



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

UP TO 11 September 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 |

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/02255/FUL

Ref No: W

Date Valid: 21 July 2006

Grid Ref: 446291 127739

Team: WEST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Peacock

Proposal: Two storey side extension

Location: 1 May Tree Close Badger Farm Winchester Hampshire SO22 4JE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

03 Prior to commencement of works a detailed plan showing the protection and retention of trees and vegetation on the western boundary of the site during construction must be submitted to and approved in writing by the Local Planning Authority. Works must be carried out in accordance with the approved plans

03 Reason: To ensure the retention of vegetation on site which is an important part of the character and 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/02330/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 446598 127669

Team: WEST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs West

Proposal: Rear conservatory

Location: 6 Harrow Down Badger Farm Winchester Hampshire SO22 4LZ

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: DP.3

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/02241/LIS

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 460481 132033

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: J.T & J H Mills

Proposal: Renewal of concrete floor, Replacement of concrete block rear wall with plate glass to offices, Brick/flint to entrance area and new brickwork and new windows to end wall/Full application also received

Location: The Old Cattle Shed Sutton Manor Farm Bishops Sutton Road
Bishops Sutton Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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, E16
Winchester District Local Plan Proposals: DP.3, HE.1, HE.14

02. The applicant is advised that this consent relates solely to the Listed Building application and by no means precludes the need for full planning consent which must be obtained prior to any works commencing on site.

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/02336/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 460827 131807

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs E Dedman

Proposal: Addition of basement and conservatory to previously approved design

Location: Sutton Court Bishops Sutton Road Bishops Sutton Hampshire
SO24 0AN

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: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/02365/FUL

Ref No: W

Date Valid: 18 July 2006

Grid Ref: 455083 117731

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr & Mrs Bolton

Proposal: Conservatory to the rear

Location: 1 Morley Drive Bishops Waltham Southampton Hampshire SO32
1RX

Decision: **Application Permitted**
Conditions/Reasons

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/02405/FUL

Ref No: W

Date Valid: 21 July 2006

Grid Ref: 453790 119497

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: George Rees Farming

Proposal: Change of use from farm workshop to micro brewery

Location: Stakes Farm Cross Lane Bishops Waltham Southampton
Hampshire SO32 1FL

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 the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

02 Reason: In the interests of the amenities of the adjoining properties.

03 Details of any changes to the external appearance of the building, including any external ducting or flues, shall be submitted to, and approved by, the Local Planning Authority before they are made. Development shall be carried out in accordance with the approved details.

03 Reason: In the interests of visual amenity and the appearance of the countryside.

04 No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site except between the hours of 0800 and 1800 Monday to Saturday and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

04 Reason: In the interests of the amenities of the adjoining properties.

05 The means of access to the site shall be from Stakes Farm Road only.

05 Reason: In the interests of highway safety.

06 No storage shall take place other than within the building.

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

07 The development hereby permitted shall be for use of the building as a micro-brewery only and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

07 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: C1, C2, T4, T5

Winchester District Local Plan Review: CE17, DP3, DP11, T4

Boarhunt

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 06/02276/FUL

Ref No: W

Date Valid: 6 July 2006

Grid Ref: 461760 110384

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Ashlands Farm Barn

Proposal: Conversion of an agricultural barn to cat rescue centre and cattery and the erection of a non-standard poly tunnel

Location: Ashlands Farm Common Lane Southwick Fareham Hampshire
PO17 6BJ

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 use of the application site as a cat rescue centre and cattery shall be carried on only by Pat Byrne and/or Sarah Bartlett and shall not enure for the benefit of the land. When the premises cease to be occupied by both Pat Byrne and Sarah Bartlett the use hereby permitted shall cease and all materials and equipment brought into the site in connection with the use shall be removed.

then the development hereby approved shall be finished in a manner identical to the approved panel.

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

Informatives

01. 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, CE.23, HE14

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02073/FUL

Ref No: W

Date Valid: 8 July 2006

Grid Ref: 448251 121560

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mrs Susan Hodan

Proposal: Demolition of lean to conservatory; erection of rear extension

Location: 39 Church Lane Colden Common Winchester Hampshire SO21
1TW

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 (western) elevation of the rear extension hereby permitted.

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: DP3

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02119/FUL

Ref No: W

Date Valid: 20 June 2006

Grid Ref: 448080 121623

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Black

Proposal: Loft conversion with pitched roof dormer

Location: Holly Cottage 33 Vears Lane Colden Common Winchester
Hampshire SO21 1TQ

Decision: **Application Withdrawn**

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02314/FUL

Ref No: W

Date Valid: 12 July 2006

Grid Ref: 447797 122387

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mrs S Thwaites

Proposal: Demolition of lean to conservatory and erection of a two storey rear extension and side conservatory (RE-SUBMISSION)

Location: 39 New Road Colden Common Winchester Hampshire SO21 1RU

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 west elevation(s) of the 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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02319/FUL

Ref No: W

Date Valid: 12 July 2006

Grid Ref: 448109 122383

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr & Mrs Gibbard

Proposal: Demolition of existing dwelling, construction of 4 no.2 bedroom and 4 no.3 bedroom dwellings with associated parking

Location: Vernham Dene Main Road Colden Common Winchester Hampshire SO21 1RY

Decision: **Application Withdrawn**

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/02586/HCS

Ref No: W

Date Valid: 8 August 2006

Grid Ref: 448576 121470

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Hampshire County Council

Proposal: Renewal of 1 no. double temporary classroom (Ref 12654) (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)

Location: The Bridge Education Centre The Woodside Annexe Main Road Colden Common Winchester Hampshire SO21 1TJ

Decision: **Objection raised**

Conditions/Reasons

Decision: Application Permitted
Conditions/Reasons

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

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

02 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building that is to be reinstated shall be ascertained by a report from a suitably qualified structural or civil engineer. Before the works of demolition commence that report is to be supplied to, and agreed in writing with, the LPA.

02 Reason: In the interests of the preservation and character of the listed building/conservation area and the safety of the public and personnel on site.

