



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

UP TO 3 September 2007

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

Beauworth **Ward** **Cheriton And Bishops Sutton**

Conservation Area:

Case No: 07/01735/FUL
Ref No: W02955/03
Date Valid: 10 July 2007
Grid Ref: 456921 124796
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: M A Cherrington Ltd
Proposal: Replacement dwelling; refurbishment and extension of out
buildings (RESUBMISSION)
Location: Windmill Farm Holding Lane Beauworth Alresford Hampshire SO24
0PB

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 07/01691/FUL
Ref No: W20755
Date Valid: 17 July 2007
Grid Ref: 455018 117625
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs J M Palmer
Proposal: Single storey side extension
Location: 8 Morley Drive Bishops Waltham Southampton Hampshire SO32
1RY

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

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

Informatives

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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01519/FUL

Ref No: W11602/01

Date Valid: 20 July 2007

Grid Ref: 447713 121778

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Ray Bawden

Proposal: Conservatory to rear

Location: 8 Tees Green Colden Common Winchester Hampshire SO21 1UL

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.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01636/FUL

Ref No: W16274/01

Date Valid: 10 July 2007

Grid Ref: 461309 119829

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs W J Harris

Proposal: Two storey side extension and double garage

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

Decision: Application Refused

Conditions/Reasons

1 The proposals are contrary to policies UB3, C1, C2 of the Hampshire County Structure Plan, and Policy DP.3, CE.23 of the Winchester District Local Plan in that:

i) represent an undesirable additional dwelling for which there is no overriding justification in an area of countryside

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

Informatives

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

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

Winchester District Local Plan Proposals: DP.3, CE.6, CE.23, HE.5

Crawley

Ward

Sparsholt

Conservation Area:

Case No: 07/01536/FUL

Ref No: W00124/111

Date Valid: 10 July 2007

Grid Ref: 442386 131890

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr N E Stephens

Proposal: Renewal of use of land for clay pigeon shooting (Renewal of permission W00124/100)

Location: Sparsholt College Westley Court Road Sparsholt Hampshire

Decision: Application Permitted

Conditions/Reasons

1 This permission shall ensure for the benefit of Sparsholt College only and shall not enure for the benefit of the land. The use shall be discontinued on the date that Sparsholt College ceases to occupy the premises.

Reason: To ensure satisfactory development in this sensitive countryside site.

2 Shooting shall not take place at the site on more than 75 days each year and on no more than 6 Saturdays in any year. No shooting shall take place on Sundays or recognised Public Holidays.

Reason: To minimise noise disturbance and to protect the amenity of neighbouring residential properties.

3 Shooting shall only take place between the hours of 1000 and 1700 Monday to Fridays and on the 6 permitted Saturdays.

Reason: To minimise noise disturbance and to protect the amenity of neighbouring 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: ED3, C1, C2
Winchester District Local Plan Review: CE5, DP3, DP11, RT13,

Crawley Ward Sparsholt

Conservation Area: Crawley Conservation Area
Case No: 07/02173/FUL
Ref No: W
Date Valid:
Grid Ref: 442886 134733
Team: WEST **Case Officer:**
Applicant: Mr And Mrs D Barnard
Proposal: Erection of single storey extension and covered walkway

Location: 3 Manor Cottages Peach Hill Lane Crawley Winchester Hampshire
SO21 2PR

Decision: Not Required

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01491/FUL

Ref No: W13617/05

Date Valid: 5 July 2007

Grid Ref: 453928 114283

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr G Churcher

Proposal: Demolition of existing side lobby; replacement side entrance lobby and garden room; conversion of stables into home office; new boundary wall; swimming pool; folly of classical temple and summerhouse/plant room (RETROSPECTIVE)

Location: Lockhams Hill Lockhams Road Curdrige Southampton Hampshire SO32 2BD

Decision: Application Permitted

Conditions/Reasons

1 The home office hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the home office be used for business or commercial activities independent from the dwelling house.

