



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

**UP TO 7 August 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:** 06/02033/FUL

**Ref No:** W

**Date Valid:** 15 June 2006

**Grid Ref:** 446231 127958

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Miss Pamela W Dana

**Proposal:** Single garage

**Location:** 19 Elder Close Badger Farm Winchester Hampshire SO22 4LG

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

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

**Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

**Badger Farm**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 06/02039/FUL

**Ref No:** W

**Date Valid:** 8 June 2006

**Grid Ref:** 446701 127938

**Team:** WEST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr \_ Mrs Reay

**Proposal:** Dormer Window to Front

**Location:** 30 Larkhill Rise Badger Farm Winchester Hampshire SO22 4LX

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

**Conditions/Reasons**

01 The proposal is contrary to policy UB3 of the Hampshire Country Structure Plan, policy DP3 of the Winchester District Local Plan Review in that it would;

(i) Contribute an unduly prominent and intrusive form of development detrimental to the street scene and visual amenity of the area.

(ii) The proposed design and external appearance of the building is unsuitable for the locality because it would appear as an incongruous and awkward development out of keeping with the character of the dwelling house and the surrounding 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 Proposals: DP3

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 06/02063/FUL

**Ref No:** W

**Date Valid:** 13 June 2006

**Grid Ref:** 455433 118911

**Team:** WEST

**Case Officer:** Mr Neil Mackintosh

**Applicant:** Mr C Dugmore

**Proposal:** Change of use of land to equestrian; erection of stable block with tack room and office

**Location:** Suetts Field Shipcote Lane Bishops Waltham Hampshire

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

**Headbourne Worthy**

**Ward**

**Sparsholt**

**Conservation Area:**

**Case No:** 06/02072/FUL

**Ref No:** W

**Date Valid:** 14 June 2006

**Grid Ref:** 448520 132048

**Team:** EAST

**Case Officer:** Ms Nicola Whitehead

**Applicant:** Mr H Tissiman

**Proposal:** Two storey front extension

**Location:** St Birinus School Lane Headbourne Worthy Winchester  
Hampshire SO23 7JX

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

03 Reason: In the interests of highway safety.

04 All construction traffic shall park, load and unload on site.

04 To prevent construction traffic parking obstructing or restricting traffic flows along School Lane and in the interests of highway safety

**Informatives**

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

Hampshire County Structure Plan Review: UB3, C1, C2. H10

Winchester District Local Plan Proposals: DP.3, CE.2, CE.20, CE.22, CE.23

**Headbourne Worthy**

**Ward Sparsholt**

**Conservation Area:**

**Case No:** 06/02087/FUL

**Ref No:** W

**Date Valid:** 15 June 2006

**Grid Ref:** 449153 132157

**Team:** EAST

**Case Officer:** Ms Nicola Whitehead

**Applicant:** Castle Investments (Winchester) Ltd

**Proposal:** Relief from Condition no. 8 of permission 05/00675/FUL

**Location:** Peek Plc London Road Kings Worthy Winchester Hampshire SO23  
7QA

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

**Informatives**

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

Hampshire County Structure Plan Review: UB1, UB3, T2, T4, T5, T6, H5, H7, H8, H11, R2, E2, E3, E4, E8, E14, E16, E17

Winchester District Local Plan Proposals: H.1, H.5, H.7, RT.2, RT.3, T.8, T.9, T.10, T.11, T.12, HG.2, HG.6, HG.7, HG.8, HG.11, HG.23, EN.2, EN.4, EN.5, EN.7, EN.8, EN.9, EN.13, EN.17

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.5, H.7, RT.1, RT.2, RT.3, T.2, T.3, T.4, T.5, T.6, HE.2, HE.4, HE.5, HE.6, HE.8, HE.16, DP.1, DP.3, DP.4, DP.5, DP.6, DP.9, DP.16

**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:** Micheldever (Large Area 1) Conservation Area

**Case No:** 06/02047/FUL

**Ref No:** W

**Date Valid:** 8 June 2006

**Grid Ref:** 451322 139196

**Team:** EAST

**Case Officer:** Mr Tom Patchell

**Applicant:** Mr And Mrs T Patterson

**Proposal:** Rear conservatory and reconstruction of garden sheds (Listed app.also received) (RE-SUBMISSION)

**Location:** Gardeners Cottage 61 Church Street Micheldever Winchester  
Hampshire SO21 3DB

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

**Conditions/Reasons**

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

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

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

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

### **Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E.16 and E.17

Winchester District Local Plan Review Proposals: DP.3, HE.4, HE.5 and HE.14

03. The applicant's attention is drawn to the fact that it is a criminal offence to undertake unauthorised works to a Listed Building and breach of any condition is likely to attract the same penalties as carrying out work without consent. The relevant legislation is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 9 (2) and (4). A Listed Building is defined under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 5 as the building on the list entry and any object or structure fixed to the building and any object of structure within the curtilage of the building and forms part of the land and has done so since before 1 July 1948.

