



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

UP TO 25 December 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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03200/FUL

Ref No: W10288/05

Date Valid: 24 October 2006

Grid Ref: 455956 117753

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr D Chumman

Proposal: Proposed conversion of existing managers flat on second floor into 5 care bedrooms with ensuite and forming an additional parking space

Location: The Flat Ridgemedede House Rest Home Rareridge Lane Bishops Waltham Southampton Hampshire SO32 1DX

**Decision: Application Permitted
Conditions/Reasons**

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan: DP1, DP3 and H8

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03239/LIS

Ref No: W12467/04LB

Date Valid: 27 October 2006

Grid Ref: 455163 119364

Team: WEST

Case Officer: Andrea Swain

Applicant: Mrs J A Wise

Proposal: Installation of new timber screen to form new porch area; new ground floor window; internal alterations

Location: Chapel Farm Ashton Lane Bishops Waltham Southampton Hampshire SO32 1FR

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

3 The Design Statement and criteria submitted with the application are considered an integral part of this consent and the works shall not be carried out other than in accordance with the statement unless any variation is agreed in writing by the Local Planning Authority.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan : HE14

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03336/TPC
Ref No: W05058/10TPOCA
Date Valid: 9 November 2006
Grid Ref: 455521 117475
Team: WEST
Applicant: Mr Riorden
Proposal: Reduce beech and conifer hedging around perimeter of rear garden to approx 2.5 metres; crown reduce 1 no silver birch by 30%; crown reduce 1 no maple by 30%; crown lift 1 no silver birch to approx two metres; reduce the conifer hedge alongside driveway by approx one metre

Case Officer: Mr Kevin Cloud

Location: Copper Beeches Little Shore Lane Bishops Waltham Southampton Hampshire SO32 1ED

Decision: That no objection be raised

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 06/03365/TPO
Ref No: WTPO/0215/14
Date Valid: 9 November 2006
Grid Ref: 455521 117475
Team: WEST
Applicant: Mr Riorden
Proposal: Reduce 1 no lime tree next to driveway to previous pruning cuts
Location: Copper Beeches Little Shore Lane Bishops Waltham Southampton Hampshire SO32 1ED

Case Officer: Mr Kevin Cloud

Decision: Application Permitted

Bishops Waltham Ward Bishops Waltham

Conservation Area:

Case No: 06/03383/TPC
Ref No: W02562/06TPOCA
Date Valid: 15 November 2006
Grid Ref: 455094 117417
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Bishops Waltham Parish Council
Proposal: Tree works in line with Hazard Safety Audit CBA6182 by CBA
Location: Land At South Pond Station Road Bishops Waltham Hampshire

Decision: That no objection be raised

Bishops Waltham Ward Bishops Waltham

Conservation Area:

Case No: 06/03427/FUL
Ref No: W20256/01
Date Valid: 20 November 2006
Grid Ref: 455718 117441
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Ian Cooper
Proposal: Rear conservatory
Location: Dolphins Bank Street Bishops Waltham Southampton Hampshire
SO32 1AN

Decision: Not Required

Bramdean And Hinton Ampner Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/03184/FUL
Ref No: W07593/07
Date Valid: 1 November 2006
Grid Ref: 461541 127832
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mr And Mrs Hawkings
Proposal: Erection of a stable block
Location: Bramdean Farmhouse Petersfield Road Bramdean Alresford
Hampshire SO24 0LR

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review: C1
Winchester District Local Plan Review: R11

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/03317/FUL

Ref No: W13688/01

Date Valid: 7 November 2006

Grid Ref: 461498 127775

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs P Cowling

Proposal: Ground and first floor rear extensions and conservatory;
enlargement of 2 no windows to kitchen and new back stairs

Location: The Old Curates House Fox Lane Bramdean Alresford Hampshire
SO24 0LP

Decision: Application Permitted Conditions/Reasons

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

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

2 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 Local Planning Authority prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed building.

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

Reason: To maintain the architectural interest of the building.

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

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

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

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

6 Full details of all new windows and doors for the conservatory hereby approved 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.

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

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2, E16
Winchester District Local Plan 2006: DP3, CE23, HE14

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/03333/LIS

Ref No: W13688/02LB

Date Valid: 16 November 2006

Grid Ref: 461498 127775

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Peter Cowling

Proposal: Ground and first floor additions and conservatory, enlargement of 2no windows to kitchen and new back stairs

Location: The Old Curates House Fox Lane Bramdean Alresford Hampshire SO24 0LP

**Decision: Application Permitted
Conditions/Reasons**

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

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

2 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 Local Planning Authority prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed building.