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 an intensification of use, of an inappropriate form of development impacting on the residential amenities of the neighbouring 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, C1, C2

Winchester District Local Plan Proposals: DP3, CE23

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01595/FUL

Ref No: W18780/04

Date Valid: 9 July 2007

Grid Ref: 454369 114771

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs Paul Galloway

Proposal: Demolition of existing dwelling/outbuilding and erection of 1 no. four bedroom detached dwelling (RESUBMISSION)

Location: Oakwood Curdrige Lane Curdrige Southampton Hampshire
SO32 2BH

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 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.

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

3 Prior to occupation of the dwelling hereby approved the existing dwelling and garage on the site shall be demolished to the ground and all resultant material removed from the site.

Reason: The site is located in the countryside where additional dwellings are not normally permitted.

4 No development shall take place until a scheme of existing tree and hedgerow retention and protection has been submitted to and approved in writing by the Local Planning Authority. The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

reason: To maintain the rural character of the site.

5 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 within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- Landscape areas.

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
 - schedule of plants for the re-inforcement of the existing hedgerow and new hedgerow planting:
 - manner and treatment of watercourses, ditches and banks:
 - implementation and maintenance programme.

Reason: In the interests of the amenities of the locality and to preserve and promote the rural character of the site.

6 The existing barn annotated within the red line of this application shall not be altered in any manner (including the insertion of windows or other openings) without the written permission of the Local Planning Authority

Reason: To protect the privacy of the residential dwelling on the adjoining plot and to maintain the rural appearance of the building.

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

Reason: To maintain the rural character of the site and its surroundings.

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, E6
Adopted Winchester District Local Plan Review 2006: CE23

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01662/FUL

Ref No: W09854/12

Date Valid: 6 July 2007

Grid Ref: 452037 112935

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr I King

Proposal: Erection of detached garage and ancillary incidental living accommodation

Location: Pinkmead Farm Botley Road Curbridge Southampton Hampshire SO30 2HA

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to the housing and countryside policies of the Hampshire County Structure Plan Review and the Winchester District Local Plan Review in that it would be tantamount to the creation of a new dwelling in an unsustainable rural location for which there is no overriding policy justification in an area designated as countryside outside of the defined settlement boundary which will have a harmful and urbanising effect on the locality and character of the area.

2 The proposal is contrary to the policies of the Hampshire County Structure Plan Review and 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, C2, E6.

Winchester District Local Plan Proposals: DP3, H3, H4, RT4, T1.

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01780/FUL

Ref No: W03638/02

Date Valid: 16 July 2007

Grid Ref: 453371 113637

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Dr Timothy Trebble

Proposal: Partial replacement of fence (RETROSPECTIVE)

Location: Woodlands Chapel Lane Curdrige Southampton Hampshire SO32 2BB

Decision: Application Permitted

Conditions/Reasons

1 The proposed fence is contrary to policies C1, C2 and E6 of the Hampshire County Structure Plan Review and Policy DP3 of the Adopted Winchester District Local Plan Review 2006 in that its design, height, length, solidity and materials would be detrimental to the streetscene and the landscape countryside character of Chapel Lane.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, E6
Adopted Winchester District Local Plan Review 2006: DP3

Denmead Ward Denmead

Conservation Area:

Case No: 07/01666/FUL
Ref No: W19299/01
Date Valid: 3 July 2007
Grid Ref: 465007 111895
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr J Fitzjohn
Proposal: Two storey side extension
Location: 65 Hatchmore Road Denmead Waterlooville Hampshire PO7 6TE

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:

Droxford Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/01402/FUL
Ref No: W06049/09
Date Valid: 9 July 2007
Grid Ref: 460949 118868
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Simon Stubbington
Proposal: (AMENDED DESCRIPTION) Fitting and use of an oil fired heater including the erection of a chimney flue through the roof (RETROSPECTIVE)
Location: Meringtons Garage Ltd Garrison Hill Droxford Southampton Hampshire SO32 3QL

Decision: Application Permitted

Conditions/Reasons

1 Within one month of the grant of this planning permission the flue pipe extending from the roof shall be painted matt black.

reason: To protect the amenities of the countryside.

