



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

UP TO 3 July 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

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/01572/FUL

Ref No: W

Date Valid: 10 May 2006

Grid Ref: 459562 127533

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: The National Trust

Proposal: Change of use of former pool-house to visitor reception and shop;
courtyard cottage to ancillary office

Location: Courtyard Cottage Hinton Ampner House Church Road Hinton
Ampner Alresford Hampshire SO24 0LA

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 Details of any alterations to the appearance of the buildings shall be submitted to and approved in writing by the Local Planning Authority before such alterations are undertaken.

02 Reason: To ensure that any alterations are appropriate to the character of the buildings and do not detract from the contribution that the application buildings and the group of which they form a part make to the setting of the listed building.

03 Details of the alterations within the walled garden associated with the formation of the new visitor access, including hard surfacing and new planting, shall be submitted to and approved in writing by the Local Planning Authority before such alterations are undertaken.

03 Reason: To ensure that such works are appropriate to the character of the walled garden and do not detract from its contribution to the setting 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: C1, R3, E17,

Winchester District Local Plan Proposals: C1, C7, HG.23, RT.13, EN5,

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, HE.3, HE.16, HE.17, RT.15, DP3,

03. The applicant is reminded that if any structural alterations are required to facilitate the proposed changes of use hereby permitted application for Listed Building Consent must be made to the Local Planning Authority and no structural works shall be undertaken in advance of Listed building Consent being obtained.

04. It is recommended that if and when the existing rooflight to the former pool house building becomes in need of refurbishment/replacement that it be removed and the roof reinstated to its original form in the interests of restoring the character of the building.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Corhampton And Meonstoke Conservation Area
Case No: 06/01958/TPC
Ref No: W
Date Valid: 30 May 2006
Grid Ref: 461345 120115
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr Ian Allured
Proposal: Felling of 1 no Syamore, 1 no Hazel 1 no Silver Birch, 1 no Norwegian Spruce; shaping of 1 no Norwegian Spruce
Location: Kings Farm High Street Meonstoke Southampton Hampshire SO32 3NH
Decision: **Application Withdrawn**

Denmead

Ward

Denmead

Conservation Area:
Case No: 06/01652/FUL
Ref No: W
Date Valid: 30 May 2006
Grid Ref: 464876 112765
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr David Libby
Proposal: Loft extension
Location: Hill Crest House Hambledon Road Denmead Waterlooville Hampshire PO7 6ES
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. 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: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Denmead

Ward

Denmead

Conservation Area:

Case No: 06/01758/FUL

Ref No: W

Date Valid: 3 May 2006

Grid Ref: 466398 111581

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: John Hussey

Proposal: Conservatory

Location: 14 Mill Road Denmead Waterlooville Hampshire PO7 6PA

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the side (south western) elevation of conservatory hereby permitted. The proposed reinforced solid UPVC panelling shall be retained in perpetuity in the side (south eastern) elevation.

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

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Itchen Valley Ward Itchen Valley

Conservation Area: Easton Conservation Area
Case No: 06/01764/FUL
Ref No: W
Date Valid: 4 May 2006
Grid Ref: 451411 132205
Team: EAST **Case Officer:** Ms Nicola Whitehead
Applicant: Mr And Mrs G Williams
Proposal: Reconstruction of room at the rear.
Location: The Old Post Office Avington Park Lane Easton Winchester
Hampshire SO21 1EF
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. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, E16, C1, C2
Winchester District Local Plan Proposals: EN.5, HG.6, HG.7, HG.20, HG.23
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.2, C.22, HE.4, HE.5, HE.14, HE.16

Itchen Valley Ward Itchen Valley

Conservation Area: Easton Conservation Area
Case No: 06/01765/LIS
Ref No: W
Date Valid: 4 May 2006
Grid Ref: 451411 132205
Team: EAST **Case Officer:** Ms Nicola Whitehead
Applicant: Mr And Mrs G Williams
Proposal: Reconstruction of room at rear, enlargement of rear vehicle access
and alterations to rear dormers
Location: The Old Post Office Avington Park Lane Easton Winchester
Hampshire SO21 1EF
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 provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

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

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

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

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

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

05 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.

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

Informatives

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

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

Winchester District Local Plan Proposals: EN.5, HG.6, HG.7, HG.20, HG.23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, C.1, C.2, C.22, HE.4, HE.5, HE.14, HE.16

Itchen Valley

Ward

Itchen Valley

Conservation Area: Avington Conservation Area
Case No: 06/01829/LIS
Ref No: W
Date Valid: 15 May 2006
Grid Ref: 453323 132236
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs Krone
Proposal: Internal alterations
Location: The Old Rectory Avington Road Avington Winchester Hampshire
SO21 1DD

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 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.