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

Reason: To maintain the architectural interest of the building.

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

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

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

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

6 Full details of all new windows and doors for the conservatory hereby approved 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.

Reason: To protect the character and appearance of the building.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: C1, C2, E16
Winchester District Local Plan 2006: DP3, CE23, HE14

Cheriton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/03362/TPC

Ref No: W13577/03TPOCA

Date Valid: 13 November 2006

Grid Ref: 458311 128514

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mrs J Kettle

Proposal: Removal of one dead branch on 1 no. Bird Cherry

Location: Post Office Cottage School Road Cheriton Hampshire SO24 0PX

Decision: **That no objection be raised**

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Conservation Area: Corhampton And Meonstoke Conservation Area
Case No: 06/03125/FUL
Ref No: W14676/05
Date Valid: 3 November 2006
Grid Ref: 461447 119729
Team: EAST **Case Officer:** Stephen Andrews
Applicant: Drew Smith Refurbs Ltd
Proposal: Erection of 2 no gas cylinder tanks to rear of properties (RETROSPECTIVE)
Location: Southbourne Cottage Chapel Road Meonstoke Southampton Hampshire SO32 3NJ

Decision: **Application Permitted**

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB.3, E.6, E.7, E.16
Winchester District Local Plan Review 2006: DP.3, HE.5, CE.5, CE.6, CE.23
3. Building Regulations only cover cylinders up to 1.1 tonnes therefore if the cylinder is under 1.1 tonnes a Building Regulation application will be required and the containers will either need to be 2.5 metres - 3 metres apart or have a firewall between them. If the cylinders exceed 1.1 tonnes they should be installed to LP Gas Association Code of Practice 1 Bulk LPG storage at fixed installation and operation of vessels located above ground.

Please note that should a firewall be constructed planning permission will be required if it exceeds 3 metres in height.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 06/03140/LIS

Ref No: W15552/01

Date Valid: 1 November 2006

Grid Ref: 458618 120195

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr And Mrs S Mason

Proposal: Restoration of extensively fire damaged house, new french doors to east elevation, new dormer windows and alterations to utility room/link single storey part.

Location: Steynes Farm The Hangers Corhampton Southampton Hampshire SO32 3LL

**Decision: Application Permitted
Conditions/Reasons**

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

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

2 The roofing material for the main house shall be long straw thatch, unless otherwise agreed in writing by the Local Planning Authority.

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.

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

Reason: To maintain the character of the listed building.

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

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

5 Where windows are replaced, they are to be timber flush fitting casements and constructed with single glazing or secondary glazing, but not double glazing.

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

3 A new hedgerow shall be planted and established along the northern boundary, as necessary, on the approved plans. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3, C1, C2
Winchester District Local Plan Review Policies: DP3, CE5

Crawley

Ward

Sparsholt

Conservation Area:

Case No: 06/03238/FUL

Ref No: W14241/07

Date Valid: 2 November 2006

Grid Ref: 443072 134704

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr And Mrs P Gillibrand

Proposal: Raising of roof for additional living accommodation and two conservatories (RESUBMISSION)

Location: Martins Crawley Road Crawley Winchester Hampshire SO21 2PN

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

3 New native boundary hedging will be planted, to adjoin the existing hedge to the north of the approved garage. The hedge row will run along the boundary shown for post and rail fencing directly to the north and east of the approved garage / store building.

The hedgerow shall consist of double staggered rows with plants at 600mm spacing and 600mm between rows. Native species shall be planted comprising

- o 35% Hawthorn (*Crataegus monogyna*)
- o 35% Blackthorn (*Prunus spinosa*)
- o 20% Hazel (*Corylus avellana*)
- o 10% Field maple (*Acer campestre*)

A standard oak tree shall be planted within the hedge to provide further screening of the garage in views from the road unless otherwise agreed with the local planning authority.

- The ground shall be prepared and planting undertaken in accordance with best horticultural practice and the relevant British Standards.
- The planting shall be implemented in the first planting season following completion and shall be maintained in good condition thereafter. Any plants which die, are damaged or are removed for any reason shall be replaced unless agreed otherwise with the local planning authority within the next planting season.
- The existing hedgerow / hedgerows, located upon the eastern boundary / curtilage shall be retained at a height above 1.8 metres in perpetuity. Should the hedge be removed, die, or become seriously deceased, the hedge shall be replanted / replaced during the next planting season.