Droxford Ward Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/01767/TPC
Ref No: W09068/28TPOCA
Date Valid: 18 July 2007
Grid Ref: 460546 118108
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Joanne Phillips
Proposal: 1no. Aesculus - remove 3 dead limbs; 2no. Thuja - remove ivy and lower branches where dead; fell 1no. Fraxus Sylvatica; fell 1no. Fraxinus; remove 1dead limb from 1no. Fraxinus; fell 2no. dead trees - species unknown
Location: Plot 3 Land Adjacent To West House South Hill Droxford Hampshire

Decision: That no objection be raised

Hambleton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/01082/LIS

Ref No: W17888/08LB

Date Valid: 4 May 2007

Grid Ref: 463587 115807

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Dibden

Proposal: Timber framed side extension to squash court; replacement windows; re-roofing and new cladding

Location: East Hoe Manor East Hoe Road Hambleton Waterlooville
Hampshire PO7 4SZ

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 squash court building and its 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.

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: HE14

Hambleton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/01083/FUL

Ref No: W17888/07

Date Valid: 4 May 2007

Grid Ref: 463587 115807

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Dibden

Proposal: Timber framed side extension to squash court; replacement windows; re-roofing and new cladding

Location: East Hoe Manor East Hoe Road Hambleton Waterlooville
Hampshire PO7 4SZ

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 squash court and extension to the squash court 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 Protective measures, including fencing and ground protection in accordance with the Arboricultural Impact Appraisal and Method Statement of July 2006 submitted as part of the application, shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed once protective measures have been installed. Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Method Statement.

Reason - To ensure the protection and long term viability of retained trees and to minimise the impact of construction activity.

4 Prior to any demolition or construction commencing on site, details of the foundation construction of the proposed development shall be submitted and approved by the local planning authority. Such details shall be in accordance with paragraphs 35 - 39 and 56 to 60 of the arboricultural impact appraisal of July 2006.

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

2 The upper part of the walls of the side (north and south elevations) of the new garage shall be of facing brickwork.

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

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

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

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

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

5 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.

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

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

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

6 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 doors or windows other than those expressly authorised by this permission shall, at any time, be constructed in the north, south, east and west elevation(s) of the garage hereby permitted, unless agreed in writing by the Local Planning Authority.

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, E16, C1, C2
Winchester District Local Plan Review Policies: DP3, HE5, HE16, CE23

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 07/01759/FUL

Ref No: W20749

Date Valid: 12 July 2007

Grid Ref: 453746 133014

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs J Urquhart

Proposal: (AMENDED DESCRIPTION) Replacement and enlargement of 2 no. rear windows, one with a balcony; new porch to front

Location: Beech House 24 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.

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

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01696/FUL

Ref No: W20751

Date Valid: 12 July 2007

Grid Ref: 445795 132204

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mrs C Mariner

Proposal: Conservatory to rear

Location: Lime Tree House North Drive Littleton Winchester Hampshire
SO22 6QA

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 any demolition, construction or groundwork commencing on the site, an Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority. This should clearly specify, by reference to drawings where appropriate, the root protection area and specification for appropriate fencing and ground protection. The method statement should also include clear information on construction exclusion zones, storage of materials, chemicals and control of any other substances or operations likely to cause harm to the tree or its root system.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

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

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

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

5 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

6 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 01962 848317.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

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: DP3, DP4
Littleton Village Design Statement
Planning Policy Statement 1
Planning Policy Statement 3

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01605/LIS

Ref No: W03285/05LB

Date Valid: 20 July 2007

Grid Ref: 445864 122956

Team: WEST **Case Officer:** Andrea Swain

Applicant: Mr And Mrs J And P Marchesi

Proposal: External alterations for a replacement conservatory

Location: Cherry Tree Cottage Main Road Otterbourne Winchester
Hampshire SO21 2EQ

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 roof glazing bars of the Conservatory hereby approved are to be aluminium capped, the cresting and finial are to be of aluminium. Plans and sections of a scale of no less than 1:20 showing the frame and windows of the conservatory shall be submitted for approval by the Local Planning Authority prior to development commencing.

