresfords**

**Conservation Area:**

**Case No:** 06/02808/FUL  
**Ref No:** W05500/22  
**Date Valid:** 18 September 2006  
**Grid Ref:** 462501 133768  
**Team:** EAST                      **Case Officer:** Mr Tom Patchell  
**Applicant:** Mrs Toyne Sewell  
**Proposal:** New blind dormer (Retrospective)  
**Location:** Honeysuckle Cottage Sutton Wood Lane Bighton Alresford  
Hampshire SO24 9SG

**Decision:**                      **Application 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  
Winchester District Local Plan Review Proposals: DP.3 and CE.23

**Bishops Waltham**                      **Ward**                      **Bishops Waltham**

**Conservation Area:**

**Case No:** 06/02848/FUL  
**Ref No:** W12337/04  
**Date Valid:** 25 September 2006  
**Grid Ref:** 455291 118867  
**Team:** WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:** Mr And Mrs N M Seagrave  
**Proposal:** Car port added on to existing dwelling. (RETROSPECTIVE)  
**Location:** Seagravess Cottage Stables Shipcote Lane Bishops Waltham  
Southampton Hampshire SO32 1FH

**Decision:**                      **Application 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  
Adopted Winchester District Local Plan Review 2006: DP3, CE23

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 06/03001/FUL

**Ref No:** W20339

**Date Valid:** 29 September 2006

**Grid Ref:** 455562 115853

**Team:** WEST

**Case Officer:** Ms Elizabeth Stewart

**Applicant:** Mrs C Fall

**Proposal:** Stationing of a mobile home for an equestrian worker

**Location:** Borderhill Stables Clewers Hill Waltham Chase Southampton  
Hampshire SO32 2LN

**Decision: Application Refused**

**Conditions/Reasons**

01 The proposed development is contrary to policy CE.19 of the Winchester District Wide Local Plan 2006 and relevant guidance contained in PPS7 in that:

- i) The essential need for the dwelling in relation to the efficient working of the commercial enterprise and the planning of the business on a sound financial basis has not been adequately demonstrated.
- ii) The development would represent an undesirable intrusion into an area of countryside, in which no development should take place other than that essential to agriculture and other rural uses.

**Informatives**

01. 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: DP3, CE19.

02. 02.You are advised that the existing mobile unit on site does not have the benefit of planning permission and you are reminded of the District Councils powers of enforcement.



**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 06/03069/TPO

**Ref No:** WTPO/1374/04

**Date Valid:** 6 October 2006

**Grid Ref:** 447641 121816

**Team:** EAST

**Case Officer:** Mr Michael Edwards

**Applicant:** Mr Jonathon Yortz

**Proposal:** Fell 1 no oak tree

**Location:** 10 Pennington Close Colden Common Winchester Hampshire  
SO21 1UR

**Decision:** **Application Refused**

**Conditions/Reasons**

01 The felling of the tree will be detrimental to the amenity of the area.

**Crawley**

**Ward**

**Sparsholt**

**Conservation Area:** Conservation Area: Crawley Conservation Area

**Case No:** 06/02954/LIS

**Ref No:** W05691/01LB

**Date Valid:** 25 September 2006

**Grid Ref:** 442568 134853

**Team:** WEST

**Case Officer:** Lisa Booth

**Applicant:** Mrs E Littlecott

**Proposal:** Internal alterations to create two new en-suite bathrooms on first  
floor

**Location:** Glenbuck Cottage Peach Hill Lane Crawley Winchester Hampshire  
SO21 2PU

**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.

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

02 Details of the new service runs are to be agreed in writing with the Local Planning Authority prior to the commencement of work on site.

Reason: To protect the historic/architectural history of the listed building.

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







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

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

05 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:

05 - car parking layout:

05 - other vehicle and pedestrian access and circulation areas:

05 - hard surfacing materials:

05 - means of enclosure, including any retaining structures:

05 - existing and proposed finished levels or contours:

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

06 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.