03 There shall be no demolition of any part of the building except as detailed on the approved plans. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

03 Reason: In the interests of the preservation and character of the listed building/conservation area.

04 The following items/parts of the building(s) shall be covered up and protected during the course of the work:

- a) Rear elevation
- b) Kitchen Areas

The form of cover and protection is to be agreed in writing with the LPA prior to commencement of work.

04 Reason: To ensure that these important features which are essential to the architectural character of the listed building are not damaged.

05 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).

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

06 The extent of any repointing or brick replacement is to be agreed in writing with the Local Planning Authority before proceeding.

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

07 The development hereby permitted shall be constructed using roof tiles and flint 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.

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

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

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

09 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.

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

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

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

11 Unless agreed in writing with the Local Planning Authority the existing tile hanging is to be replaced before the construction of the orangery or any internal alterations are commenced.

11 Reason: To ensure that these unauthorised works are rectified.

12 A method statement for the re-use of the existing roof timbers over the proposed kitchen is to be agreed in writing with the Local Planning Authority prior to commencement of work on site.

12 Reason: To minimise destruction of historic fabric.

13 Large scale (1:20) details of junction of the orangery roof with existing rear wall are to be agreed in writing with the Local Planning Authority prior to commencement of work on site.

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

14 The amount of opening up of the existing fireplace to the family room and drawing room together with the new fireplace to the orangery is to be agreed on site with the Conservation Officer.

14 Reason: To minimise the destruction of historic fabric.

15 The treatment of the existing external wall which becomes the new internal wall to the orangery is to be agreed in writing with the Local Planning Authority prior to the commencement of work on site.

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

16 No development shall take place until details and samples of the tiles for replacement tile hanging to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

16 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, E17
Winchester District Local Plan Review 2006: DP3, HE14, HE16

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Corhampton And Meonstoke Conservation Area

Case No: 06/02346/FUL

Ref No: W

Date Valid: 15 July 2006

Grid Ref: 461312 119911

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr & Mrs Lumby

Proposal: Construction of Orangery style extension, partial demolition and rebuild of existing pitched roofed single storey extension, construction of new pitched roof extension with traditional glazed link and associated works, decorative veranda side elevation, installation of additional velux windows to second floor and associated works, removal of existing vertical tiling to be replaced with reclaimed tiling.

Location: Manor House High Street Meonstoke Southampton Hampshire
SO32 3NH

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, E7, E16, E17
Winchester District Local Plan Review 2006: DP3, CE6, CE23, HE4, HE5, HE6, HE7, HE8, HE14, HE16

Crawley Ward Sparsholt

Conservation Area: Conservation Area: Crawley Conservation Area
Case No: 06/02458/TPO
Ref No: W
Date Valid: 27 July 2006
Grid Ref: 442860 134727
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr A D Fincham
Proposal: Fell 1 no cherry tree and 3 no ash trees; crown reduce 3 no ash trees
Location: Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire SO21 2PR
Decision: **Application Permitted**

Curdrige Ward Owslebury And Curdrige

Conservation Area:
Case No: 06/02326/OUT
Ref No: W
Date Valid: 13 July 2006
Grid Ref: 453667 113600
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Ms Peggy J Cousins
Proposal: Erection of 2 no semi-detached dwellings (OUTLINE)
Location: 1 South View Hillside Kitnocks Hill Curdrige Southampton Hampshire SO32 2HJ
Decision: **Application Refused**

Conditions/Reasons

01 Development as proposed is contrary to Policies C1, H10, T4 and T5 of the Hampshire County Structure Plan Review and Policies H4, DP4, T1 and T2 of the Winchester District Local Plan Review in that it would result in additional dwellings in the countryside, for which there is no over-riding justification, and the proposal conflicts with the Development Plan Policies as the houses would be inconsistent with achieving sustainable patterns of development in the District, and would also result in the loss of trees, to the detriment of the character and appearance of the countryside.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT4 of the Winchester District Local Plan Review 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.

03 The proposal is contrary to Policy T5 of the Hampshire County Structure Plan Review and Policy T2 of the Winchester District Local Plan Review in that the roads leading to and from the site are of inadequate width to accommodate safely the additional traffic which the proposed development would generate.

04 The proposal is contrary to Policy T5 of the Hampshire County Structure Plan Review and Policy T2 of the Winchester District Local Plan Review in that the road leading to and from the site has a substandard junction with Kitnocks Hill (classified A334) which is inadequate to accommodate safely the additional traffic that the proposed development would generate.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, H10, T4, T5, R2

Winchester District Local Plan Review: H4, DP4, T1, T2, RT4

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

Conservation Area:

Case No: 06/02332/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 451976 116455

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs A Salentino

Proposal: Erection of open verandan and installation of new windows to rear and front elevations of Kytes Barn

Location: Kytes Barn Kytes Lane Durley Southampton Hampshire SO32 2AE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3; CE23

| Exton | Ward | Upper Meon Valley |
|--------------|-------------|--------------------------|
|--------------|-------------|--------------------------|

| | | |
|---------------------------|--|------------------------------------|
| Conservation Area: | Conservation Area: Preshaw Conservation Area | |
| Case No: | 06/02396/LIS | |
| Ref No: | W | |
| Date Valid: | 22 July 2006 | |
| Grid Ref: | 457605 123278 | |
| Team: | EAST | Case Officer: Ms Anna Rolls |
| Applicant: | Mr & Mrs P D Pink | |
| Proposal: | 1 No. New bay window projection and 1 No. existing bay window(Retrospective) | |
| Location: | The Bothy 30 Preshaw Estate Upham Southampton Hampshire SO32 1SU | |

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).

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 06/02124/AVC

Ref No: W

Date Valid: 12 July 2006

Grid Ref: 453560 133002

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Banner Homes

Proposal: 1 no temporary non illuminated display sign

Location: Abbotsbury School Lane Itchen Abbas Winchester Hampshire
SO21 1BE

Decision: **Application Refused**

Conditions/Reasons

01 The proposed sign, by reason of its size would be an unduly obtrusive feature in the general street scene to the detriment of the visual amenities of the locality.