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Proposals: HG20, HG22, EN5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 06/01427/FUL

Ref No: W

Date Valid: 5 May 2006

Grid Ref: 449094 132858

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr M Davey

Proposal: Alterations including; additional dormer, gable window and change of roof materials to garage (amendment to existing planning permission W17536/03) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: The Mount Church Lane Kings Worthy Winchester Hampshire SO23 7QS

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. 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: EN.5
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

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

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 occupation of the dwelling. Development shall be carried out in accordance with the approved details.

04 Reason: In the interests of the visual 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 Proposals: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/00726/FUL

Ref No: W

Date Valid: 5 May 2006

Grid Ref: 451814 142462

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr Bryant

Proposal: Construction of vehicular access across pavement

Location: Dever Lodge Overton Road Micheldever Station Winchester
Hampshire SO21 3AL

Decision: **Application Refused**

Conditions/Reasons

01 The proposals are contrary to policy UB3 and of the Hampshire County structure plan, policy EN.5 and of the Winchester District Local Plan, policy DP.3 and of the emerging Winchester District Local Plan, and technical advice contained with Hampshire County Councils Strategy of service and standards document in that:

i) on the basis of the inaccurate information available to the Local Planning Authority it is not considered that the proposed development would be undertaken in a satisfactory manner.

ii) a second access where there is no overriding justification would cause undue interference with the safety and convenience of the users of the adjoining highway.

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: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/01775/FUL

Ref No: W

Date Valid: 5 May 2006

Grid Ref: 451750 142960

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr Remington

Proposal: 2 storey addition, garage, (providing utility room and master bedroom)

Location: 30 Brunel Close Micheldever Station Winchester Hampshire SO21 3BX

Decision: **Application Refused**

Conditions/Reasons

01 The proposals are contrary to policy UB3 and of the Hampshire County structure plan, policy EN.5 and of the Winchester District Local Plan, and policy DP.3 and of the emerging Winchester District Local Plan, in that:

i) The proposed development would result in an excessive building bulk adjacent to/abutting an existing residential property, detrimental to the visual outlook and amenities of the occupier of such property.

ii) The proposal would result in excessive development at a 2-storey height across the whole width of the street, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene.

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: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 06/01830/TPC
Ref No: W
Date Valid: 15 May 2006
Grid Ref: 458742 132572
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr Gentry
Proposal: Fell 1 no. Conifer Tree
Location: Mulberries Station Approach Alresford Hampshire SO24 9JH
Decision: **Application Permitted**

Conditions/Reasons

Northington Ward Itchen Valley

Conservation Area:
Case No: 06/01892/TPO
Ref No: W
Date Valid: 4 May 2006
Grid Ref: 456785 137530
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr Jonathon Blanshard
Proposal: Felling of four beech trees
Location: The White House Kites Hill Northington Alresford Hampshire SO24
9TH
Decision: **Application Permitted**

Owslebury Ward Owslebury And Curdrige

Conservation Area:
Case No: 06/01815/LIS
Ref No: W
Date Valid: 11 May 2006
Grid Ref: 452824 123205
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs Samuel
Proposal: New double doors to replace existing windows and replacement of
existing kitchen cupboards
Location: Baybridge Farm Baybridge Lane Owslebury Winchester Hampshire
SO21 1JN
Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: EN5, HG20

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, HE14

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 06/01508/FUL

Ref No: W

Date Valid: 9 May 2006

Grid Ref: 456083 114813

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Parkin

Proposal: Alterations and first floor side extension

Location: 27 Brooklynn Close Waltham Chase Southampton Hampshire
SO32 2RY

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 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the tile hanging on the external facing walls of the 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.

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

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 east elevation(s) of development hereby permitted.

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

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

05 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: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/01774/FUL

Ref No: W

Date Valid: 5 May 2006

Grid Ref: 459327 114085

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Sydenhams Ltd

Proposal: Access alterations (re-positioning of entrance gate)

Location: J T Sydenham & Co Ltd Timber Yard Wickham Road Mislingford
Fareham Hampshire PO17 5BA

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 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.

02 Reason: To ensure satisfactory means of access.

03 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.

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

04 Any gates provided shall be set back a minimum distance of 4.8 metres from the edge of the carriageway of the adjoining highway.

04 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

Winchester District Local Plan Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/01804/FUL

Ref No: W

Date Valid: 10 May 2006

Grid Ref: 447497 135758

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Robert Bowler

Proposal: Erection of summer house

Location: 21 Pine Close South Wonston Hampshire SO21 3EB

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 and stains to be used in the construction of the external surfaces of the summer house 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.