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

07 The development hereby permitted shall not be converted into a single dwelling house without a grant of planning permission.

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

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

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





**Kilmeston**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 06/02890/FUL

**Ref No:** W14334/07

**Date Valid:** 18 September 2006

**Grid Ref:** 458960 127753

**Team:** EAST

**Case Officer:** Mrs Jill Lee

**Applicant:** Antlet Homes Wessex Ltd

**Proposal:** Installation of 6 no. fully submerged LPG tanks to rear gardens of dwellings

**Location:** Land To The Rear Of Elm Cottage Kilmeston Road Kilmeston 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).

**Informatives**

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.

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

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 06/02955/FUL

**Ref No:** W03266/02

**Date Valid:** 25 September 2006

**Grid Ref:** 446821 131760

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr Quelch

**Proposal:** Single storey front and rear extensions (RE-SUBMISSION)

**Location:** 14 Southwick Close Harestock Winchester Hampshire SO22 6JR

**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.

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.

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

**Informatives**

1. This permission is granted for the following reasons:

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

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

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



**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 06/02806/FUL

**Ref No:** W09983/02

**Date Valid:** 25 September 2006

**Grid Ref:** 458857 131494

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr And Mrs J Bernie

**Proposal:** Single storey rear extension

**Location:** Links Cottage Tichborne Down Alresford Hampshire SO24 9PA

**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.

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.

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

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 06/02919/FUL

**Ref No:** W20328

**Date Valid:** 19 September 2006

**Grid Ref:** 458134 132046

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr S Kendall

**Proposal:** Single storey rear extension and front enclosed porch

**Location:** 1 Lovells Walk Alresford Hampshire SO24 9JD

**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.

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.

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

**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 Review 2006 Proposals: DP3

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.

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 06/02920/FUL

**Ref No:** W20329

**Date Valid:** 19 September 2006

**Grid Ref:** 458136 132041

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr B Dennehy

**Proposal:** Single storey rear extension and front enclosed porch

**Location:** 2 Lovells Walk Alresford Hampshire SO24 9JD

**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.

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.

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

**Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3

**New Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 06/02964/FUL

**Ref No:** W12880/01

**Date Valid:** 25 September 2006

**Grid Ref:** 458408 131598

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr And Mrs Neate

**Proposal:** Two storey extension and conservatory to the rear

**Location:** 13 Shepherds Down Alresford Hampshire SO24 9PP

**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.

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.

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, dormer windows or rooflight windows other than those expressly authorised by this permission shall, at any time, be constructed in the side (western) or rear (southern) elevation(s) of the two storey rear extension hereby permitted.

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

04 A plan showing the exact location of the tree immediately to the east of the dwelling (as shown on the 1:1250 site plan submitted with the application) shall be submitted with details showing the location of protective fencing (in accordance with BS5837:2005) to be erected around the tree during the construction period. The plan shall be submitted to and approved by the Local Planning Authority prior to any demolition, construction or ground-works commencing on the site. The fencing shall remain in place until construction has finished.

The Arboricultural Officer shall be informed once the fencing has been installed so that it can be inspected and deemed appropriate. Telephone 01962 848317.

Reason : To protect the tree immediately to the east of the dwelling during construction.

### **Informatives**

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

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

Hampshire County Structure Plan Review: UB3  
Winchester District Local Plan Proposals: DP3, DP5

**New Alresford                      Ward              The Alresfords**

**Conservation Area:**  
**Case No:** 06/02986/TPO  
**Ref No:** WTPO/121/189  
**Date Valid:** 28 September 2006  
**Grid Ref:** 458810 132160  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mr Trevor Baker  
**Proposal:** Crown raise 1 no horse chestnut to clear garage roof  
**Location:** Grasscrete Area To The Side Of No 15 Oak Hill By Chiltern Court  
Oak Hill Alresford Hampshire  
**Decision:**      **Application Permitted**