Once the new hedgerow is fully established the hedge shall not be trimmed / cut back beneath a height of 1.8 metres. The hedgerow shall be retained in perpetuity.

Reason: To help screen and soften the appearance of the building when viewed from the field to east, and road to the north and north east, to maintain the rural character of the area

4 This planning consent is an alternative to and not an addition to planning consent 06/02504/FUL (granted on the 29th September 2006). If consent 06/02504/FUL is implemented first, this permission shall not be implemented / erected. If consent 06/02504/FUL is erected after the building subject to this application has been constructed, the garage subject to this consent shall be completely removed from the site before the consent 06/02504/FUL is brought into use.

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

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

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

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 06/03218/FUL
Ref No: W19990/01
Date Valid: 25 October 2006
Grid Ref: 452924 117639
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Ms K Turner
Proposal: Replace single storey extension with two storey extension
Location: Glendale Manor Road Durley Hampshire SO32 2AF

Decision: Application Permitted
Conditions/Reasons

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

Informatives

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

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

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

Exton **Ward** **Upper Meon Valley**

Conservation Area:

Case No: 06/03211/FUL
Ref No: W13113/05
Date Valid: 1 November 2006
Grid Ref: 461384 120984
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr Hignett
Proposal: Rear conservatory
Location: Riversdale Church Lane Exton Southampton Hampshire SO32
3NU

Decision: Application Refused
Conditions/Reasons

1 In the absence of a Flood Risk Assessment the Local Planning Authority are unable to assess the impact on the capacity of the flood plain and risk to occupiers of Riversdale. The development is therefore contrary to policies UB.3 and E.2 of the Hampshire County Structure Plan and policies DP.3 and DP.8 of the Winchester Local Plan Review 2006.

Informatives

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

Hampshire County Structure Plan Review: UB.3, E.2, E.6, E.7, E.16
Winchester District Local Plan Review 2006: DP.3, DP.8, HE.5, HE.16, CE.5, CE.6, CE.23

Itchen Valley **Ward** **Itchen Valley**

Conservation Area:

Case No: 06/03252/FUL
Ref No: W03695/10
Date Valid: 31 October 2006
Grid Ref: 451316 131952
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs P Lawrence
Proposal: Extension to existing garage to form studio accommodation and small link extension to existing dwelling to create larger ground floor breakfast room and first floor dressing room
Location: Paddock House Avington Park Lane Easton Winchester Hampshire SO21 1EG

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Revised 2006: DP3, HE4, HE5

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 06/03308/FUL

Ref No: W18403/01

Date Valid: 3 November 2006

Grid Ref: 453720 133048

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Sir Robert Atkinson

Proposal: An extension to ground floor rear to provide a toilet

Location: Southdowns 1 Little Hayes Lane Itchen Abbas Winchester
Hampshire SO21 1XA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 Prior to the commencement of work on the development hereby permitted, the applicant must submit to and have agreed in writing by the local planning authority plans to a recognised scale (1:50 or 1:100) showing the precise elevations, location of any windows and design of the outside toilet hereby permitted.

Reason: In pursuance of policy DP3 of the Winchester District Local Plan Review 2006, to ensure that the proposed development is acceptable in terms of design, responds positively to the character, appearance and variety of the local environment, and to ensure that it does not have an adverse impact on adjoining land. Also to ensure that there is certainty in terms of the eventual appearance of the development and the location of any windows.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3

Kilmeston

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 06/03144/FUL

Ref No: W19739/01

Date Valid: 16 October 2006

Grid Ref: 459036 125896

Team: EAST

Case Officer: Stephen Andrews

Applicant: Mr P Gwyn

Proposal: Two storey rear extensions to numbers 1 and 2 Dean Cottages (RE-SUBMISSION)

Location: Dean House Cottages Dean House Lane Kilmeston Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the two storey rear extensions, at numbers 1 and 2 Dean Cottages, hereby permitted, shall match those used in the existing building.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB.3, C1, C2, E.6, E.7, E.16
Winchester District Local Plan Review 2006: DP.3, CE.5, CE.6, CE.23, HE.16