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE11

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 06/02188/LIS

Ref No: W

Date Valid: 14 July 2006

Grid Ref: 454519 130600

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mrs M Bruce

Proposal: Conversion of barn in curtilage of listed building to provide leisure facility including changes to elevations and insertion of mezzanine and demolition of adjoining agricultural building/Full also included

Location: Hampage House Alresford Road Ovington Alresford Hampshire
SO24 0HY

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building that is to be reinstated shall be ascertained by a report from a suitably qualified structural or civil engineer. Before the works of demolition commence that report is to be supplied to, and agreed in writing with, the LPA.

02 There shall be no demolition of any part of the building except as detailed on the approved plans. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

03 The following items/parts of the building(s) shall be covered up and protected during the course of the work:

a) the building.

The form of cover and protection is to be agreed in writing with the LPA prior to commencement of work.

03 Reason: To ensure that these important features which are essential to the architectural character of the listed building are not damaged.

04 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.

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

05 Prior to the commencement of work the following details shall be submitted to the Local Planning Authority and their approval sought in writing. When approved the works shall be carried out in accordance with the approved details.

- proposals for strengthening the roof.

- repairs in oak of the timber frame particularly posts.

- a programme for carrying out the work

- All softwood used in this project shall be either pre-treated or treated with preservative on site to a thirty year guarantee standard. The preservative is to be of an environmentally safe type (i.e. "bat friendly") and of a non-flammable type. Treatment of any other timber (with a preservative or intumescent paint) is to be agreed in writing with the Local Planning Authority before proceeding.

05 Reason: To ensure work undertaken is durable, has a reasonable life span and is sustainable.

06 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

- 06 Reason: To protect the character and appearance of the listed building.
- 07 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.
- 07 Reason: To protect the character and appearance of the (listed) building.
- 08 Plans and particulars showing detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development:
- (a) a detailed design (including large scale elevations and sections) for the windows, glazed entrances and constructional details covering the means of insulating the walls and roof.
- (b) a detailed design and specification for the rooflights to be used.
- 08 Reason: To ensure such details are appropriate to the character of the (listed) building.
- 09 When consent has been obtained under the Building Regulations, any changes or modifications to the construction shall be agreed in writing with the LPA prior to the commencement of work.
- 09 Reason: To protect the character and appearance of the listed building.
- 10 This consent is for the conversion not the rebuilding of the barn so any subsequent requirement for underpinning or rebuilding of any parts shall first be agreed in writing with the LPA prior to commencement of work.
- 10 Reason: To protect the character and appearance of the listed building.
- 11 The Design Statement and criteria submitted with the application are considered an integral part of the application. These principles and criteria are to be followed and any departure therefore agreed in writing with the LPA.
- 11 Reason: To protect the character and appearance of the listed building.
- 12 Prior to commencement of work a detailed repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule.
- 12 Reason: To retain control over the development and to ensure an appropriate repair methodology, which respects the special architectural and historic interest of the building.
- 13 The converted barn hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling and shall not be sold off, sub-let or used as a separate unit of accommodation or used for any business, commercial or industrial purposes whatsoever.
- 13 Reason: In the interests of the amenity of the area and to accord with the terms of the application since the site lies within an area where additional residential properties or commercial uses would not normally be permitted.

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Revised 2006: DP3, CE17, HE14, HE16, HE17

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 06/02204/FUL

Ref No: W

Date Valid: 29 June 2006

Grid Ref: 449335 133375

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: McPartland

Proposal: Loft conversion with 2 no dormer windows

Location: 2 Gillingham Close Kings Worthy Hampshire SO23 7RL

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The materials to be used in the construction of the external surfaces of the dormer windows 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. 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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area: Conservation Area: Littleton Conservation Area
Case No: 06/02388/FUL
Ref No: W
Date Valid: 20 July 2006
Grid Ref: 445403 132866
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr And Mrs Fredman
Proposal: Rear conservatory
Location: Ascot House Old Stable Mews Littleton Winchester Hampshire
SO22 6PU

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.

Informatives

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

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

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

03. The proposal is approved in principal but not in regard to the materials proposed as they do not accord with the Councils policy for extensions to properties within the Conservation area. Therefore this permission is subject to details of the materials being submitted to and approved by the Local Planning Authority before development commences.

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/02177/FUL

Ref No: W

Date Valid: 15 July 2006

Grid Ref: 451611 142848

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr Lee Hodges

Proposal: Erection of single storey extension to the side of the property to include a small conservatory.

Location: New Cottage Andover Road Micheldever Station Winchester Hampshire SO21 3AU

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. 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

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/02338/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 455750 142243

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr And Mrs Wallis

Proposal: Demolition of 2 existing semi detached dwellings and associated outbuildings and erection of 2 no detached dwellings with associated outbuildings; creation of new vehicular access and closure of existing vehicular access

Location: Calvert House Farm Rownest Wood Lane Woodmancott
Winchester Hampshire SO21 3BN

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

02 The details of materials/treatment to be used for hard surfacing.

02 The alignment, height and materials of all walls and fences, hedges and other means of enclosure.

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

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

03 No development shall take place until method statement for the phasing of construction has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

03 Reason: To ensure that the development is carried out in a satisfactory manor in the interests of the amenities of the area, and to ensure no new dwellings are created in a location where they would otherwise not be permitted.

04 Within 3 months of occupation of the first new dwelling the existing dwellings on site shall be demolished and all materials removed from site.

04 Reason: To ensure no additional dwellings are created in a countryside location where they would otherwise not be permitted.

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 No development approved by this planning permission shall be commenced until a scheme for the foul drainage has been submitted to and approved in writing by the Local Planning Authority.

06 Reason: There is deregulated abstraction licence located at Calvert House and a protected right at The Sheiling, Woodmancott, these water supplies must be protected, the drainage plan submitted should show the location of these water supplies and any proposed borehole to supply the proposed dwelling. No discharge will be permitted within 50m of a well or borehole.