**Old Alresford                      Ward              The Alresfords**

**Conservation Area:**  
**Case No:** 06/02972/FUL  
**Ref No:** W15060/01  
**Date Valid:** 26 September 2006  
**Grid Ref:** 460532 136968  
**Team:** EAST                      **Case Officer:** Ms Nichola Whitehead  
**Applicant:** Mr And Mrs M Wallis  
**Proposal:** Erection of single storey side extension; relocation of existing conservatory from rear elevation to side and alteration sto external elevations  
  
**Location:** Fairfield House Godsfield Lane Old Alresford Hampshire SO24 9RQ

**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.

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

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

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

03 No development shall take place until a sample panel of the flint and brick, and a sample of the hanging tiles to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**Informatives**

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

**Olivers Battery**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 06/02996/FUL

**Ref No:** W20338

**Date Valid:** 28 September 2006

**Grid Ref:** 445507 127545

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr A Asciak

**Proposal:** Single storey side and front extension; raising of roof over the extension

**Location:** 12 Treble Close Olivers Battery Winchester Hampshire SO22 4JN

**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.

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.

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

**Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

**Otterbourne**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 06/02461/FUL

**Ref No:** W00419/04

**Date Valid:** 27 July 2006

**Grid Ref:** 445821 123806

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** Bendall Developments Ltd

**Proposal:** Demolition of outbuildings; conversion and extension of remaining building for B1 (Business) Use; construction of car park and bin/cycle facilities

**Location:** The Barn Poles Copse Poles Lane Otterbourne Winchester Hampshire SO21 2DZ

**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.

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

02 All existing buildings on the site, with the exception of that marked as 'The Barn' on the approved plans, shall be demolished and the resultant materials removed from the site before the extension hereby approved is commenced, unless otherwise agreed, in writing, with the Local Planning Authority.

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

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

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

04 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:

04 - existing and proposed finished levels or contours:

04 - means of enclosure, including any retaining structures:

04 - hard surfacing materials:

04 Soft landscape details shall include the following as relevant:

04 - planting plans:

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

04 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

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

05 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.

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

06 The parking area shown on the approved plan shall be provided before the building is first occupied and thereafter permanently retained and used only for the parking, loading, unloading and turning of vehicles.

Reason: To ensure the permanent availability of parking for the business use.

07 The development hereby permitted and the remainder of the application site shall be used for B1 (Business) purposes and purposes ancillary to that Use only and for no other use.

Reason: In the interests of the amenities of the area and 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 mezzanine floors, other than that shown on the approved plans, shall be installed within the building without the prior written consent of the Local Planning Authority.

Reason: To limit the floor area in the interests of planning policy, highway safety and 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:-





### 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 and CE.23

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 06/02904/TPO

**Ref No:** WTPO/1235/08

**Date Valid:** 18 September 2006

**Grid Ref:** 456019 114814

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

**Applicant:** Mr Ward

**Proposal:** Remove 1 limb to 3 metres and 2 limbs to 4 metres of 1 no oak tree

**Location:** 45 Brooklynn Close Waltham Chase Southampton Hampshire  
SO32 2RZ

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

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 06/02908/TPO

**Ref No:** WTPO/1261/08

**Date Valid:** 18 September 2006

**Grid Ref:** 455855 115592

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

**Applicant:** Mr J Ware

**Proposal:** Thin canopy of 1 no oak tree by 30%, crown reduce by 20% and  
remove lower growth to clear garden

**Location:** 48 Clayhill Close Waltham Chase Southampton Hampshire SO32  
2TU

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

**South Wonston                      Ward              Wonston And Micheldever**

**Conservation Area:**  
**Case No:** 06/02959/FUL  
**Ref No:** W19237/01  
**Date Valid:** 25 September 2006  
**Grid Ref:** 447332 135832  
**Team:** EAST                      **Case Officer:** Ms Nichola Whitehead  
**Applicant:** Mr And Mrs Syder  
**Proposal:** First storey extension to front elevation and two storey extension to rear  
**Location:** 7 Paddock Close South Wonston Hampshire SO21 3EQ  
**Decision:** **Application Withdrawn**

