

Y of the



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

UP TO 6 August 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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01084/FUL

Ref No: W00742/06

Date Valid: 14 June 2007

Grid Ref: 455842 117419

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mapledean Developments Ltd

Proposal: (Amendment to existing planning permission W00742/05) Addition of conservatories to plots 17, 18 and 19 at rear.

Location: Mistletoe Cottage Hoe Road Bishops Waltham Southampton
Hampshire SO32 1DU

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 conservatories 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: H3, DP3.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01085/FUL

Ref No: W00742/07

Date Valid: 14 June 2007

Grid Ref: 455842 117419

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mapledean Developments Ltd

Proposal: Amendment to existing planning permission W00742/05 to add conservatory to plot 15 at rear

Location: Mistletoe Cottage Hoe Road Bishops Waltham Southampton
Hampshire SO32 1DU

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3.

Winchester District Local Plan Proposals: H3, DP3.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01229/FUL

Ref No: W16927/01

Date Valid: 15 May 2007

Grid Ref: 454264 118014

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mapledean Developments Ltd

Proposal: Demolition and rebuilding of existing four bed dwelling; erection of 5 no. two bed and 5 no. three bed dwellings.

Location: Audruicq Winchester Road Bishops Waltham Southampton Hampshire SO32 1BZ

Decision: **Application Withdrawn**

Conditions/Reasons

1 The proposed development would be contrary to Policy UB3 of the Hampshire County Structure Plan Review and Policies DP1, DP3 and DP4 of the Adopted Winchester District Local Plan Review 2006 in that:

- (i) the layout, scale and design of the proposed development would present a poor relationship to its surroundings and within the development itself due to the preponderance of flank walls, fences and hard surfaces adjacent to the driveway;
- (ii) inadequate information has been provided in relation to new and existing landscaping details.

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

3 The proposal is contrary to policies T1, T4, T5 of the Hampshire County Structure Plan Review and policy T5 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy and would therefore be detrimental to the amenities of the area and the travel needs generated by the development.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2, T1, T4, T5

Adopted Winchester District Local Plan Review 2006: DP1, DP3, DP4, RT4

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01369/FUL

Ref No: W01868/23

Date Valid: 28 June 2007

Grid Ref: 454657 117458

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Gary Robert Andrews

Proposal: Single storey extension to rear

Location: 28 Elizabeth Way Bishops Waltham Southampton Hampshire
SO32 1SQ

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01462/FUL

Ref No: W20715

Date Valid: 15 June 2007

Grid Ref: 455110 117860

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr A E Eley

Proposal: Conservatory to rear (THIS APPLICATION MAY AFFECT THE
SETTING OF A PUBLIC RIGHT OF WAY)

Location: 5 Waynfilete Close Bishops Waltham Southampton Hampshire
SO32 1HY

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01469/FUL

Ref No: W16073/02

Date Valid: 14 June 2007

Grid Ref: 455921 118413

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs S Taylor

Proposal: Proposed single storey side extensions with pitched roofs to existing dormers and elevational alterations (amendment to permission W16073/01)

Location: Greenlands The Hangers Bishops Waltham Southampton Hampshire SO32 1EF

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 Review: DP3; CE23

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01488/FUL

Ref No: W17390/03

Date Valid: 14 June 2007

Grid Ref: 456775 119009

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs Stevenson

Proposal: Erection of 3no. bay garage

Location: Beeches The Hangers Bishops Waltham Southampton Hampshire
SO32 1FZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 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 prior to work commencing on the site.

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: C1, C2

Winchester District Local Plan Proposals: CE23

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01510/FUL

Ref No: W04272/08

Date Valid: 15 June 2007

Grid Ref: 455792 117713

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Dr And Mr S Young Min

Proposal: Single storey front and rear extension; two storey side extension

Location: 5 Hall Close Bishops Waltham Southampton Hampshire SO32 1LU

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 A protective fence shall be erected around the oak tree to the north east of the site (which is covered by a tree preservation order) and retained during the construction of the development hereby approved. The fence is to be erected in accordance with BS5837/2005 and details of the fence shall be submitted to and approved in writing by the Local Planning Authority before any development commences.

Reason: To protect the tree which forms an important part 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 and proposals:-

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

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01080/FUL

Ref No: W02207/01

Date Valid: 27 April 2007

Grid Ref:

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs D Thursby-Pelham

Proposal: Replacement entrance gates and pillars

Location: Littledean Petersfield Road Bramdean Alresford Hampshire SO24
0JU

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 Review: DP.3, HE.14, CE.23

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01081/LIS

Ref No: W02207/02LB

Date Valid: 27 April 2007

Grid Ref: 461265 128039

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs D Thursby-Pelham

Proposal: External alterations for replacement entrance gates with pillars

Location: Littledean Petersfield Road Bramdean Alresford Hampshire SO24 0JU

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

Reason: To maintain the architectural interest of the building.