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

07 Reason: In the interests of highway safety.

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

08 Reason: To prevent construction traffic parking obstructing or restricting traffic flows along Rownest Wood Lane and in the interests of highway safety

09 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.

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

10 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 Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

11 The garages 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.

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

12 The outbuildings hereby permitted shall only be used for ancillary domestic storage purposes and for purposes of storage connecting to the farming unit, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, H10, C1, C2,
Winchester District Local Plan Proposals: DP.3, CE.23

02. Under the terms of the Water Resource Act 1991 this development will need a Discharge Consent from the Environment Agency. Permission might not be forthcoming

03. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, 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 allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 06/02301/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 458400 132944

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Chris Harris

Proposal: First floor extension and single storey rear extension

Location: 3 Riverside Cottages The Dean Alresford Hampshire SO24 9BE

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the south west elevation of the single storey 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 Revised 2006: DP3

03. The applicant is advised that there should be no surface alterations to the Public Right of Way or any other 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

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 06/02446/TPO

Ref No: W

Date Valid: 26 July 2006

Grid Ref: 445734 127415

Team: WEST

Case Officer: Mr Michael Edwards

Applicant: Mr Fiander

Proposal: Fell 1 no. Horse Chestnut

Location: 140 Olivers Battery Road South Olivers Battery Winchester
Hampshire SO22 4LF

Decision: **Application Permitted**

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 06/02299/FUL

Ref No: W

Date Valid: 8 July 2006

Grid Ref: 446530 123830

Team: WEST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Pell

Proposal: First floor side extension and front dormer window

Location: 22 Sparrowgrove Otterbourne Winchester Hampshire SO21 2DL

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 side (south) elevation of the extension hereby permitted.

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

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 06/02303/FUL

Ref No: W

Date Valid: 11 July 2006

Grid Ref: 451492 123451

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr And Mrs Cunningham

Proposal: Second storey side extension

Location: West View Main Road Owslebury Winchester Hampshire SO21
1LU

Decision: **Application Withdrawn**

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/02216/FUL

Ref No: W

Date Valid: 30 June 2006

Grid Ref: 455674 113184

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr John Day

Proposal: Demolition of two storey flat roof extension, conservatory and outbuildings; erection of rear extension

Location: Memorial Cottage Botley Road Shedfield Southampton Hampshire
SO32 2JG

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.

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/02421/FUL

Ref No: W

Date Valid: 22 July 2006

Grid Ref: 456385 114132

Team: WEST

Case Officer: Ms Elizabeth Stewart

Applicant: Mr L Southwell

Proposal: Conservatory

Location: The Old Forge Inn Winchester Road Shedfield Southampton
Hampshire SO32 2HS

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 conservatory 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: DP.3

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/02472/FUL

Ref No: W

Date Valid: 29 July 2006

Grid Ref: 456105 113534

Team: WEST **Case Officer:** Miss Megan Birkett

Applicant: Mr Michael Wharf

Proposal: New Dormers to front elevation and rear

Location: Moorhill Coach House St Annes Lane Shedfield Southampton
Hampshire SO32 2HR

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

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

Informatives

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

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

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

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 elevation(s) of the 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, C1, C2
Winchester District Local Plan Review Proposals: DP3, CE6, CE23

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/02567/HED

Ref No: W

Date Valid: 8 August 2006

Grid Ref: 461227 114627

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr C Underwood

Proposal: Removal of hedgerow

Location: Field Abutting Roys Lane And Ingoldfield Lane Soberton
Hampshire

Decision: **Application Refused**

Sparsholt Ward Sparsholt

Conservation Area: Sparsholt Conservation Area
Case No: 06/02227/FUL
Ref No: W
Date Valid: 1 July 2006
Grid Ref: 443646 131251
Team: WEST **Case Officer:** Mrs Jill Lee
Applicant: Mrs S Hancock
Proposal: Extension to lounge with new bedroom and ensuite over lounge
with dormer window
Location: Meadow Bank Woodman Lane Sparsholt Winchester Hampshire
SO21 2NR

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 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.

Informatives

00. 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: H3, HE5

Sparsholt Ward Sparsholt

Conservation Area: Sparsholt Conservation Area
Case No: 06/02459/TPO
Ref No: W
Date Valid: 27 July 2006
Grid Ref: 443280 131429
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr Norman Wood
Proposal: Crown lift 1 no sycamore tree and 2 no ash trees to 5 metres and thin sycamore by 20%; fell 1 no diseased norway maple; cut back and prune 1 no beech, 2 no cherry, 1 no apple and 1 no oak
Location: Phoenix House Westley Lane Sparsholt Winchester Hampshire SO21 2NJ
Decision: **Application Permitted**

Swanmore Ward Swanmore And Newtown

Conservation Area:
Case No: 06/02014/FUL
Ref No: W
Date Valid: 6 June 2006
Grid Ref: 457131 116371
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mrs J Kretzschmar
Proposal: (AMENDED ADDRESS) Construction of new stables, ménage and associated parking/turning area to existing field, with new access formed off existing lane
Location: Land Abutting Alexandra Cottage Lower Chase Road Swanmore Hampshire
Decision: **Application Withdrawn**

Swanmore Ward Swanmore And Newtown

Conservation Area:
Case No: 06/02096/TPO
Ref No: W
Date Valid: 15 June 2006
Grid Ref: 457606 116110
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Holliman
Proposal: Fell 1 no oak tree
Location: 3 Myers Close Swanmore Southampton Hampshire SO32 2RN
Decision: **Application Permitted**

Conditions/Reasons

01 A Sweet Gum (*Liquidambar styraciflua*) or other such species to be submitted in writing to the Local planning Authority, at least 2.5 metres in height, shall be planted, within 5 metres of the tree subject of this consent. The tree shall be planted within 3 months from the date the tree the subject of this consent is felled or, if this period does not fall within a planting season, during the next available planting season.

Reason: In the interests of visual amenity and to conserve the character of the area by maintaining the contribution of trees thereto.