**Swanmore                      Ward              Swanmore And Newtown**

**Conservation Area:**  
**Case No:** 06/02925/FUL  
**Ref No:** W20324  
**Date Valid:** 20 September 2006  
**Grid Ref:** 457754 115795  
**Team:** WEST                      **Case Officer:** Lisa Booth  
**Applicant:** Mr And Mrs White  
**Proposal:** Two storey rear extension  
**Location:** 9 Medicott Way Swanmore Southampton Hampshire SO32 2NE  
**Decision:** **Application Withdrawn**

**Upham                      Ward              Owslebury And Curdridge**

**Conservation Area:**  
**Case No:** 06/02967/FUL  
**Ref No:** W08042/07  
**Date Valid:** 26 September 2006  
**Grid Ref:** 453505 120587  
**Team:** WEST                      **Case Officer:** Andrea Swain  
**Applicant:** Mr And Mrs W Hill  
**Proposal:** Two storey side extension and single storey rear extension (THIS APPLICATION MAY AFFECT A PUBLIC RIGHT OF WAY)  
**Location:** Stone Cottage Widlers Lane Upham Hampshire SO32 1JE  
**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.

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.

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:-

Hampshire County Structure Plan Review: UB3, C1 and C2  
Winchester District Local Plan Review: DP3 and CE23

03. There will be no surface alterations to the Public Right of Way Upham FP14, or any works carried out which affect the surface of a right of way without first seeking the permission of the Rights of Way Officer. To contact the relevant Rights of Way Officer go to [www.hants.gov.uk/countryside/row/contactus.html](http://www.hants.gov.uk/countryside/row/contactus.html). Nothing connected with the development or its future use will have an adverse effect on the PROW which must remain available for public use at all times.

04. Any damage caused by construction traffic to the surface of the public right of way will be required to be restored to the satisfaction of the Rights of Way Officer, to not less than its minimum width, on the completion of the build. All vehicles will be accessing the site via a PROW. Vehicles should give way to public users at all times.

05. The Highway Authority is not obliged to provide a surface suitable for the passage of vehicles on a Byway Open to All Traffic. It only has a duty to maintain rights of way to the standard commensurate with its normal public use.

06. It is an offence to drive over a public footpath, bridleway or restricted byway without lawful authority. The applicant should satisfy themselves that they have this authority, either by owning the land over which the right of way runs, or alternatively having been granted permission by the landowner and that this permission extends to any additional development.

07. The Natural Environment and Rural Communities Act has reclassified all RUPPS into Restricted Byways, thus extinguishing motorized vehicle rights, i.e. open only to walkers, horse riders, cyclists and non-mechanically propelled vehicles. Some of these will, however be claimed as Byways Open to All Traffic. There are provisions in the Act which

preserve the right of owners and visitors to gain access to land by vehicles where this is reasonably necessary, but this only applies where a public highway is being used to gain access at the date of commencement of the Act. It will not create any new rights of access to land. The applicants should therefore satisfy themselves that they have adequate private access rights.

**Warnford**                      **Ward**                      **Upper Meon Valley**

**Conservation Area:**

**Case No:** 06/02934/FUL

**Ref No:** W20327

**Date Valid:** 21 September 2006

**Grid Ref:** 462613 123703

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mrs Patricia Blake

**Proposal:** Two storey front and side extension, detached garage and store; loft conversion to provide additional accommodation

**Location:** 1 North End Cottages Lippen Lane Warnford Southampton Hampshire SO32 3LE

**Decision: Application Refused**  
**Conditions/Reasons**

1 The Proposal is contrary to policy CE23 of the Winchester District Local Plan Review Adopted 2006. The policy seeks to limit the size of extension to dwellings located in countryside areas (in the interests of maintaining a stock of affordable housing) As such this proposal is contrary to policy CE23.