04. The materials that should be considered for the conservatory, hereby granted approval, should be timber and single glazing and the outbuildings should be of an appropriate brick and tile. The use of aluminium, upvc and double glazing would not be considered appropriate for the erection of a conservatory on a listed building.

**Old Alresford**

**Ward**

**The Alresfords**

**Conservation Area:**

**Case No:** 06/02078/FUL

**Ref No:** W

**Date Valid:** 14 June 2006

**Grid Ref:** 458980 134492

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mr & Mrs Le Goubin

**Proposal:** Replace Flat roof with pitched slate roof

**Location:** 5 Southdowns Old Alresford Hampshire SO24 9UR

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

**Conditions/Reasons**

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

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

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

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

03 Prior to the commencement of works plans shall be submitted to and approved by the Local Planning Authority either showing the proposed rooflights aligned with the first floor windows or replaced with glazing tiles. The development shall be carried out in accordance with the approved details.

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

**Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, C2  
Winchester District Local Plan Proposals 2006: DP3, CE23

**Otterbourne**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 06/02088/FUL

**Ref No:** W

**Date Valid:** 15 June 2006

**Grid Ref:** 446347 123493

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr R Sales

**Proposal:** (AMENDED DESCRIPTION) Two storey side extension

**Location:** 5 Oakwood Avenue Otterbourne Hampshire SO21 2ED

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

**Conditions/Reasons**

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

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

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

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

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

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

**Informatives**

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 06/02086/FUL  
**Ref No:** W  
**Date Valid:** 15 June 2006  
**Grid Ref:** 456322 115428  
**Team:** WEST                      **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr And Mrs Jewell  
**Proposal:** Two storey side extension  
**Location:** 1 Forest Gardens Waltham Chase Southampton Hampshire SO32  
2LB

**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: DP3

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

**Conservation Area:**  
**Case No:** 06/02114/FUL  
**Ref No:** W  
**Date Valid:** 17 June 2006  
**Grid Ref:** 460965 115341  
**Team:** WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:** Mr Peter Rodgers  
**Proposal:** Erection of detached garage and workshop  
**Location:** Horns Hill House Webbs Green Soberton Southampton Hampshire  
SO32 3PY  
**Decision:**    **Application Withdrawn**

**Tichborne**                      **Ward**                      **Cheriton And Bishops Sutton**

**Conservation Area:** Tichbourne Conservation Area  
**Case No:** 06/02360/APN  
**Ref No:** W  
**Date Valid:** 15 July 2006  
**Grid Ref:** 457115 130096  
**Team:** EAST                      **Case Officer:** Ms Nicola Whitehead  
**Applicant:** Mr RMH Young  
**Proposal:** Steel framed grain store  
**Location:** Grange Farm Riverside Farm Lane Tichborne Alresford Hampshire  
SO24 0NB  
**Decision:**    **Objection raised**

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

**Conservation Area:**  
**Case No:** 06/01638/FUL  
**Ref No:** W  
**Date Valid:** 16 May 2006  
**Grid Ref:** 462489 123068  
**Team:** EAST                      **Case Officer:** Mr Tom Patchell  
**Applicant:** Mr A.J Sellick  
**Proposal:** Agricultural workers dwelling.  
**Location:** Manor Dairy Hayden Lane Warnford Southampton Hampshire  
SO32 3LF  
**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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

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

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

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

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

06 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.

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

07 Development shall not commence on the dwelling hereby approved until the new dairy unit, approved under planning application reference number W14725/07 (02/02268/FUL) has been completed and is available for use.

07 The agricultural need for the dwelling hereby approved is based upon the new dairy unit. Without the new dairy unit there would be no agricultural need for the dwelling.

### **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 C2

Winchester District Local Plan Review: DP.3, CE.6, CE.20 and RT.4

03. All works including demolition and construction should only be carried out between the hours of 08:00 hours and 18:00 hours Monday to Friday and 08:00 hours and 13:00 hours Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Communities Directorate, a notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04. No materials should be burnt on site. Where the Communities Directorate substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

05. If the proposed dwelling is to be supplied with drinking water by a private supply, please inform Sara Hayes-Arter on 01962 840222 ext 2146 once the dwelling is occupied.