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 06/03139/FUL

Ref No: W20366

Date Valid: 13 October 2006

Grid Ref: 448772 134321

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Spar Homes Ltd

Proposal: Ground floor extension

Location: Flat A 54 The Pastures Kings Worthy Hampshire

Decision: **Application Withdrawn**

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 06/03157/FUL
Ref No: W20386
Date Valid: 27 October 2006
Grid Ref: 448995 134230
Team: EAST **Case Officer:** Stephen Andrews
Applicant: Mr C Harrison
Proposal: Conservatory to rear
Location: Hazeldene Edinburgh Road Kings Worthy Hampshire SO23 7NY

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 06/03331/TPC
Ref No: W13799/01TPOCA
Date Valid: 8 November 2006
Grid Ref: 449787 132583
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mrs Suzie Smith
Proposal: Yew tree to be felled
Location: Mill Cottage Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS

Decision: That no objection be raised

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 06/03253/FUL

Ref No: W07953/11

Date Valid: 31 October 2006

Grid Ref: 445464 132618

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Light post Ltd

Proposal: Conversion of ancillary accommodation into an additional letting room

Location: The Running Horse 88 Main Road Littleton Winchester Hampshire SO22 6QS

**Decision: Application Permitted
Conditions/Reasons**

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

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

2 The ancillary accommodation hereby approved shall only be used as ancillary accommodation in association with the public house and shall only be used as short stay letting rooms for guests and not be let or sold or used as staff accommodation.

Reason: The accommodation is only permitted in accordance with development plan policies which would support the retention of facilities and services, other forms of occupation would be contrary to the policies of the development plan and would be detrimental to the amenities of adjacent residents.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3, SF6

Micheldever

Ward

Wonston And Micheldever

Conservation Area: Conservation Area: East Stratton Conservation Area
Case No: 06/03095/FUL
Ref No: W08982/05
Date Valid: 24 October 2006
Grid Ref: 454222 139896
Team: EAST **Case Officer:** Stephen Andrews
Applicant: Mr And Mrs M Woolvett
Proposal: Conversion of existing outbuilding into accommodation ancillary to dwelling
Location: 31 Stratton Lane East Stratton Winchester Hampshire SO21 3DU

Decision: Application Permitted
Conditions/Reasons

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

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

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

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

3 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 other openings; other than those expressly authorised by this permission shall, at any time, be constructed in the north, side elevation of the converted outbuilding hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB.3, E.16

Winchester District Local Plan review 2006: DP.3, HE.5, HE.14, CE.23

Micheldever

Ward

Wonston And Micheldever

Conservation Area: Conservation Area: East Stratton Conservation Area
Case No: 06/03096/LIS
Ref No: W08982/04LB
Date Valid: 10 October 2006
Grid Ref: 454222 139896
Team: EAST **Case Officer:** Stephen Andrews
Applicant: Mr _ Mrs Woolvett
Proposal: Conversion of existing outbuilding into accommodation ancillary to dwelling.
Location: 31 Stratton Lane East Stratton Winchester Hampshire SO21 3DU

Decision: Application Permitted
Conditions/Reasons

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

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

2 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.

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.

3 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.

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

4 The roof of the outbuilding shall be covered up and protected during the course of the work. The form of cover and protection is to be agreed in writing with the LPA prior to commencement of work.

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

5 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.

Reason: To maintain the character of the listed building.

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

Reason: To maintain the character of the listed building.

7 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.

Reason: To protect the character and appearance of the Listed Building and Conservation Area.

8 Prior to the commencement of work the timber detailing shall be submitted to the Local Planning Authority and approved in writing. When approved the works shall be carried out in accordance with the approved details.

Reason: To maintain the structural and aesthetic integrity of this listed building.

9 All repairs to the timber frame, particularly the roof, shall be carried out in oak.

Reason: To maintain the structural and aesthetic integrity of this listed building.

10 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.

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

11 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.

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

12 This consent is for the conversion not the rebuilding of the outbuilding 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.

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

13 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.

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

14 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.

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.

15 Before development commences, a statement shall be submitted to and approved by the Local Planning Authority detailing the methods for forming openings in, and supporting the existing walls.

Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to a listed building.

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB.3, E.16

Winchester District Local Plan Review 2006: DP.3, HE.5, HE.14, HE.16, CE.23

3. LISTED BUILDING CONTROL

The applicant is advised that listed building consent will be required for any proposed alterations to the building (internal or external) and for any signs which it is intended to fix to the premises.