2 The proposal is contrary to policies DP3 CE6 and CE23 of the Winchester District Local Plan Review Adopted 2006 and UB3 of the Hampshire County Structure Plan Review for the following reason;

1) the proposed extension fails to reflect the form, proportions, and general design of the pair of semi detached properties. The proposal is not subservient in terms of size and scale in relation to the existing building. For these reasons the development would adversely affect the character of the built environment and area, which is located within the East Hampshire Area of Outstanding Natural Beauty.

**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: DP3, CE23



03 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

04 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

05 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

06 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

07 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

### **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:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 06/02397/FUL

**Ref No:** W12804/35

**Date Valid:** 18 August 2006

**Grid Ref:** 446897 129294

**Team:** EAST

**Case Officer:** Joseph Leo

**Applicant:** Mr Richard Martin

**Proposal:** Re-siting existing waste compactor to transport yard, improvements to lining in transport yard for national emergency purposes(CBRN incident) barriers to retain wheeled waste bins

**Location:** NHS Supplies Queens Road Winchester Hampshire

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

**Winchester Town**

**Ward**

**St Paul**

**Conservation Area:**

**Case No:** 06/02467/FUL

**Ref No:** W08099/05

**Date Valid:** 28 July 2006

**Grid Ref:** 446530 129440

**Team:** EAST

**Case Officer:** Mr Joseph Leo

**Applicant:** Mr & Mrs Trimmings

**Proposal:** Proposed carport and garage

**Location:** 14 Chilbolton Avenue Winchester Hampshire SO22 5HD

**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.

## 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 Review 2006: DP1, DP3

### Winchester Town

### Ward

### St John And All Saints

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02663/FUL  
**Ref No:** W13723/04  
**Date Valid:** 18 August 2006  
**Grid Ref:** 449009 129278  
**Team:** EAST **Case Officer:** Mrs Jill Lee  
**Applicant:** Beechcroft Developments Ltd  
**Proposal:** Part demolition, conversion and renovation of existing building to provide 4 no dwellings; erection of 20 no dwellings, access and landscaping  
**Location:** Milesdown Northbrook Avenue Winchester Hampshire SO23 8JW  
**Decision:** **Application Refused**  
**Conditions/Reasons**

01 The proposal is contrary to policies UB3, H8, R2, E16 and T5 of the Hampshire County Structure Plan 1996 - 2011 Review and policies DP3, DP4, CE10, HE4, HE5, HE8, H5, T5, RT3 and W1 of the Winchester District Local Plan Review in that;

02 The proposed development would represent the overdevelopment of the site with inadequate space between the buildings, out of character with and detrimental to the spacial characteristics and visual amenities of the conservation area, and overlooking the private amenity areas and windows of neighbouring houses. The development would also result in a scale and mass of building with linear form which would detract from the spatial characteristics of the street scene and the visual quality of the conservation area.

03 The creation of the access onto Baring Road would have a harmful visual impact on the unpaved tree lined avenue which fronts the park.

04 The proposed development would have an adverse impact on St Giles Hill Park due to the loss of trees and vegetation which contribute to the character and appearance of the area, the conservation area and the setting of Winchester.

05 The proposed development would result in the unacceptable loss of trees which make an important contribution to the street scene and the conservation area.

06 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public

recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.

(No Open Space)

07 The proposed development is contrary to the housing policies of the Hampshire County Structure Plan and the Winchester District Local Plan Review in that it fails to make provision for affordable housing. The proposal would therefore conflict with the housing strategies of these plans.

08 The proposed height of the new buildings would be overbearing and overdominant within the street scene and would detract from the character and amenities of the area, the conservation area and the setting of Winchester.

09 The applicant has failed to make provision for the off site works to the highway required to accommodate the increased traffic which would be generated by the proposed development. The existing highway and associated junctions are inadequate to accommodate safely the additional traffic which the proposed development would generate.