3 Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details:-

i) 1:10 Elevations showing the design of the Wrought Iron Gates.

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 and proposals:-

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review: DP.3, HE.14

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01105/FUL

Ref No: W07893/06

Date Valid: 1 May 2007

Grid Ref: 462702 129125

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs McLaughlin

Proposal: First floor rear extension; removal of lobby

Location: Elm Cottage Wood Lane Bramdean Common Alresford Hampshire
SO24 0JL

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 Proposals: DP.3

Cheriton Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01547/FUL
Ref No: W13681/08
Date Valid: 19 June 2007
Grid Ref: 458398 128557
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs Hartwell
Proposal: Demolish porch and replace with conservatory(RESUBMISSION)
Location: Martyrwell School Road Cheriton Alresford Hampshire SO24 0QA

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 bricks to be used in the construction of the external surfaces of the development hereby permitted shall be painted to match those used in the existing building. The conservatory shall be constructed in glass and timber as detailed in the submitted application forms.

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, E16
Winchester District Local Plan Revised 2006: DP3, HE4, HE5, HE7

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

Chilcomb Ward Itchen Valley

Conservation Area:

Case No: 07/01602/FUL

Ref No: W00042/18

Date Valid: 25 June 2007

Grid Ref: 451609 129469

Team: EAST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Carter

Proposal: Single storey front extension

Location: Touchwood Alresford Road Chilcomb Winchester Hampshire SO21
1HH

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

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

Informatives

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

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

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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01451/FUL

Ref No: W11675/01

Date Valid: 15 June 2007

Grid Ref: 447792 122336

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr M Abbott

Proposal: Single storey rear extension

Location: 5 Frampton Close Colden Common Winchester Hampshire SO21
1SF

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 unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Adopted 2006: DP3, DP4

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01461/FUL

Ref No: W20700

Date Valid: 12 June 2007

Grid Ref: 447615 122268

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr D Pear

Proposal: 1 no 3 bedroom dwelling

Location: Land Adjacent To 78 Spring Lane Colden Common Hampshire

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to Policy UB3 of the Hampshire County Structure Plan and Policy DP3 of the Winchester District Local Plan Revised 2006 in that:-

(i) the design of the proposed house, being a large detached property with a hipped roof, does not reflect the form and characteristics of the surrounding properties and due to its elevated position, it is considered it would appear incongruous in the street scene would therefore be detrimental to the character and appearance of the area;

(ii) due of the height, size and siting of the proposed house and the topography of the land, the new dwelling would appear unacceptably overbearing when viewed from the garden of No. 78 Spring Lane;

(iii) due to the site coverage of the proposed house, the topography of the land and the existing vegetation, there would not be an adequate, usable private amenity provided for the new dwelling;

(iv) due to the siting and size of the proposed house, and the changes in levels required for the construction, the development may result in the loss of vegetation and trees on the western edge of the site which have an important amenity value and also provide screening between the properties on Spring Lane and the Caravan Park to the west. Insufficient information, such as a tree impact assessment, has been submitted with this application for the Local Planning Authority to properly assess this issue.

2 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT.4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

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

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01463/FUL

Ref No: W19272/01

Date Valid: 12 June 2007

Grid Ref: 461655 119973

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr John M Dobby

Proposal: Renovations and alterations including two storey extension and replacement detached garage

Location: 1 Frys Cottages Frys Lane Meonstoke Southampton Hampshire SO32 3NL

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 two-storey extension and replacement 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.

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 and CE.23

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01464/FUL

Ref No: W20708

Date Valid: 12 June 2007

Grid Ref: 461662 119972

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Brian Try

Proposal: Replacement single detached garage

Location: 2 Frys Cottages Frys Lane Meonstoke Southampton Hampshire
SO32 3NL

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 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.

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: DP.3

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01490/FUL

Ref No: W20711

Date Valid: 15 June 2007

Grid Ref: 446627 124284

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs Staunton

Proposal: Two storey rear extension.

Location: Hazards Fairfield Road Shawford Winchester Hampshire SO21
2DA

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 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 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the south side elevation(s) of extension hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01527/TPC

Ref No: W10645/04TPOCA

Date Valid: 21 June 2007

Grid Ref: 446356 125857

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Adrian Walmsley

Proposal: Crown reduce some branches to 50% and the rest up to 30% of
1no. Acer tree

Location: Flint House Compton Street Compton Winchester Hampshire SO21
2AT

Decision: **Application Withdrawn**

Conditions/Reasons

Curdrige

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 06/03118/FUL

Ref No: W04475/06

Date Valid: 18 June 2007

Grid Ref: 453959 114549

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr S Mee

Proposal: Erect picket fence around front lawn

Location: The Cricketers Inn 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).

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

Reason: In the interests of highway safety.

5 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

6 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the garages and parking spaces in the interests of local amenity and highway safety.