02 The replacement tree shall be suitably staked and mulched. No arboricultural work shall be carried out to the tree unless specified in writing to the Local planning Authority for a period of 5 years from the date of planting.

If, within a period of 5 years, the tree dies it shall be replaced with another sweet gum or other tree to be agreed in writing with the Local planning Authority.

Reason: To ensure effective establishment of the tree.

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/02441/FUL

Ref No: W

Date Valid: 25 July 2006

Grid Ref: 458327 114458

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Watson Dairies Ltd

Proposal: Construction of 3 no. below ground aeration lagoons to replace existing

Location: Hawks Nest Farm Bishop's Wood Road Misingford Fareham Hampshire PO17 5AS

Decision: **Application Withdrawn**

place other than that essential to agriculture and related uses.

02 The proposed development would result in the intensification and expansion of an undesirable use in the countryside and the East Hampshire Area of Outstanding Natural Beauty and would harm the character of the area.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, E7

Winchester District Local Plan Review: CE6, CE18

| West Meon | Ward | Upper Meon Valley |
|------------------|-------------|--------------------------|
|------------------|-------------|--------------------------|

| | | |
|---------------------------|--|------------------------------------|
| Conservation Area: | West Meon Conservation Area | |
| Case No: | 06/02424/FUL | |
| Ref No: | W | |
| Date Valid: | 22 July 2006 | |
| Grid Ref: | 463976 124015 | |
| Team: | EAST | Case Officer: Ms Anna Rolls |
| Applicant: | Mrs G Rose | |
| Proposal: | Single storey stand alone conservatory | |
| Location: | Beech House Floud Lane West Meon Petersfield Hampshire GU32 1JD | |

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006: DP3, HE4 HE5

Whiteley

Ward

Conservation Area:

Case No: 06/02085/REM

Ref No: W

Date Valid: 15 June 2006

Grid Ref: 452742 108991

Team: WEST **Case Officer:** Mr Simon Finch

Applicant: Allied Developments Ltd

Proposal: Erection of nine BI(C) Light Industrial units/Approval of details in compliance with W12503, as varied by 103 and 108.

Location: Land At Solent 2 Business Park Rookery Avenue Whiteley
Hampshire

Decision: **Application Permitted**
Conditions/Reasons

01 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.

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

02 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:

02 - existing and proposed finished levels or contours:

02 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

02 Soft landscape details shall include the following as relevant:

02 - written specifications (including cultivation and other operations associated with plant and grass establishment:

02 - implementation programme:

02 - planting plans:

02 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

02 - hard surfacing materials:

02 - other vehicle and pedestrian access and circulation areas:

02 - car parking layout:

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

03 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.

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

04 Unless otherwise agreed by the local planning authority no development shall commence before an arboricultural impact assessment and method statement (including details of the means of protection for existing trees to be retained in accordance with BS5837:2005) have been submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the approved details and any new/replacement tree planting required as part of the agreed details shall take place within 9 months of the substantial completion of the development.

NB: Retained tree means any tree not specifically authorised by this permission to be removed.

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

05 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

NB: A landscape management plan has been devised (Solent 2 Business Park Whiteley Hampshire July 2005) which is intended to meet the requirements of planning conditions on outline and reserved matters consents relating to this site.

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

06 No retained tree shall have any surgery carried out to it unless details have been submitted to and approved by the local planning authority.

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

07 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 the development is brought into use. Development shall be carried out in accordance with the approved details.

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

08 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

08 Reason: In the interests of maintaining the amenity value of the area.

09 Unless otherwise agreed in writing by the local planning authority no development shall commence before detailed plans and sections showing the retaining wall along the southern boundary of the site have been submitted to and approved by the local planning authority. The development shall not be brought into use before the wall has been completed in accordance with the approved details.

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

10 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.

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

11 Unless otherwise agreed by the local planning authority, details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches and drains and other excavations on site, insofar as they affect any retained trees or hedges on or adjoining the site, shall be submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the agreed details.

11 Reason: To ensure the protection of retained trees and hedges.

12 No development shall commence (unless otherwise agreed by the local planning authority) before a scheme has been submitted to and approved by the local planning authority in respect of the following:

The provision of a surface water regulation system supported by detailed calculations which would deal with the runoff generated by the 1% probability storm in such a way that would mean that the runoff from this event would not exceed the runoff from the site in its undeveloped state. The scheme shall include a maintenance programme and establish ownership of the system.

The development shall not be completed other than in accordance with the agreed scheme.

12 Reason: To prevent flooding and to ensure future maintenance.

13 No development shall commence (unless otherwise agreed by the local planning authority) before details of a surface water drainage system have been submitted to and approved by the local planning authority in writing. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to be passed through trapped gullies with an overall capacity compatible with the site being drained. The development shall not be completed other than in accordance with the agreed details.

13 Reason: To protect surface waters.

14 Details of any floodlighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority before development commences (unless otherwise agreed) and shall be installed before the buildings are occupied. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme.

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

15 The service road, turning areas and car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. These areas shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

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

16 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.

16 Reason: In the interests of highway safety.

17 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.

18 Reason: In the interests of highway safety.

19 The development shall not be brought into use before provision of on-site cycle parking has been provided in accordance with details to first be submitted to and approved by the local planning authority. Cycle parking shall thereafter be retained and kept available for use.

19 Reason: To promote sustainable development.

20 Unless otherwise agreed by the local planning authority no development shall commence before a nature conservation mitigation and management plan has been submitted to and approved by the local planning authority in writing. The development shall not be implemented and thereafter managed other than in accordance with the agreed plan.

NB: A landscape management plan for Solent 2 Business Park dated July 2005 has been devised to meet conditions imposed upon permissions to develop this site.

20 Reason: In the interests of nature conservation.

21 None of the buildings hereby permitted shall be brought into use before a travel plan for the development based upon the Whiteley Area Travel Plan has been submitted to and approved by the local planning authority. Thereafter the buildings shall not be occupied other than in accordance with the agreed travel plan.