#### **Informatives**

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

Hampshire County Structure Plan Review: UB3, H8, R2, E16, T5

Winchester District Local Plan Review: DP3, DP4, CE10, HE4, HE5, HE8, H5, T5, RT3, W1

#### **Winchester Town**

#### **Ward**

#### **St Michael**

<b>Conservation Area:</b>	Conservation Area: Winchester Conservation Area	
<b>Case No:</b>	06/02860/FUL	
<b>Ref No:</b>	W20323	
<b>Date Valid:</b>	22 September 2006	
<b>Grid Ref:</b>	447604 128904	
<b>Team:</b>	WEST	<b>Case Officer:</b> Miss Megan Birkett
<b>Applicant:</b>	Mr And Mrs D Boyle	
<b>Proposal:</b>	Two Storey rear extension, car park to side and roof over front porch.	
<b>Location:</b>	The Greys 42 Christchurch Road Winchester Hampshire SO23 9SU	

**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.

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.

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

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

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

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation(s) of extension hereby permitted.

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

05 Prior to the commencement of works to the dwelling house hereby permitted, details of the colour of the rendering to the house hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the conservation 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: DP3, HE4, HE5

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 06/02864/FUL

**Ref No:** W11923/02

**Date Valid:** 25 September 2006

**Grid Ref:** 445749 130579

**Team:** EAST

**Case Officer:** Mr Tom Patchell

**Applicant:** Mr R Duxfield

**Proposal:** Erection of an annex

**Location:** Gemini Lanham Lane Winchester Hampshire SO22 5JS

**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.

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

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

03 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties 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

Winchester District Local Plan Proposals: DP.3

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02880/FUL  
**Ref No:** W20181/01  
**Date Valid:** 5 October 2006  
**Grid Ref:** 447720 128197  
**Team:** WEST **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr And Mrs Walker-c/o Attic Star  
**Proposal:** Loft conversion with dormers and single storey rear extension/Re-Submission  
**Location:** 34 St Faiths Road Winchester Hampshire SO23 9QD  
**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.

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

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

**Winchester Town**

**Ward**

**St John And All Saints**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02894/FUL  
**Ref No:** W08962/12  
**Date Valid:** 25 September 2006  
**Grid Ref:** 449199 129287  
**Team:** EAST **Case Officer:** Mr Simon Avery  
**Applicant:** Corinthian Homes Ltd  
**Proposal:** Conservatory to rear  
**Location:** Treegrove Northbrook Avenue Winchester Hampshire SO23 0JW  
**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.

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

02 The bricks to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. The conservatory shall be constructed in glass and aluminum as per the approved drawing 01/CROINTHIAN/06.

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

**Informatives**

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

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

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

**Winchester Town                      Ward              St Paul**

**Conservation Area:**

**Case No:** 06/02923/FUL  
**Ref No:** W05964/03  
**Date Valid:** 20 September 2006  
**Grid Ref:** 447415 130007  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr S Ferguson And Miss J Andrews  
**Proposal:** Change of use from A1 to mixed use of A1/D1 (for chiropody practice) (RETROSPECTIVE)  
**Location:** Rapport 21 Stockbridge Road Winchester Hampshire SO22 6RN

**Decision:**      **Application Permitted**  
**Conditions/Reasons**

**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, SF6

**Winchester Town                      Ward              St Michael**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02936/FUL  
**Ref No:** W10825/06  
**Date Valid:** 2 October 2006  
**Grid Ref:** 447960 129500  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** Mrs M Mullins  
**Proposal:** Replacement Shop Front  
**Location:** Blues 1A Southgate Street Winchester Hampshire SO23 9DY

**Decision:**      **Application 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, E16  
Winchester District Local Plan Review Proposals: DP3, HE4, HE5, HE9, HE10

**Winchester Town                      Ward              St Paul**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02943/FUL  
**Ref No:** W20326  
**Date Valid:** 21 September 2006  
**Grid Ref:** 447725 129594  
**Team:** EAST                      **Case Officer:** Ms Nicola Whitehead  
**Applicant:** Mr Shaun Cregan  
**Proposal:** First floor flat roof extension  
**Location:** Glanford Homes Care Group 12 Romsey Road Winchester  
Hampshire SO23 8TP

**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.

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

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

Reason: To maintain the architectural interest of the building.