Reason: To maintain the architectural interest 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:-

Hampshire County Structure Plan : UB3 and E16
Winchester District Local Plan : DP3 and HE14:

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01757/LIS

Ref No: W03991/04LB

Date Valid: 13 July 2007

Grid Ref: 445921 123023

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Dr And Mrs W Saunders

Proposal: External and internal alterations to include changing of rear window to french doors and addition of window to kitchen extension

Location: Meadow Cottage Main Road Otterbourne Winchester Hampshire
SO21 2EQ

Decision: Application Permitted

Conditions/Reasons

Informatives

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

Hampshire County Structure Plan Review: C1, C2, E6
Adopted Winchester District Local Plan Review 2006: DP3, DP5

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 07/01127/FUL

Ref No: W05233/26

Date Valid: 2 May 2007

Grid Ref: 456858 113318

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr D Brosnan And Ms G Slowen

Proposal: Removal of condition 2 of permission W05233/05

Location: Barley Mow Pricketts Hill Shedfield Southampton Hampshire SO32
2JW

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, no development permitted by Class E of Part 1 Schedule 2 of the Order shall be erected or constructed without the prior written consent of the Local Planning Authority.

Reason: in the interest of the 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:-

Hampshire County Structure Plan Review: C1 and C2
Winchester District Local Plan: CE2 and CE21

3. The area outlined in blue on the plan hereby approved does not purport to show the extent of the garden curtilage of the dwelling house. This is merely the land owned / in the control of the applicant.

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/01573/LIS
Ref No: W06280/19LB
Date Valid: 4 July 2007
Grid Ref: 455348 113833
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs M Phillimore
Proposal: Alteration and refurbishment of existing outbuildings [PART
RETROSPECTIVE]
Location: Shedfield Grange Sandy Lane Shedfield Southampton Hampshire
SO32 2HQ

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 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.

3 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 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 maintain the character of the listed building.

5 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 Local Planning Authority prior to commencement of work.

Reason: To maintain the character of the listed building.

3 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 to 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).

Reason: To maintain the character of the listed building.

4 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.

5 The development hereby permitted shall be constructed using materials 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.

6 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.

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

7 No outside storage shall take place on the site.

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

8 No development shall commence before a survey of the building for bats and owls has been carried out and a corresponding report, including proposed mitigation measures as appropriate, has been submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the approved mitigation measures (if required).

Reason: In the interests of nature conservation.

9 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That

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

2 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 and the safety of the public and personnel on site.

3 During the course of re-roofing the building shall be weather proofed in accordance with details to be agreed in writing with the Local Planning Authority prior to commencement of work.

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

4 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).

Reason: To maintain the character of the listed building.

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

6 The development hereby permitted shall be constructed using materials 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.

7 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.

- i 'Proposals for strengthening the existing frame, including where altered in the past';
- ii 'All repairs in oak of the timber frame';
- iii 'A detailed programme and methodology for carrying out the work';

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

8 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.

The introduction of services to the building and the extent of works require to provide service runs and meters within or outside the building are to be agreed in writing with the Local Planning Authority prior to commencement of the works on site.

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

9 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.

large scale elevations 1:10 of the window and full size sections showing:-

the new sill in relation to the opening in which it is to be set.

the mouldings to be used on the glazing bars.

the relationship of the opening window to the frame which should follow a traditional form.

comparable sections for existing and proposed windows.

Reason: To ensure the materials and details are satisfactory and respect the character of the (listed) building (and of the Conservation Area).

10 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 and means of rainwater disposal

(b) insertions of new freestanding mezzanine floors in each end bay of the building

(c) interface between new porch on north-east elevation and the existing building, and between the new outshots on the south-west elevation and the existing building.

(d) details of new floor finishes and their relationship with existing ground levels;

(e) details of treatment of external surfaces adjoining the building.

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.

Reason: To ensure such details are appropriate to the character of the (listed) building.

11 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. Reference 'Structural Appraisal of Barn Conversion: Shedfield Grange Farm, Sandy Lane, Shedfield' by John Harris Associates/Consultant Engineers Ltd.

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.

Informatives

1. 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, CE17, HE17

2. For the avoidance of doubt and to avoid any misunderstandings. Any modifications to the approved drawings whether Building Control or any other reason or any departure on site from what is shown, that drawing may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/01711/FUL

Ref No: W08965/01

Date Valid: 9 July 2007

Grid Ref: 456329 115426

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr K Gale

Proposal: Loft conversion including 2 no. dormers; conservatory to rear

Location: 2 Forest Gardens Waltham Chase Southampton Hampshire SO32 2LB

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 Review: DP3

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/01870/FUL

Ref No: W04222/03

Date Valid: 30 July 2007

Grid Ref: 456666 113716

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

Applicant: Mr And Mrs A Simmons

Proposal: Amendment to planning permission W04222/02 to include dormer window in south east elevation and window at first floor level in north east elevation.