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: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/01637/FUL

Ref No: W

Date Valid: 21 April 2006

Grid Ref: 458387 117889

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs Osmond

Proposal: Detached Garage

Location: 13 Swanmore Park House Park Lane Upper Swanmore
Southampton Hampshire SO32 2QS

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 garage 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 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.

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

04 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Kevin Cloud on 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Method Statement.

Any deviation from works prescribed or methods agreed in accordance with the approved Method Statement shall be agreed in writing to the Local Planning Authority.

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

05 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.

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

06 The existing sheds labelled no. 1 and no.2 on the approved layout plan dated received 07/06/06 shall be removed within 6 months of the completion of the approved garage, unless agreed in writing with the Local Planning Authority.

06 Reason: In the interests of the visual 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: EN5, C1, C2, C7, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C1, C7, C22

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/01702/FUL

Ref No: W

Date Valid: 5 May 2006

Grid Ref: 457715 115887

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Guyer

Proposal: Single storey side extension and two storey side extension.

Location: Acorns Spring Lane Swanmore Southampton Hampshire SO32
2PT

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 south 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 Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/01763/FUL

Ref No: W

Date Valid: 4 May 2006

Grid Ref: 458787 118448

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs T Stephens

Proposal: Enclosed swimming pool to rear of house

Location: Lycroft Farm Park Lane Upper Swanmore Southampton Hampshire
SO32 2QQ

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 06/01159/FUL
Ref No: W
Date Valid: 11 May 2006
Grid Ref: 447377 128697
Team: EAST **Case Officer:**
Applicant: Atax Cars Limited
Proposal: Change of use of existing outbuilding to an office and erection of
radio aerial mast on chimney stack for taxi/private hire business
Location: 5 Airlie Corner Winchester Hampshire SO22 4AA

Decision: **Application Withdrawn**

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

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/01540/LIS
Ref No: W
Date Valid: 10 May 2006
Grid Ref: 448151 129455
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Miss B Varden
Proposal: Change colour of exterior.
Location: Holland And Barrett 33 High Street Winchester Hampshire SO23
9BL

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development is considered contrary to policy UB3 and E16 of the Hampshire County Structure Plan (Review), proposals HG6, HG7, HG20, HG23 of the Winchester District Local Plan (1998) and policies HE4, HE5, HE14, HE16 of the Winchester District Local Plan (Revised Deposit) by virtue of:

- i. a change in colour of part of the Pentice, including the prominent first floor bay window, will visually divorce this building from its neighbours and would therefore be detrimental to the character of the Grade II* listed building, the setting of the adjacent listed buildings and the character of the conservation area;

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 Proposals: HG6, HG7, HG20, HG23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: HE4, HE5, HE14, HE16

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/01557/FUL

Ref No: W

Date Valid: 7 April 2006

Grid Ref: 446947 129881

Team: EAST

Case Officer: Lorna Hutchings

Applicant: Mr Colin Henry

Proposal: 2 no. houses and 2 no. flats (Resubmission)

Location: 30 Fordington Avenue Winchester Hampshire SO22 5AW

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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 and external walls hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include samples of the hardwood and aluminium proposed and any other external materials. Michelmersh Hampshire Stock red multi bricks and Eternit clay Heather sandfaced KE004 roof tiles, as per samples submitted 20 June 2006, are hereby approved. 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 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:

03 - means of enclosure, including any retaining structures:

03 - car parking layout:

03 - hard surfacing materials:

03 Soft landscape details shall include the following as relevant:

03 - planting plans:

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

03 - implementation programme:

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

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

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

05 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.

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

06 The existing hedgerow identified on the southwest and northwest boundaries, shall be retained and maintained at a minimum height of 6 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. The hedgerow as identified shall be protected by fencing prior to the commencement of development in accordance with approved drawing 002/000 rev. A with Heras fencing to be used instead of chestnut pale fencing, in accordance with BS5837 2005. The city councils Arboriculture officer shall be contacted once the fencing is in place and prior to the commencement of development, to ensure it's proper erection.

06 Reason: In the interests of the visual amenities of the area and to protect neighbours amenity.

07 Details of the size, species and location of a replacement tree(s) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting shall be undertaken during the next planting season following the completion of the development.