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

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

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

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

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

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

**Informatives**

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 Proposals: DP.3, HE.4, HE.5, HE.6

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02945/AVC  
**Ref No:** W05173/21A  
**Date Valid:** 22 September 2006  
**Grid Ref:** 448085 129475  
**Team:** WEST **Case Officer:** Mrs Jane Rarok  
**Applicant:** Mrs Julie Saunders  
**Proposal:** Replace existing fascia lettering with the word ORANGE in non illuminated 5mm thick fret cut letters fixed on fascia, to be coloured orange; retaining existing fascia panelling repainted flint grey; install 2 no non illuminated 5mm thick flat Orange logos mounted on the fascia, logo coloured orange with white writing; repaint the existing shop front in white  
**Location:** O2 Phone Shop 44 High Street Winchester Hampshire SO23 9BL  
**Decision:** **Application Permitted**  
**Conditions/Reasons**

01 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

02 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

03 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

04 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

05 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

### **Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3, HE11, HE14, HE16

03. Please note that these works will require a separate grant of listed building consent. No works should start before such consent has been given. It is an offence to carry out unauthorised works to a listed building.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/02993/FUL  
**Ref No:** W03719/43  
**Date Valid:** 28 September 2006  
**Grid Ref:** 448177 129221  
**Team:** WEST **Case Officer:** Mr James Jenkison  
**Applicant:** Cousins Entertainment Ltd  
**Proposal:** Temporary use of land for ice rink with marquee structure housing skate hire and coffee shop (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
**Location:** Winchester Cathedral Grounds (South) The Close Winchester Hampshire

**Decision: Application Permitted**  
**Conditions/Reasons**

01 The permission hereby granted shall be for a limited period only, with public use commencing no sooner than 1 December 2006 to 7 January 2007 with the set up of operations commencing no sooner than 20 November 2006. De-rigging shall commence no later than 8 January 2007 and the land restored to its former condition by 14 January 2007 in accordance with a scheme of works to be first submitted to and approved by the Local Planning Authority.

Reason: To accord with the terms of the planning application which seeks consent.

02 No development approved by this planning permission shall be commenced until a scheme for the containment of the cooling system has been submitted and approved in writing by the local planning authority. The system shall not be operated other than in accordance with the approved details.

Reason: To prevent the pollution of groundwater.

03 No development approved by this planning permission shall be commenced until an emergency spillage plan has been submitted to and approved in writing by the local planning authority. Any spillage shall be dealt with in accordance with the approved plan. The applicant should provide clarification on the volume of Polyethylene Glycol on the site.

Reason: Polyethylene Glycol can cause significant pollution if allowed to enter surface water system.

04 The proposal hereby permitted shall not be open to customers outside the following times:

1000 to 2030 Monday, Tuesday, Wednesday and Sunday, New Years Eve and New Years Day  
0930 to 2130 Thursday Friday and Saturday  
Christmas Eve 0930 to 1730  
Boxing Day 1100 to 2030

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

05 Prior to the use hereby approved commencing a detailed scheme of noise levels and noise control measures, including the installation of noise limiting devices to audio electronic equipment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the facility is brought into use and thereafter the use shall not be operated other than in strict accordance with the approved measures.

Reason: To protect the amenities of the locality and occupiers of nearby buildings.

06 No development or site preparation shall take place within the site until details of appropriate insulation to be installed beneath the ice rink has been submitted to and approved in writing by the local planning authority. The insulation shall be installed in accordance with the approve details prior to the use commencing on the site.

Reason: In order to ensure that nationally important buried archaeological remains are properly safeguarded.

07 Prior to the development commencing on the site details of the floodlight columns, lamps and lamp shields to limit the spillage of light, including fixing details and operating times shall be submitted to and approved in writing by the Local Planning Authority. The floodlights shall be installed prior to the facility being brought into use and be operated only in accordance with the approved details and no alterations shall take place without the written consent of the Local Planning Authority.

Reason: To protect the residential amenities of nearby properties by preventing light glare.