21 Reason: To promote sustainable development.

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: UB1, UB2, UB3. EC1, T1, T2, T4, T5, T6, E1, E8, E11

Winchester District Local Plan Review: • DP1, DP3, DP4, T1, T3, T4, S14

03. The applicant is advised that the storage of any hazardous substances within the buildings hereby permitted may require a separate grant of hazardous substance consent from the local planning authority further details of which can be supplied on request.

04. Under the terms of the Land Drainage Act, Section 23 (1a) no person shall erect any mill, dam, weir, or other obstruction to the flow of water of any ordinary water course or section 23 (1b) erect any culvert that would be likely to affect the flow of any ordinary water course or alter any culvert without the consent of the Environment Agency.

05. This application approves only the following reserved matters pursuant to outline planning permission W12503 as renewed by W12503/03 and W12503/08; siting, design and external appearance. All conditions on outline permission W12503 should be discharged and complied with.

Whiteley Ward Whiteley

Conservation Area:
Case No: 06/02469/FUL
Ref No: W
Date Valid: 28 July 2006
Grid Ref: 453263 108545
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr David Clarke
Proposal: Extension to first floor balcony (Retrospective)
Location: 16 Lindbergh Rise Whiteley Fareham Hampshire PO15 7HJ
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: DP3

Wickham Ward Wickham

Conservation Area:
Case No: 06/02348/FUL
Ref No: W
Date Valid: 18 July 2006
Grid Ref: 454337 108901
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr & Mrs C Hunt
Proposal: Single storey rear extension/Listed application also included
Location: Lee Ground Farm Lee Ground Titchfield Fareham Hampshire
PO15 6RS
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).

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

02 The development hereby permitted shall be constructed using tiles, bricks 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.

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

03 Prior to the commencement of works a sample panel of (bricks and mortar) 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.

03 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.

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. 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, E16
Development Plan- WDLP Review: DP3, CE1, CE23, HE14

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 06/02378/FUL
Ref No: W
Date Valid: 19 July 2006
Grid Ref: 457425 111502
Team: WEST **Case Officer:** Lisa Booth
Applicant: Cornelia Care Homes Ltd
Proposal: (AMENDED DESCRIPTION) Change of use from Antiques Centre to office (B1a) use
Location: Bridge House Bridge Street Wickham Fareham Hampshire PO17 5JH

Decision: Application Permitted
Conditions/Reasons

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

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

02 The development hereby permitted shall be used for offices (B1a) use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

02 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

Informatives

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

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

Hampshire County Structure Plan Review: UB3, EC1, E16, S2
Development Plan- WDLP Review Deposit: DP3, HE5, HE13, HE14, E1, SF1, SF2, SF6

Wickham

Ward

Wickham

Conservation Area:

Case No: 06/02483/FUL

Ref No: W

Date Valid: 1 August 2006

Grid Ref: 457518 111161

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: R. Lae

Proposal: Two storey rear extension, conservatory and new access

Location: 18 School Road Wickham Fareham Hampshire PO17 5AA

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 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 and south elevation(s) of extension hereby permitted.

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

04 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

04 Reason: In the interests of highway safety.

05 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

05 Reason: In the interests of highway safety.

06 No gates shall be fitted at any time at the site access junction with the highway.

06 Reason: In the interests of highway safety.

07 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

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

03. 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).

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 06/02542/FUL

Ref No: W

Date Valid: 7 August 2006

Grid Ref: 457143 111057

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr R Southall

Proposal: Loft conversion with dormer to front and rear with balcony to rear

Location: Little Haven Mayles Lane Wickham Fareham Hampshire PO17 5ND

Decision: Application Refused Conditions/Reasons

01 Development as proposed is contrary to Policies UB3 and E16 of the Hampshire County Structure Plan Review and Policies DP1 and DP3 of the Winchester District Local Plan Review in that;

- a) no design statement has been submitted,
- b) the design fails to contribute to the quality of the built environment in that it would appear an unsympathetic and incongruous addition to the property which would have an adverse impact on the character of the area and
- c) the proposal would have an adverse impact on neighbouring residential property by reason of increased potential for overlooking.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Review: DP1, DP3, DP8, RT10

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 06/02545/FUL

Ref No: W

Date Valid: 7 August 2006

Grid Ref: 456410 109419

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr I And Mrs P Cameron

Proposal: Conservatory to rear

Location: Mandelay 5 Knowle Avenue Knowle Fareham Hampshire PO17
5LG

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 conservatory 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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/00942/AVC

Ref No: W

Date Valid: 6 March 2006

Grid Ref: 448114 129471

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr G Reeve

Proposal: Fascia sign and hanging sign to replace existing
(RETROSPECTIVE)

Location: Reeves The Baker 41A 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.

01 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.

02 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.

03 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.

04 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).

05 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; E16

Winchester District Local Plan Review: DP3; HE6; HE9; HE11; HE14

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/02005/AVC

Ref No: W

Date Valid: 2 June 2006

Grid Ref: 449237 130255

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr Thomas Dierckx

Proposal: Free Standing Tenants Sign/Re-Submission

Location: Wykeham Industrial Estate Moorside Road Winchester 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 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.

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

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

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

04 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.

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

05 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.

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

06 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).

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

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3, HE.11

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02105/LIS
Ref No: W
Date Valid: 17 June 2006
Grid Ref: 448463 129316
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Winchester City Council
Proposal: of wireless fire detection & alarm system throughout the building.
This application will be determined by the Government office for the South East.
Location: Abbey House High Street Winchester Hampshire SO23 9JX
Decision: **Application Permitted**

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/02121/AVC

Ref No: W

Date Valid: 12 July 2006

Grid Ref: 446718 130126

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Banner Homes

Proposal: Erection of 1 no non illuminated stack board display sign for temporary period of 12-18 months

Location: 46 Chilbolton Avenue Winchester Hampshire SO22 5HQ

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.

01 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.