4. LISTED BUILDINGS - USE OF SECOND HAND MATERIALS

The applicant's attention is drawn to the sensitive and prominent nature of the site, which demands the use of a good quality handmade plain clay tile. It is the Local Planning Authority's policy to require the use of new materials rather than second hand. The stock of second hand tiles is a diminishing resource best used for works of repair. Furthermore, altering a materials established environment can diminish its performance, and reliance on second hand materials enhances their value, encouraging architectural theft which is a direct threat to the District's historic buildings.

5. LISTED BUILDINGS - WALLS AND FENCES

The applicant's attention is drawn to the need to obtain planning permission for any new walls, fences or other means of enclosure by virtue of the fact that the land forms part of the curtilage of a listed building.

06. The applicant's attention is drawn to the fact that it is a criminal offence to undertake unauthorised works to a Listed Building and breach of any condition is likely to attract the

same penalties as carrying out work without consent. The relevant legislation is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 9 (2) and (4). A Listed Building is defined under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 5 as the building on the list entry and any object or structure fixed to the building and any object of structure within the curtilage of the building and forms part of the land and has done so since before 1 July 1948.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 06/03292/TPC

Ref No: W03588/09TPOCA

Date Valid: 6 November 2006

Grid Ref: 458827 133003

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mrs P Burn

Proposal: Crown reduce 1 no purple sycamore by approximately three metres; shorten 3-4 branches of 1 no hazel overhanging the river by half

Location: Great Weir House The Soke Alresford Hampshire SO24 9DB

Decision: **That no objection be raised**

Old Alresford Ward The Alresfords

Conservation Area:

Case No: 06/02918/FUL

Ref No: W19526/01

Date Valid: 19 September 2006

Grid Ref: 459092 133982

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Kirk

Proposal: Detached timber double garage

Location: Top House Kiln Lane Old Alresford Alresford Hampshire SO24 9DU

Decision: **Application Permitted**
Conditions/Reasons

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

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

2 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.

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

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

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

Reason: To protect the trees which form an important part of the amenity of the area during construction.

Informatives

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

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

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/03002/FUL
Ref No: W20387
Date Valid: 30 October 2006
Grid Ref: 457052 113963
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Mr Matthew Giillooly
Proposal: Dropped curb
Location: Clifton High Street Shirrell Heath Southampton Hampshire SO32 2JN

Shedfield Ward Shedfield

Conservation Area:

Case No: 06/03246/FUL

Ref No: W01068/27

Date Valid: 30 October 2006

Grid Ref: 455599 115842

Team: WEST **Case Officer:** Lisa Booth

Applicant: Mr And Mrs G M Walsh

Proposal: Variation of Condition 3 W01068/15; Condition 2 of W01068/18 and Condition 3 of W01068/22 to allow commercial use of the site for breeding and livery of horses

Location: Bonichase Clewers Hill Waltham Chase Southampton Hampshire SO32 2LN

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

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

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

4 No caravans, horse boxes, trailers, lorries or other moveable structures or vehicles shall be parked or stored on site unless details have been submitted to and approved by the local planning authority.

Reason: To protect the character and appearance of the countryside.

Informatives

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

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/03251/FUL

Ref No: W20314

Date Valid: 31 October 2006

Grid Ref: 460062 113879

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mrs V Pike

Proposal: Demolition of existing bungalow; erection of a two storey four bedroom dwelling and detached double carport and single garage/store

Location: Felicite Liberty Road Newtown Fareham Hampshire PO17 6LB

Decision: Application Refused
Conditions/Reasons

1 The proposal is contrary to policies C1 and C2 of the Hampshire County Structure Plan Review and policies DP3, CE5 and CE23 of the Adopted Winchester District Local Plan Review 2006 in that the location, height, size, mass, design and scale proposed development would be visually intrusive form of urban development in this countryside location and detrimental to the streetscene and rural character of the locality.

Informatives

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

Hampshire County Structure Plan Review: C1, C2

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

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 06/03280/FUL

Ref No: W01725/03

Date Valid: 3 November 2006

Grid Ref: 458520 113102

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr R Lloyd

Proposal: Car showroom building

Location: Meon Valley Garage Droxford Road Wickham Fareham Hampshire
PO17 5AY

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 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, 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.

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

4 The existing fir (Cypress) tree shown as being protected on the approved plan shall be retained and shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. The tree shall be protected during building operations in accordance with the method statement date stamped received on 15 December 2006 and no variation shall be made without the prior written approval of the Local Planning Authority.