08 Prior to work commencing on the site a scheme for assembling and disassembling the ice rink, marquee and floodlighting shall be submitted to and approved in writing by the Local Planning Authority. The assembly and disassembly of the ice rink, marquee and floodlighting shall be undertaken in accordance with the approved scheme.

Reason: To ensure that the assembly and disassembly process does not damage historic buildings and structures or archaeological remain in the vicinity of the proposal.

09 Prior to the use of the site commencing details of the flooring system to be used for the exit and entrance track shall be submitted to and approved in writing by the Local Planning Authority. The agreed flooring system shall be implemented prior to the use commencing and thereafter maintained in accordance with the agreed details.

Reason: To protect the archaeological interest of the Cathedral Close.

### **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  
Adopted Winchester District Local Plan Review 2006: DP3, SF1, HE1, HE2, HE16

03. The applicant is advised that Scheduled Monument Consent may be required to be obtained from English Heritage (contact: Richard Massey).

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

**Conservation Area:**

**Case No:** 06/02994/FUL

**Ref No:** W20337

**Date Valid:** 28 September 2006

**Grid Ref:** 447205 130882

**Team:** EAST

**Case Officer:** Mr Tom Patchell

**Applicant:** Mr H Haitto

**Proposal:** Single storey rear extension

**Location:** 4 Woodlea Close Winchester Hampshire SO22 6DW

**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.

**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 Paul**

**Conservation Area:**  
**Case No:** 06/03041/TPO  
**Ref No:** WTPO/1732/04  
**Date Valid:** 4 October 2006  
**Grid Ref:** 446523 129231  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mr Peck  
**Proposal:** Remove three lower limbs of 1 no pine tree  
**Location:** 9 Marnhull Rise Winchester Hampshire SO22 5FH  
**Decision:**      **Application Permitted**

**Winchester Town                      Ward      St Michael**

**Conservation Area:**  
**Case No:** 06/03042/TPO  
**Ref No:** WTPO/0506/103  
**Date Valid:** 4 October 2006  
**Grid Ref:** 446834 129184  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Mrs Chase  
**Proposal:** Reduce 1 no yew by a quarter to original growth; fell 1 no ash tree  
and crown lift 1 no yew tree  
**Location:** 4 Kerrfield Mews Winchester Hampshire SO22 5ES  
**Decision:**      **Application Permitted**

**Winchester Town                      Ward      St John And All Saints**

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/03047/TPC  
**Ref No:** W20350/TPOCA  
**Date Valid:** 11 October 2006  
**Grid Ref:** 448718 129435  
**Team:** EAST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** Ms Kate Durham  
**Proposal:** Fell 1 no ash and prune 1 no sycamore  
**Location:** 42 St Johns Street Winchester Hampshire SO23 0HF  
**Decision:**      **That no objection be raised**

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

**Conservation Area:** Conservation Area: Winchester Conservation Area  
**Case No:** 06/03087/TPC  
**Ref No:** W20346/TPOCA  
**Date Valid:** 9 October 2006  
**Grid Ref:** 448056 128824  
**Team:** WEST                      **Case Officer:** Mr Michael Edwards  
**Applicant:** R V Chute  
**Proposal:** Fell 1 no thorn tree  
**Location:** Wall To S Of South Africa Gateway Winchester College Kingsgate  
Street Winchester Hampshire  
**Decision:**      **That no objection be raised**

**Wonston**                      **Ward**      **Wonston And Micheldever**

**Conservation Area:**  
**Case No:** 06/03025/FUL  
**Ref No:** W14096/01  
**Date Valid:** 3 October 2006  
**Grid Ref:** 446802 139419  
**Team:** EAST                      **Case Officer:** Mr Robert Ainslie  
**Applicant:** Mr James Richards And Miss Kathryn Jacson  
**Proposal:** Single storey side extension  
**Location:** Montrose Beggars Drove Sutton Scotney Winchester Hampshire  
SO21 3LL  
**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.

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.

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

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