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

Under the terms of the Water Resources Act 1991 the prior agreement may be required for discharging dewatering water from an excavation or development to any controlled waters. The applicant is advised to contact the Hants and IOW Area office (Environment Management Team) to discuss this matter further.

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

**Wickham                      Ward                      Wickham**

**Conservation Area:**

**Case No:** 06/02043/FUL

**Ref No:** W

**Date Valid:** 8 June 2006

**Grid Ref:** 455863 111461

**Team:** WEST                      **Case Officer:** Mrs Jill Lee

**Applicant:** Mr And Mrs R Paine

**Proposal:** Erection of stable and manege

**Location:** Land At The Rear Of Rogues Rhoost Titchfield Lane Wickham  
Fareham Hampshire

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

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the stables hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 The development hereby approved shall only be used for private personal use and for no commercial use.

03 Reason: Any commercial use is likely to adversely affect users of the adjoining public 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 Review: DP3

**Wickham                      Ward                      Wickham**

**Conservation Area:**

**Case No:** 06/02111/FUL

**Ref No:** W

**Date Valid:** 17 June 2006

**Grid Ref:** 457004 111828

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** Mr And Mrs I Norgate

**Proposal:** Erection of a detached two storey two bedroom dwelling on land adjacent to 10 The Circle

**Location:** 10 The Circle Wickham Fareham Hampshire PO17 5HW

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

**Conditions/Reasons**

01 The proposal is considered to be contrary to policy UB3 of the Hampshire County Structure Plan review and Policy DP3 of the Adopted Winchester District Local Plan Review 2006 in that:

(i) it would not sit comfortably in its surrounding context and would be detrimental to the character of the locality and the streetscene due to the shape and design of the dwelling and its projection at two storey height in front of the building line of adjoining dwellings and because the development would result in a large paved area in the front garden.

(ii) it does not provide private amenity and recreational space of an appropriate size or design.

02 The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

(Parking on Highway)

03 The proposal is contrary to policy R2 of the Hampshire County Structure Plan Review and policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.

04 The application does not adequately describe the relationship of the proposed development with neighbouring properties and surrounding public and private spaces, and the details of the conservatory facing over No.10 have not being shown on the elevation plans. The proposal is therefore considered to be contrary to Policy DP1 of the Adopted Winchester District Local Plan Review 2006.

**Informatives**

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

Hampshire County Structure Plan Review: UB3, R2

Adopted Winchester District Local Plan Review 2006: DP1, DP3, RT4

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 06/02093/FUL

**Ref No:** W

**Date Valid:** 15 June 2006

**Grid Ref:** 447281 128930

**Team:** EAST

**Case Officer:** Ms Nicola Whitehead

**Applicant:** Ms C Parke

**Proposal:** Demolition of existing bungalow; erection of detached two storey four bedroom dwelling (RE-SUBMISSION)

**Location:** Sleepersdelle Cottage Sparkford Road Winchester Hampshire SO22 4NN

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

**Conditions/Reasons**

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

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

05 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in strict accordance with the Arboriculture Impact Appraisal and Method Statement report dated 02.06.06 prepared by Bill Kowalczy and in accordance with BS5837

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

### **Informatives**

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

Hampshire County Structure Plan Review: UB3,  
Winchester District Local Plan Proposals: DP.3, H.3

02. The site is within a sensitive groundwater area and all appropriate measures must be taken to prevent discharges of polluting matter to the ground during construction.

Guidance specific to this development can be found at [www.environment-agency.gov.uk/netregs/resources/278006](http://www.environment-agency.gov.uk/netregs/resources/278006)

PPG01 - General guide to the prevention of water pollution

PPG06 - Working at construction and demolition sites

**Winchester Town**

**Ward**

**St Paul**

### **Conservation Area:**

**Case No:** 06/02223/FUL

**Ref No:** W

**Date Valid:** 4 July 2006

**Grid Ref:** 446854 130252

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Mr & Mrs J Bush

**Proposal:** Conversion of integral garage into additional living accommodation

**Location:** 3 Ashton House Chilbolton Avenue Winchester Hampshire SO22  
5HQ

**Decision:** **Permitted Development**

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 06/02334/FUL

**Ref No:** W

**Date Valid:** 13 July 2006

**Grid Ref:** 447719 130823

**Team:** EAST

**Case Officer:** Ms Nicola Whitehead

**Applicant:** Mr And Mrs L Kuok

**Proposal:** Loft conversion with dormers and sky lights

**Location:** Winton Lodge Park Road Winchester Hampshire SO22 6AA

**Decision:** **Permitted Development**

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