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

03 The advertisement hereby approved under the Town and Country Planning (Control of Advertisements) Regulations 1992 shall be removed within 18 months of the date of this consent, and the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

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

04 The advertisement consent hereby approved is for one sign only, to be located at the left side of the new access

04 Reason: In the interests of visual amenity

05 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.

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

06 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).

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

Informatives

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

Hampshire County Structure Plan: UB3

Winchester District Local Plan Review: 2006: DP3, HE11

National Planning Policy Guidance/Statements: PPG19

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 06/02206/FUL

Ref No: W

Date Valid: 19 July 2006

Grid Ref: 446121 128287

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr Raju Mudunuru

Proposal: Single storey side/rear extension (PART RETROSPECTIVE)

Location: 65 Fox Lane Winchester Hampshire SO22 4EA

Decision: **Application Refused**

Conditions/Reasons

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

i) Insufficient information has been submitted to illustrate the relationship of the proposed buildings to the adjacent footpath or the details of its design.

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

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP.3

Winchester Town

Ward

St John And All Saints

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02322/FUL
Ref No: W
Date Valid: 13 July 2006
Grid Ref: 448997 129123
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs I Townend
Proposal: Replacement kitchen and garage roofs and lower ground floor extension
Location: 4 Highmount Close Winchester Hampshire SO23 0JT
Decision: **Application Permitted**
Conditions/Reasons

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

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

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

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

Informatives

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

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

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

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 06/02337/FUL

Ref No: W

Date Valid: 13 July 2006

Grid Ref: 447205 128474

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: James Dean

Proposal: Erection of 2 no two bedroom flats with associated parking

Location: 40 Kings Avenue Winchester Hampshire SO22 4AP

Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to Policy UB3 of the Hampshire County Structure Plan and Policy DP3 of the Winchester District Local Plan Review (2006) in that it would:

- i. by reason of its scale and design result in a detrimental impact on the visual amenities of the area and spatial characteristics of the streetscene;
- ii. by reason of its siting, scale and design result in an overbearing form of development detrimental to the amenities of the neighbouring property.

02 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)

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 Policies: DP3, H7, RT4

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 06/02343/AVC

Ref No: W

Date Valid: 14 July 2006

Grid Ref: 449405 130488

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Lakesmere Ltd

Proposal: Non illuminated fascia sign with projecting letters (RE-SUBMISSION)

Location: Lakesmere Ltd The Ring Tower Centre Moorside Road Winchester Hampshire SO23 7RZ

Decision: **Application Refused**

Conditions/Reasons

01 On the basis of the limited information available to the Local Planning Authority it is not considered that the proposed development would be undertaken in a satisfactory manner. (Inadequate Information).

02 The proposed sign, by reason of its height would be an unduly obtrusive feature in the area, to the detriment of the visual amenities of the locality

Informatives

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

Hampshire County Structure Plan: UB3

Winchester District Local Plan Review: 2006: DP3, HE11

National Planning Policy Guidance/Statements: PPG19

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/02359/FUL

Ref No: W

Date Valid: 15 July 2006

Grid Ref: 446421 130591

Team: EAST

Case Officer: Mr Simon Avery

Applicant: John Smith

Proposal: Erection of 2 no 1 bedroom semidetached bungalows

Location: 9 Dean Lane Winchester Hampshire SO22 5LH

Decision: **Application Refused**

Conditions/Reasons

01 The proposal is contrary to Policy UB3 of the Hampshire County Structure Plan and Policies DP3 and DP4 of the Winchester District Local Plan Revised 2006 in that:-

(i) the siting of two dwellings in such close proximity to the highway would be out of keeping with the pattern of development on this part of Dean Lane and would be detrimental to the character and appearance of the area in that it would result in the loss of planting which has an important amenity value and would present an unacceptably hard edge along this frontage;

(ii) the siting of two dwellings on this small plot would represent an overdeveloped and cramped site leaving inadequate private amenity space for either of the dwellings;

(iii) the application is not supported by sufficient information in terms of a tree survey and arboricultural impact appraisal to demonstrate the full impact of the scheme on the existing trees and other vegetation, the loss of which would have a detrimental impact on the character and appearance of the area.

02 The proposed development is contrary to Policy T4 of the Winchester District Local Plan Revised 2006 and the Hampshire Parking Strategy and Standards 2002 in that 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.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, R2
Winchester District Local Plan Revised 2006: DP3, DP4, T4, RT4

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

Conservation Area:
Case No: 06/02361/FUL
Ref No: W
Date Valid: 15 July 2006
Grid Ref: 446146 130168
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr T Bhambra
Proposal: Erection of 1 no three bedroom chalet bungalow and associated parking
Location: 98 Teg Down Meads Winchester Hampshire SO22 5NN
Decision: **Application Withdrawn**

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

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02368/FUL
Ref No: W
Date Valid: 18 July 2006
Grid Ref: 447615 128508
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr & Mrs Dickson
Proposal: Two storey side extension
Location: 40 Edgar Road Winchester Hampshire SO23 9TN
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 be as described on the approved application form (point 7 - materials).

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

03 Detailed plans at a scale 1:20 of the construction and materials of the eaves detail shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

03 Reason: To ensure the materials and details are satisfactory and respect the character 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, E16
Development Plan- WDLP Review: DP3, HE5

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

Conservation Area:

Case No: 06/02387/FUL

Ref No: W

Date Valid: 20 July 2006

Grid Ref: 445748 128138

Team: EAST

Case Officer: Ms Nicola Whitehead

Applicant: Mr David Birmingham

Proposal: Alterations to an existing loft conversion to create additional space and improved access

Location: 17 Fairfax Close Winchester Hampshire SO22 4LP

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. 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 Paul |
|-----------------|------|---------|
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| | | |
|---------------------------|---|--------------------------------------|
| Conservation Area: | Conservation Area: Winchester Conservation Area | |
| Case No: | 06/02390/FUL | |
| Ref No: | W | |
| Date Valid: | 20 July 2006 | |
| Grid Ref: | 447562 129618 | |
| Team: | EAST | Case Officer: Mr Tom Patchell |
| Applicant: | Mr Andrew Williams | |
| Proposal: | Erect a 6ft high fence on boundary of property(Retrospective) | |
| Location: | 3 Clifton Hill Winchester Hampshire SO22 5BL | |
| Decision: | Application Refused | |
| Conditions/Reasons | | |