West Meon **Ward** **Upper Meon Valley**

Conservation Area:

Case No: 06/03101/FUL
Ref No: W14321/06
Date Valid: 27 October 2006
Grid Ref: 464822 126710
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: M Fereday
Proposal: Conversion of garage to kitchen with associated windows and french doors
Location: The Long Barn 7 Upper House Farm Woodlands Bramdean Alresford Hampshire SO24 0HW

Decision: Application Permitted
Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the conversion and alterations hereby permitted shall match those used in the existing building.

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

Informatives

1. 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, CE23

Whiteley Ward Whiteley

Conservation Area:

Case No: 06/03234/FUL
Ref No: W20399
Date Valid: 13 November 2006
Grid Ref: 452673 109896
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: David William Thompson
Proposal: Conservatory to rear
Location: 2 Silver Birch Way Whiteley Fareham Hampshire PO15 7GA

Decision: Application Permitted
Conditions/Reasons

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

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

2 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.

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

Informatives

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

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

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

Wickham Ward Wickham

Conservation Area:

Case No: 06/02877/LIS
Ref No: W14097/49LB
Date Valid: 30 October 2006
Grid Ref: 455965 109399
Team: WEST **Case Officer:** Mr Simon Finch
Applicant: Berkeley Homes (Southern) Ltd
Proposal: Listed Building Application for alteration of basement area to form an estate management office.
Location: Phase 7 - Blocks A And B Consort Mews Knowle Hampshire

Decision: Application Permitted
Conditions/Reasons

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

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

Wickham Ward Wickham

Conservation Area:

Case No: 06/03240/FUL
Ref No: W03334/02
Date Valid: 31 October 2006
Grid Ref: 454412 108364
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Dr Peter Robinson
Proposal: Two storey side extensions and dormer windows to front and rear
Location: Meccir Cottage Springles Lane Titchfield Fareham Hampshire
PO15 6RR

Decision: Application Permitted
Conditions/Reasons

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

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

2 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.

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

3 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 window other than those expressly authorised by this permission shall, at any time, be constructed in the first floor south east elevation(s) of development hereby permitted.

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

Informatives

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

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

Winchester Town

Ward

St Bartholomew

Conservation Area:	Conservation Area: Winchester Conservation Area		
Case No:	06/02678/FUL		
Ref No:	W11502/03		
Date Valid:	22 August 2006		
Grid Ref:	448054 129764		
Team:	WEST	Case Officer:	Andrea Swain
Applicant:	Mr Charles Sanderson		
Proposal:	Modification of permission W11502/02 to allow for A3 (restaurant) use of ground floor and basement; additional ventilation duct with brick enclosure		
Location:	Bottoms Up 28 Jewry Street Winchester Hampshire SO23 8RY		

Decision: Application Permitted
Conditions/Reasons

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

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

2 The use hereby permitted shall not be open to customers between 12.00 midnight and 7.00am.

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

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

Reason: To protect the character and amenities of the Conservation Area and the amenities of adjoining occupiers.

4 Details of the means of extraction of odour and 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.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies:-
Hampshire County Structure Plan Review: UB1, UB3, E16, and T2.
Winchester District Local Plan Review: SF1, SF3, DP3, HE4, and HE5.

3. Permission not extending to Advertisement Display

This permission does not purport to grant consent to any advertisement(s) or signage required which must be the subject of a separate application for Advertisement Consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. The application hereby approved is subject to the Planning Conditions as set out in Decision Notice reference W11502/02 dated 1 October 2004.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 06/02736/HCS

Ref No: W00723/17LB

Date Valid: 24 August 2006

Grid Ref: 447828 129703

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Hampshire County Council

Proposal: External alterations to northern elevation following removal of bridge link to Ashburton Court, installation of pedestrian ramp, formation of landing by main entrance in court yard, formation of 2 new disabled persons parking spaces; internal alterations including replacement of 2 sides of lift shaft with glazed screens and changes to main staircase in relation to new bridge link access connection (THIS APPLICATION WILL BE DETERMINED BY THE GOVERNMENT OFFICE FOR THE SOUTH EAST AND ALL REPRESENTATIONS SHOULD BE MADE TO HAMPSHIRE COUNTY COUNCIL)

Location: Ashburton Court Tower Street Winchester Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

2 Samples and details of the materials and finishes to be used on both the internal and external works, including the colour of the proposed mortar between brick courses, shall be submitted to and approved by the Local Planning Authority in writing before development commences.

Reason: To ensure that the works are undertaken in a satisfactory manner and that the materials and finishes are in keeping with the character of the building.