Location: New Place Cottage Gamblins Lane Shirrell Heath Southampton Hampshire SO32 2JU

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: UB3, C2, C3

Winchester District Local Plan Review: DP3; CE23

Soberton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/01702/FUL

Ref No: W20736

Date Valid: 6 July 2007

Grid Ref: 461023 115683

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs Dean

Proposal: Roof extensions including raising the ridge to provide additional living space; two no. dormer windows to front; 3 no. dormer windows to rear

Location: Stonecroft High Street Soberton Southampton Hampshire SO32 3PN

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; UB3

Winchester District Local Plan Review: CE6; CE23; DP3

Soberton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/01716/FUL

Ref No: W19863/01

Date Valid: 12 July 2007

Grid Ref: 461182 116586

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr And Mrs Peter Woodacre

Proposal: Detached double lock-up garage and new vehicular access

Location: 1 Glencoe Cottages Long Road Soberton Southampton Hampshire
SO32 3PG

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 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.

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

3 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

4 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 5 metres from the highway boundary.

Reason: In the interests of highway safety.

5 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

6 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.

Reason: In the interests of highway safety.

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: DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01833/FUL

Ref No: W18961/01

Date Valid: 23 July 2007

Grid Ref: 446775 135951

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr R Harris

Proposal: Single storey front extension and replace concrete drive with block paving

Location: 5 Wrights Close South Wonston Winchester Hampshire SO21 3HD

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

Twyford Ward Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 07/01744/FUL
Ref No: W03580/09
Date Valid: 11 July 2007
Grid Ref: 448110 124358
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Intown Properties Ltd
Proposal: Amendment to permission 05/00999/FUL to change parking layout
and rear porch roofs
Location: The Bugle Inn Park Lane Twyford Winchester Hampshire SO21
1QT

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to the transport policies (T4) of the Winchester District Local Plan Review so that adequate provision has not been made on the site for the parking of vehicles in a satisfactory manner. The proposed development would be likely to encourage the parking of vehicles including service 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, T2, T4, E16.
Winchester District Local Plan Proposals: H3, DP3, T4, HE4, HE5.

Upham Ward Owslebury And Curdridge

Conservation Area:
Case No: 07/01395/FUL
Ref No: W16955/04
Date Valid: 10 July 2007
Grid Ref: 451787 118739
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mrs Kelly M Smith
Proposal: Open sided storage barn for equestrian usage (RETROSPECTIVE)
Location: The Big Muddy Farm Alma Lane Upham Hampshire SO32 1HE

Decision: Application Permitted

Conditions/Reasons

1 The barn hereby permitted shall only be used for ancillary storage to the adjoining stables and shall not be used for the housing of any animals or any other purposes.

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

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; UB3
Winchester District Local Plan Proposals: CE13; RT11; DP3; DP4

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/00451/FUL

Ref No: W14097/51

Date Valid: 21 February 2007

Grid Ref: 456065 109425

Team: WEST

Case Officer: Mr Simon Finch

Applicant: Berkeley Homes (Southern) Ltd

Proposal: Variation of condition no. 2 of planning permission W14097/33, to extend submission of reserved matters for a further two years

Location: Knowle Village Knowle Avenue Knowle Fareham Hampshire

Decision: **Application Withdrawn**

Wickham Ward Wickham

Conservation Area:

Case No: 07/01600/FUL

Ref No: W16551/03

Date Valid: 9 July 2007

Grid Ref: 456177 111688

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Danny Bower

Proposal: Roof extensions including dormers front and rear, side extension and detached annexe

Location: Fairways Titchfield Lane Wickham Fareham Hampshire PO17 5NZ

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.

3 The annexe hereby approved shall only be used for purposes ancillary to the main dwelling and shall not at any time be subdivided from the main property or used as an independent unit of accommodation.