01 The proposed development would adversely affect the character of the Winchester Conservation Area by reason of the materials, siting and appearance.
(Adversely affect 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 and E17
Winchester District Local Plan Review Proposals: DP.3, HE.4 and HE.5

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/02393/FUL

Ref No: W

Date Valid: 20 July 2006

Grid Ref: 447590 130203

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mrs J Colebourn

Proposal: Replace Conservatory with habitable room

Location: 6 Hatherley Road Winchester Hampshire SO22 6RT

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

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

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 06/02394/FUL

Ref No: W

Date Valid: 20 July 2006

Grid Ref: 445638 128813

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr And Mrs Culhane

Proposal: Demolition of existing bungalow and erection of 1 no two storey house

Location: Old Orchard Kilham Lane Winchester Hampshire SO22 5PT

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

03 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: To ensure the permanent availability of parking for the property.

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.

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Review 2006 Proposals: DP1, DP3, CE23

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 06/02404/FUL

Ref No: W

Date Valid: 21 July 2006

Grid Ref: 447955 130288

Team: WEST

Case Officer: Mr Tom Patchell

Applicant: The Winchester Hotel Ltd

Proposal: -Construction of new entrance lobby, patio area, access ramp & planters to front, Re-arrangement of car parking spaces and incorporation of new tree planting.

Location: The Winchester Hotel Ltd Worthy Lane Winchester Hampshire SO23 7AB

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 entrance lobby, patio area and access ramp 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 or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

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 R7

Winchester District Local Plan Review Proposals: DP.3 HE.1 and RT.15

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area

Case No: 06/02416/FUL

Ref No: W

Date Valid: 22 July 2006

Grid Ref: 447694 128205

Team: WEST **Case Officer:** Miss Megan Birkett

Applicant: Mr And Mrs Wetherell

Proposal: Single storey rear extension; replacement rear pitched roof

Location: 12 St Faiths Road Winchester Hampshire SO23 9QB

(As amended by plans received on 8 September 2006)

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 to erect the extension hereby permitted, details including a colour sample to paint/stain the timber panels of the proposed shed 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.

03 Reason: In the interest of the visual amenity 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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the south and north elevation(s) of extension hereby permitted.

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02433/AVC
Ref No: W
Date Valid: 25 July 2006
Grid Ref: 448223 129502
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Hampshire Chronicle
Proposal: Replacement non-illuminated projecting hanging sign
Location: 5 Upper Brook Street Winchester Hampshire SO23 8AL

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.

01 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.

02 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.

03 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.

04 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).

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

06 The materials used in the construction of the hanging sign shall be mild steel, galvanised and powder coated black and the frame and bracket shall be constructed of 30mm box steel, in accordance with the letter dated 20 July 2006, unless otherwise agreed in writing by the Local Planning Authority.

06 Reason: To protect the visual 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, E16
Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE11
SPG: Design Guidance for Shopfronts and Signs

Winchester Town Ward St Luke

Conservation Area:
Case No: 06/02448/FUL
Ref No: W
Date Valid: 26 July 2006
Grid Ref: 446063 128948
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mrs Sheryll Curtis
Proposal: Conservatory (RETROSPECTIVE)
Location: 11 Monarch Way Winchester Hampshire SO22 5QU
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:
Winchester District Local Plan Proposals:
Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

Winchester Town Ward St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02468/TPC
Ref No: W
Date Valid: 28 July 2006
Grid Ref: 447715 128887
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr And Mrs Hickson
Proposal: Fell 1 no yew and 1 no apple; Crown lift 1 no thuja to 5 metres; crown lift and thin 1 no holly 2 no apple, 1 no plum and 1 no greengage; removal of both stems of 1 no lime; removal of two lowest branches of 1 no sycamore
Location: 16 Edgar Road Winchester Hampshire SO23 9TW
Decision: **That no objection be raised**
Conditions/Reasons

Winchester Town Ward St Michael

Conservation Area:

Case No: 06/02475/TPO

Ref No: W

Date Valid: 29 July 2006

Grid Ref: 447211 129004

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mr And Mrs Marshall

Proposal: Crown lift 1 no horse chestnut to a height of 3.5m

Location: The Tree House Milnthorpe Lane Winchester Hampshire SO22
4NP

Decision: **Application Permitted**

Winchester Town Ward St Paul

Conservation Area:

Case No: 06/02489/TPO

Ref No: W

Date Valid: 1 August 2006

Grid Ref: 446449 129273

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Trish Fairbairn

Proposal: Fell 1 no beech tree

Location: Avington Court Marnhull Rise Winchester Hampshire

Decision: **Application Refused**

Conditions/Reasons

00 Felling of the tree is not justified. The loss of the tree would detract from the character and amenity of the area.

Winchester Town Ward St John And All Saints

Conservation Area: Conservation Area: Winchester Conservation Area

Case No: 06/02525/TPC

Ref No: W

Date Valid: 4 August 2006

Grid Ref: 449303 129295

Team: EAST

Case Officer: Mr Michael Edwards

Applicant:

Proposal: Pollard 2 no. lime trees and fell 1 no. Conifer

Location: Northbrook Court Northbrook Avenue Winchester Hampshire

Decision: **That no objection be raised**

Winchester Town

Ward

St Michael

Conservation Area: Conservation Area: Winchester Conservation Area
Case No: 06/02534/FUL
Ref No: W
Date Valid: 4 August 2006
Grid Ref: 447698 128804
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mrs C H Fielden
Proposal: Erection of summerhouse
Location: 18 Edgar Road Winchester Hampshire SO23 9TW
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 Prior to the commencement of works to erect the new summer house hereby permitted, details including a colour sample to paint/stain the timber panels of the proposed shed 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.

02 Reason: In the interest of the visual amenity of the area.

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3, HE4, HE5