Informatives

1. This consent does not convey any approval or consent under any enactment, bylaw, order or regulation other than Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/03014/FUL

Ref No: W16832/01

Date Valid: 27 October 2006

Grid Ref: 447452 130963

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mrs A Reed

Proposal: Erection of new 2m high boundary fence adjacent to footpath

Location: Cluain House Stoney Lane Winchester Hampshire SO22 6DN

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is out of keeping with the character of the surrounding area and the green nature of the street scene which is characterised by hedgerows facing the public realm. The proposal is therefore contrary to UB3 of the Hampshire County Structure Plan and DP3 of the Winchester District Local Plan Review 2006 in that it does not respond positively to the character, appearance and variety of the local environment.

Informatives

1. 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 Barnabas

Conservation Area:

Case No: 06/03213/FUL

Ref No: W07359/06

Date Valid: 25 October 2006

Grid Ref: 447301 131124

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Girling

Proposal: Replacement rear conservatory

Location: 113 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006 Proposals: DP3

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/03222/FUL

Ref No: W20380

Date Valid: 26 October 2006

Grid Ref: 447373 130065

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Young

Proposal: Single storey rear extension; loft conversion and raising of the roof to provide additional accommodation with 2 no roof lights

Location: 168 Stockbridge Road Winchester Hampshire SO22 6RW

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

3 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, dormers or roof lights other than those expressly authorised by this permission shall, at any time, be constructed in the side and rear elevations of the development hereby permitted. This excludes the rear ground floor extension.

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

Informatives

1. 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

2. 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.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 06/03243/FUL

Ref No: W03875/03

Date Valid: 30 October 2006

Grid Ref: 447756 130437

Team: EAST

Case Officer: Stephen Andrews

Applicant: Caldecotte Consultants Ltd

Proposal: Erection of 4 no four storey town houses with access; parking and landscaping; reconfiguration of the public house car park (Site to rear of)

Location: The Jolly Farmer Andover Road Winchester Hampshire SO22 6AE

Decision: Application Refused
Conditions/Reasons

- 1 The proposed development, by way of its height, scale, design and positioning, would appear visually obtrusive and out of character within the street scene contrary to policy UB.3 of the Hampshire County Structure Plan and Policy DP.3 of the Winchester District Local Plan Review 2006.
- 2 Insufficient information has been submitted to illustrate the context of the proposed development to surrounding development and it therefore does not comply with the requirements of policy DP.1 of the Winchester District Local Plan Review 2006.
- 3 The proposed development is contrary to policy E.14 of the Hampshire County Structure Plan and policy HE.1 of the Winchester District Local Plan Review 2006 in that it fails to make provision for a programme of archaeological investigation and recording before or during development, on a site which is of archaeological interest.
- 4 The new access road is inappropriately spaced with the existing junction and would not allow for a service vehicle to turn out of one junction into the other, unacceptably harmful to highway safety contrary to policy UB.3 of the Hampshire County Structure Plan and policies DP.3 and T.2 of the Winchester District Local Plan Review 2006.
- 5 The layout of the site does not allow for a 9.44 metre long service vehicle to enter and leave the site in a forward gear, unacceptably harmful to highway safety contrary to policy UB.3 of the Hampshire County Structure Plan and policies DP.3 and T.2 of the Winchester District Local Plan Review 2006.
- 6 The proposal fails to make appropriate provision for private usable amenity space for each of the units, detrimental to the living conditions of the occupants contrary to policy UB.3 of the Hampshire County Structure Plan and policies DP.3 and DP.5 of the Winchester District Local Plan Review.
- 7 In the absence of a Noise Impact Appraisal the Local Planning Authority are unable to assess the effect the noise generated by the railway would have on the living conditions of the occupants contrary to policy DP.1 of the Winchester District Local Plan Review 2006.

8 The proposal is contrary 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) and the Winchester District Local Plan Review, in that it would undermine this Plan's Policy RT.4 for recreational open space provision within the District.

Informatives

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

Hampshire County Structure Plan Review: UB.3, E.8, E.14

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, HE.1, T.2, RT.4

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/03249/FUL

Ref No: W09596/09

Date Valid: 10 November 2006

Grid Ref: 447608 128786

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs V Oddie

Proposal: Additional windows to southwest elevation

Location: 37 Christchurch Road Winchester Hampshire SO23 9SY

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3, HE4, HE5
3. The conditions on the original planning application W09596/05 still apply.