Reason: To ensure that the site is retained as a single residential property for the protection of the amenities of the locality in this countryside location where new dwellings are not normally permitted.

4 No additional rooflights or dormer windows shall at any time be constructed in the side elevations of the development hereby permitted unless agreed in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of adjacent 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: C1, C2
Adopted Winchester District Local Plan Review 2006: CE23

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/01612/FUL

Ref No: W20739

Date Valid: 5 July 2007

Grid Ref: 455664 111194

Team: WEST

Case Officer: Lorna Hutchings

Applicant: M Hazeldene

Proposal: New dwelling following demolition of existing bungalow

Location: Long Acre Biddenfield Lane Wickham Fareham Hampshire PO17 5NU

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to policy CE23 and DP3 of the Winchester District Local Plan Review and policy E6 of the Hampshire County Structure Plan Review in that it represents development which would significantly change the character of the existing dwelling by reason of its size, scale, form and design which therefore fails to respond positively to the character, appearance and variety of the local environment.

2 The proposal is contrary to the design, environmental and countryside policies of the Winchester District Local Plan Review (DP4) and Hampshire County Structure Plan Review (C2) in that it fails to provide any survey information on the impact of the development on the trees at the site which will likely be affected, such loss or any satisfactory scheme for retention and /or replacement vegetation would be harmful to the visual amenities of the countryside and neighbouring 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, C1, E6.
Winchester District Local Plan Proposals: DP3, DP4, CE23.

Wickham Ward Wickham

Conservation Area:

Case No: 07/01712/FUL

Ref No: W19704/01

Date Valid: 9 July 2007

Grid Ref: 455620 110618

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Kim Mendes

Proposal: Conversion of part of the existing garage into annex including single storey extension (AMENDED DESCRIPTION)

Location: Oaklea Titchfield Lane Wickham Fareham Hampshire PO17 5PQ
(As amended by plans received on 31 August 2007)

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 The area annotated store on the Amended Plan dated 31 August shall be used only for ancillary domestic storage and not part of the habitable accommodation of the dwelling. At no such time should an internal access be created between the two areas.

Reason: To accord with Countryside Policy CE23 and to limit the size of the dwelling.

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
Winchester District Local Plan Proposals: DP3, CE23

Wickham Ward Wickham

Conservation Area:

Case No: 07/01742/FUL
Ref No: W12740/02
Date Valid: 11 July 2007
Grid Ref: 455586 112136
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr And Mrs M Holbrow
Proposal: Single storey rear and side extension (RESUBMISSION)
Location: St Swithins Biddenfield Lane Shedfield Southampton Hampshire
SO32 2HP

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: UB3, C1
Winchester District Local Plan Proposals: DP3, C23

Wickham

Ward

Wickham

Conservation Area:

Case No: 07/01763/FUL

Ref No: W20752

Date Valid: 16 July 2007

Grid Ref: 458414 110419

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr & Mrs S & L Rustell

Proposal: Two storey side extension and porch

Location: Forest Gate Forest Lane Wickham Fareham Hampshire PO17 5DN

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: UB3, C1, C2

Winchester District Local Plan Review Policies: DP3, CE23

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01041/FUL

Ref No: W14659/06

Date Valid: 3 May 2007

Grid Ref: 447666 128483

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr And Mrs Wright

Proposal: (Amended Plan) Demolition of existing extension and new two storey extension to create a 4 bed dwelling; new detached garage block (RESUBMISSION)

Location: 56 St Cross Road Winchester Hampshire SO23 9PS

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

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

4 Prior to the commencement of works large scale drawings of the new brick piers proposed for the new street entrance, shall be submitted to and agreed in writing by the Local Planning Authority. These shall match the existing brick piers and copes. The development hereby approved shall be completed as agreed.

Reason: To ensure such details are appropriate to the character of the (listed) building.

5 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.

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

6 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

7 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 dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

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

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

9 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 01962 848317. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317. No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

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 windows or other openings other than those expressly authorised by this permission shall, at any time, be constructed in the south elevations of the dwelling and south and north elevations of the garages hereby permitted.

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

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 Conservation Area).

12 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 conservation area.

13 Full details of all new windows and doors, including large scale sections (1:20) provided through the elevations taken through the 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 ensure such details are appropriate to the character of the building.