- 07 Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.
- 08 The foul drainage from the development shall connect to the public mains foul sewer, unless otherwise agreed in writing by the Local Planning Authority.
- 08 Reason: The mains foul sewer is in close proximity to the site and there is a presumption for connection to this system.
- 09 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.
- 09 Reason: In the interests of highway safety.
- 10 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.
- 10 Reason: To ensure the permanent availability of parking for the property.
- 11 No development shall take place until 1:20 fully annotated plans, sections and elevation details of the following, including reference to materials used, are submitted to and approved by the Local Planning Authority including:
- Eaves
 - Hips
 - Roof ridges
 - Chimneys
 - Windows (which shall be recessed by a minimum of 700mm)
 - Window heads and sills
 - Surrounds to windows
 - Entrance doors
 - Garage doors
- The development shall be implemented strictly in accordance with the approved details before the houses are occupied.
- 11 Reason: In the interests of protecting the visual amenities and character of the area.

Informatives

01. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).
02. 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, unless otherwise agreed in writing by the Local Planning Authority.

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

04. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3, R2, T6, H7, H8, E6.
Winchester District Local Plan Proposals: H1, EN5, EN7, EN9, H7, RT3, T9.
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H2, DP3, DP5, DP6, H7, T1, RT3.

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

Conservation Area:

Case No: 06/01651/FUL

Ref No: W

Date Valid: 12 May 2006

Grid Ref: 447361 130996

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs S Nichols

Proposal: Single storey rear extension.

Location: Brandelhow 4A Stoney Lane Winchester Hampshire SO22 6DN

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations (western and eastern) of the rear extension hereby permitted.

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

03 At no time shall the external roof space be used as a balcony (i.e. for recreational purposes) in connection with the enjoyment of the property.

03 To prevent the creation of a balcony in the interests of protecting the residential amenity of the occupiers of properties in close proximity to the dwellinghouse.

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: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/01745/FUL

Ref No: W

Date Valid: 10 May 2006

Grid Ref: 445899 130545

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mrs Lucinda Smith

Proposal: Addition of new gates to driveway entrance

Location: Gryphons 28 Downside Road Winchester Hampshire SO22 5LU

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. 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: EN.5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/01768/TPO

Ref No: W

Date Valid: 4 May 2006

Grid Ref: 447062 129538

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mrs P Y Evenett

Proposal: Thinning and re-shaping

Location: 10 Nursery Gardens Winchester Hampshire SO22 5DT

Decision: **Application Permitted**

Winchester Town

Ward

St Michael

Conservation Area:
Case No: 06/01791/FUL
Ref No: W
Date Valid: 8 May 2006
Grid Ref: 446789 128982
Team: EAST **Case Officer:** Ms Nicola Whitehead
Applicant: Mr M Lawton
Proposal: Demolish garage and rebuild with new attached double garage with gym above (RE-SUBMISSION)
Location: Beechcroft George Eyston Drive Winchester Hampshire SO22 4PE
Decision: **Application Withdrawn**

Winchester Town

Ward

St Paul

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/01795/FUL
Ref No: W
Date Valid: 9 May 2006
Grid Ref: 447398 129691
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr James Sadler
Proposal: Conservatory to rear
Location: 5 West End Terrace Winchester Hampshire SO22 5EN
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 conservatory 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.

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 and E.16

Winchester District Local Plan Proposals: EN.5, HG.6, HG.7 and HG.8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.4, HE.5 and HE.6

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/01806/FUL

Ref No: W

Date Valid: 10 May 2006

Grid Ref: 446523 129231

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Peake

Proposal: Conservatory to rear

Location: 9 Marnhull Rise Winchester Hampshire SO22 5FH

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

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.

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: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/01831/TPC

Ref No: W

Date Valid: 15 May 2006

Grid Ref: 449168 129390

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mr And Mrs Curnow

Proposal: Fell 2 no. Apple Trees

Location: 2 Crown Heights Alresford Road Winchester Hampshire SO23 0JX

Decision: **Application Permitted**

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/02090/FUL

Ref No: W

Date Valid:

Grid Ref: 449363 130345

Team: EAST

Case Officer:

Applicant: Mr Shaun McClure

Proposal: Erection of internal dividing wall (no external alterations or increase in floor space)

Location: Unit 2 Electricity Plus Moorside Road Winchester Hampshire SO23 7RX

Decision: **Not Required**

Wonston

Ward

Wonston And Micheldever

Conservation Area: Conservation Area: Sutton Scotney Conservation Area
Case No: 06/01818/FUL
Ref No: W
Date Valid: 11 May 2006
Grid Ref: 446360 139473
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr And Mrs MacMillan
Proposal: Rear conservatory
Location: 2 White Swan Court Oxford Road Sutton Scotney Hampshire SO21
3SF
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 and E.16

Winchester District Local Plan Proposals: EN.5, HG.6, HG.7 and HG.8

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, HE.4, HE.5 and HE.6