Winchester Town Ward St Michael

Conservation Area:

Case No: 06/03266/FUL
Ref No: W20393
Date Valid: 2 November 2006
Grid Ref: 447684 128160
Team: WEST **Case Officer:** Ms Elizabeth Stewart
Applicant: Mr And Mrs A Hodgkinson
Proposal: Rear two storey extension
Location: 3 St Faiths Road Winchester Hampshire SO23 9QB

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

3 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 eastern (side) elevation of the development hereby permitted.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP.3; HE.4; HE.5; HE.6

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 06/03268/FUL

Ref No: W08583/14

Date Valid: 2 November 2006

Grid Ref: 446459 128946

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs N Wallage

Proposal: First floor extension over garage, to provide ensuite bathroom, with glazed walkway at ground floor level between house and garage. Alterations to the entrance to form new glazed lobby, construction of conservatory adjacent to kitchen.

Location: Dawnhill Sleepers Hill Winchester Hampshire SO22 4NG

Decision: Application Refused

Conditions/Reasons

1 It has not been demonstrated, on the basis of the information submitted, that the proposals would not have an adverse impact, or threaten the long term retention of trees within the site, or in close proximity to the site, or have an impact on the landscape character of the surrounding area and would therefore be contrary to Policy DP1, DP4, of the Winchester District Local Plan Review Adopted 2006, and policies UB3 And E8 of the Hampshire County Structure Plan.

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

1) the proposed conservatory is in a highly prominent location, will have a detrimental impact upon the street-scene, appear to be cramped in relation to the site's boundaries, and appear to be incongruous to the design, general appearance and form of the existing building.

The proposed conservatory will appear to be highly prominent within the street-scene when internally illuminated during the evenings.

Informatives

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

Hampshire County Structure Plan Review: UB3, E8

Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4

2. The applicant should note that the Tree Officer considers that the erection of the proposed glazed link is likely to have a detrimental impact upon the trees in close proximity to the structure.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 06/03302/FUL

Ref No: W19941/02

Date Valid: 6 November 2006

Grid Ref: 447040 130849

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs A Blundell

Proposal: Demolition of existing garage; erection of a side extension with rooms in the roof; new front boundary wall

Location: 12 Vernham Road Winchester Hampshire SO22 6BS

Decision: Application Permitted
Conditions/Reasons

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

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

2 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.

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Winchester Town Ward St Michael

Conservation Area:

Case No: 06/03304/TPC
Ref No: W05897/06TPOCA
Date Valid: 6 November 2006
Grid Ref: 447928 129190
Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr Michael Etherington
Proposal: Cut back one branch of 1 no yew overhanging St Swithuns Street
Location: 27 St Swithun Street Winchester Hampshire SO23 9HU

Decision: That no objection be raised

Winchester Town Ward St Michael

Conservation Area:

Case No: 06/03306/TPC
Ref No: W05982/04TPOCA
Date Valid: 6 November 2006
Grid Ref: 447578 129407
Team: EAST **Case Officer:** Mr Michael Edwards
Applicant: Mr And Mrs I Thomson
Proposal: Fell 1 no conifer
Location: Worcester Cottage Mews Lane Winchester Hampshire SO22 4PS

Decision: That no objection be raised

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 06/03322/FUL
Ref No: W20398
Date Valid: 8 November 2006
Grid Ref: 446101 130335
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr And Mrs Martin
Proposal: Rear lean to conservatory
Location: 26 Hillside Road Winchester Hampshire SO22 5NW

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP.3

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/03281/TPC

Ref No: W20390/TPOCA

Date Valid: 3 November 2006

Grid Ref: 446452 139728

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Old Dairy Cottages Ltd

Proposal: Fell 1 no hornbeam

Location: The Beeches Oxford Road Sutton Scotney Hampshire

Decision: **That no objection be raised**

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 06/03283/TPC

Ref No: W02790/13TPOCA

Date Valid: 3 November 2006

Grid Ref: 446441 139557

Team: EAST

Case Officer: Mr Michael Edwards

Applicant: Mrs Katherine Wolfe Barry

Proposal: Fell 1 no weeping willow; crown lift 1 no prunus by 30% and clean; remove the branches closest to the bustop and overhanging the garden path of 1 no hawthorn; fell 2 no spruce, thin 1 no elder by 30% and clear chafing branches

Location: Canberra Oxford Road Sutton Scotney Winchester Hampshire
SO21 3JG

Decision: That no objection be raised