14 The parking area 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 incidental to the use of the dwelling houses as residences.

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

15 Unless otherwise agreed in writing by the local planning authority the new boundary wall fronting Edgar Road shall be completed before the new dwelling or new garages are first brought into use.

Reason: To protect the character and appearance 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: UB.3, E.16

Winchester District Local Plan Review 2006: DP1, DP3, HE5, HE8, HE16, H3, RT4, T2.

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/01042/LBC
Ref No: W14659/05LBCA
Date Valid: 3 May 2007
Grid Ref: 447666 128483
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Wright
Proposal: Demolition of previous extension, existing garage and shed
Location: 56 St Cross Road Winchester Hampshire SO23 9PS

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.

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: DP1, DP3, HE5, HE7, HE8, HE16, H3, RT4, T2.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01352/LBC
Ref No: W17737/03LBCA
Date Valid: 6 July 2007
Grid Ref: 447562 129618
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Andrew Williams
Proposal: Demolition of boundary wall and fence
Location: 3 Clifton Hill Winchester Hampshire SO22 5BL

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 provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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, E16 and E17
Winchester District Local Plan Review Proposals: DP.3, HE.4 and HE.5

3. Repairing and repointing flint walls is a skilled task and should only be carried out by a specialist experienced in such work. Unfortunately, a great deal of repair and repointing of flint walls is poorly executed with mortar smeared crudely over the faces of the flints, using an incorrect cement rich mortar. The points below are intended for guidance and close reference should be made to match existing historic finishes. More detailed Guidance is given in SPAB Technical Pamphlet 16: Care and Repair of Flint Walls (Tel. 0207 377 1644 or www.spab.org.uk).

1. All new flint work should be bedded and pointed using a lime based mortar; a mix of 1:3 (lime: sharp sand/course aggregate) is normally recommended as this is breathable and flexible and unlikely to crack. Non-hydraulic lime putty or alternatively a naturally hydraulic lime can be used, these are easy to work and readily available (The Lime Centre, 01962 713636 and Bursledon Brickworks, 01489 576248, are local suppliers). The aggregate should match as closely as possible the size and colour of the aggregate used in the original mortar.

2. The pointing finish should either be flush or slightly recessed to flint face. A rough 'battered' appearance is relatively common on boundary walls and rural buildings. However, smooth flat joints, weather struck pointing, beak pointing - with a 'V' point, raised strap pointing and other obviously modern joints which draw attention to the joint and not the flints, should not be used. Semi-set pointing should be stippled with a brush, as this will expose the aggregate to give it a weathered textured appearance.
3. A sample panel of a minimum 600mm x 600mm should be provided for the Council's approval (if requested).
4. New pointing should not be carried out when there is a risk of frost.
5. All new pointing should be protected from rain, wind and direct sun with loose covers and kept slightly damp for several days to avoid cracking.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01477/AVC

Ref No: W08320/09A

Date Valid: 20 July 2007

Grid Ref: 448195 129440

Team: WEST

Case Officer: Lisa Booth

Applicant: Neil Van Den Dungen

Proposal: (AMENDED DESCRIPTION) 1 no: non-illuminated fascia sign

Location: H Samuel 27 High Street Winchester Hampshire SO23 9BL
(As amended by plans received on 24 August 2007)

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Policies: DP3, HE5, HE11

Winchester Town Ward St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/01480/LIS
Ref No: W08320/08LB
Date Valid: 20 July 2007
Grid Ref: 448195 129440
Team: WEST **Case Officer:** Lisa Booth
Applicant: Neil Van Den Dungen
Proposal: Installation of new shopfront, new internal partitions and wall bays, new shop fascia sign
Location: H Samuel 27 High Street Winchester Hampshire SO23 9BL
(As amended by plans received on 24 August 2007)

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 Details, and samples, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

(a) Console brackets at each end of shopfront fascia - details at half full size, including interface with the retained cornice.

Reason: In the interests of the preservation and character of the listed building and 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: UB3, E16

Winchester District Local Plan Policies: DP3, HE5, HE9, HE14

03. NB: Drawing WINC-A6.1 rev 1 dated 18.07.07 is considered only to show the form of the console bracket to the shopfront and panel sections of the stall riser: the details of the central shop doors are incorrectly shown on this drawing and should be as shown on WINC-A6.2 rev 2 dated 02.08.07.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01481/FUL

Ref No: W08320/07

Date Valid: 20 July 2007

Grid Ref: 448195 129440

Team: WEST

Case Officer: Lisa Booth

Applicant: Neil Van Den Dungen

Proposal: New shopfront; installation of internal partitions; new shop fascia sign

Location: H Samuel 27 High Street Winchester Hampshire SO23 9BL
(As amended by plans received on 24 August 2007)

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, E16
Winchester District Local Plan Policies: DP3, HE5, HE9, HE14

3. NB: Drawing WINC-A6.1 rev 1 dated 18.07.07 is considered only to show the form of the console bracket to the shopfront and panel sections of the stall riser: the details of the central shop doors are incorrectly shown on this drawing and should be as shown on WINC-A6.2 rev 2 dated 02.08.07.

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/01615/FUL
Ref No: W05426/07
Date Valid: 5 July 2007
Grid Ref: 447869 130059
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Graham W Wilkins
Proposal: Remove existing metal fire escape at rear of property and convert 2 doors to windows and brick up 1 ground floor doorway
Location: Scott-White And Hookins Harman House Andover Road
Winchester Hampshire SO23 7BS

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 size and materials of the windows hereby approved on the rear elevation shall match the existing windows unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure a satisfactory visual relationship between the new and existing windows.

3 The brick to be used in the blocking up of the ground floor door 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 Proposals: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01701/TPC

Ref No: W20786/TPOCA

Date Valid: 8 August 2007

Grid Ref: 447708 128146

Team:

Case Officer: Mr Kevin Cloud

Applicant: Miss Tracy Clift

Proposal: 1 no. Prunus tree - crown reduce by approx 30% and crown thin by 10%

Location: 45 St Faiths Road Winchester Hampshire SO23 9QD

Decision: That no objection be raised

Conditions/Reasons

Informatives

1. The arboricultural officer advises that the amount of pruning is reduced to 20%. This will be better for the general health of the tree and prevent excessive sprouting.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01794/FUL

Ref No: W15444/01

Date Valid: 17 July 2007

Grid Ref: 446938 130934

Team: EAST

Case Officer: Mr James Jenkison

Applicant: Mr N S Judge

Proposal: Single storey rear and side extension and alterations to fenestration

Location: 56 Stoney Lane Winchester Hampshire SO22 6DP

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 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 Prior to development commencing on the site details of the rooflight in the west side elevation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of the adjoining property.

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
Adopted Winchester District Local Plan Review 2006: DP3

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

Conservation Area:

Case No: 07/01922/TPC
Ref No: W12560/06TPOCA
Date Valid: 7 August 2007
Grid Ref: 448956 129092
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Vicroria McLean
Proposal: Fell 1no. Beech tree approx 10mtrs from house in rear garden
Location: Chilcot House 21 Quarry Road Winchester Hampshire SO23 0JF

Decision: **Application Withdrawn**

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

Conservation Area: Sutton Scotney Conservation Area
Case No: 07/01484/FUL
Ref No: W09484/01
Date Valid: 6 July 2007
Grid Ref: 446415 139480
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Cavendish And Gloucester
Proposal: Change of use of former goods shed bldg to 3 live/work units and former Taylor's Coaches offices to class B1 offices; 79 new dwellings comprising 14 no. one bed; 33 no. two bed; 17 no. three bed and 15 no. four bed units, access roads, parking, landscaping, open space and play area: Land at Old Station Yard & former Taylors Coaches site, Oxford Road, Sutton Scotney SO21 3JL
Location: Land Behind The Garage Oxford Road Sutton Scotney Winchester Hampshire

Decision: **Application Withdrawn**

Wonston **Ward**

Conservation Area:
Case No: 07/01785/LBC
Ref No: W09484/02
Date Valid: 17 July 2007
Grid Ref: 446415 139480

Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Cavendish And Gloucester
Proposal: Demolition of workshop and booking office extension
Location: Land Behind The Garage Oxford Road Sutton Scotney Winchester
Hampshire

Decision: Application Withdrawn