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 windows or velux windows other than those expressly authorised by this permission shall, at any time, be constructed in the dwellings hereby permitted.

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

8 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- 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:

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 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority within one month of the granting of this permission. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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

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

4 The land associated with the use hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels (including horse jumps and other equestrian equipment and paraphernalia), unless authorised in writing by the Local Planning Authority.

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

5 The hedgerow along the front boundary of the site adjacent to Swanmore Road shall be retained along its entire length and at a minimum height of 2 metres unless any variation is agreed in writing by the local planning authority. Notwithstanding this, should gaps occur new boundary hedging should be planted within these gaps as a double staggered row with plants at 600mm spacing and 600mm between rows, as space allows within 12 months of the gap first developing. Native species shall be planted comprising 35% Hawthorn (*Crataegus monogyna*), 35% Blackthorn (*Prunus spinosa*), 20% Hazel (*Corylus avellana*), 10% Field maple (*Acer campestre*). NB: Young oak trees can be planted as a standards within the hedge. The hedge shall also be protected by a post and rail fence with a minimum height of 1.5 metres set back a minimum distance of 1.5 metres from the hedge (unless otherwise agreed by the local planning authority in writing) before the use hereby permitted is begun on site and thereafter the fence shall be retained and maintained in a sound condition.

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

6 The use of the stables and menage hereby permitted shall be restricted to the keeping of horses on the site for the private recreational use of the applicant only and shall not at any time be used for any other form of equestrian activity.

Reason: The site is located in the East Hampshire AONB where the protection of the unspoilt rural character of the locality would be undermined by high levels of traffic and activity associated from the piecemeal subdivision and development of land for equestrian purposes.

7 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- hard surfacing materials:
- means of enclosure, including any retaining structures:
- implementation programme:

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

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

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

9 Prior to work commencing on the site the track marked "Existing track to be removed" on the approved plans by PBM Architectural Design DRG. No. 26057 -01, Revision D shall be removed and the land re-instated in the same grass mix and density as the surrounding field.

Reason: To protect the countryside character of the AONB and ensure that development on the site is restricted to that which is essential.

10 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 10 metres from the highway boundary.

Reason: In the interests of highway safety.

11 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.

12 Any gates provided shall be set back a minimum distance of 10 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

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 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.

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 C1, DP3

Hursley Ward Compton And Otterbourne

Conservation Area:	Hursley Conservation Area		
Case No:	07/01088/FUL		
Ref No:	W17084/03		
Date Valid:	11 May 2007		
Grid Ref:	442806 125134		
Team:	WEST	Case Officer:	Lisa Booth
Applicant:	Mr Jonathon Greatrix		
Proposal:	Replacement two storey showroom		
Location:	Hursley Antiques 99 Main Road Hursley Hampshire		

Decision: Application Permitted

Conditions/Reasons

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

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

2 The development hereby permitted shall be constructed using brick and mortar and roof tiles 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.

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

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

4 Details of the materials and intended finish of the proposed rooflights to the rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

5 All rainwater goods (gutter and down pipes) shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority. Details of the method of installation of the rainwater goods along the boundary and details of the profile shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

6 Full detailed plans at a scale of 1:20 of all new windows, roof lights and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows, roof lights and doors shall be installed in accordance with the approved details.

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

7 All new windows, roof lights, doors, fascia and barge boards shall be of timber construction and thereafter retained.

Reason: To protect the character and appearance of the 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, T2, E16

Winchester District Local Plan Review Policies: DP3, T4, HE4, HE5, HE14, HE16

3. Please note that due to the position of the building The Party Wall Act 1996 may come in to force.

4. In permitting this proposal the applicant should be aware that it is unlikely that the temporary planning permission W17084/02, which expires on 31 March 2008 will be renewed and condition 01 of that permission, which states "on or before which date the use hereby permitted shall be discontinued and the building restored to residential use in accordance with a scheme of work submitted to and approved by the Local Planning Authority.", should be complied with.

Hursley Ward Compton And Otterbourne

Conservation Area:

Case No: 07/01421/FUL

Ref No: W17962/01

Date Valid: 7 June 2007

Grid Ref: 442785 125197

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr Goddard

Proposal: Roof alterations with velux windows and gable end

Location: 28 Meredun Close Hursley Winchester Hampshire SO21 2JB

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

4 Details of the materials and intended finish of the proposed rooflights to the rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

5 All rainwater goods (gutter and down pipes) shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority. Details of the method of installation of the rainwater goods along the boundary and details of the profile shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To maintain the architectural interest of the building.

6 Full detailed plans at a scale of 1:20 of all new windows, roof lights and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows, roof lights and doors shall be installed in accordance with the approved details.

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

7 All new windows, roof lights, doors, fascia and barge boards shall be of timber construction and thereafter retained.

Reason: To protect the character and appearance of the 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, T2, E16

Winchester District Local Plan Review Policies: DP3, T4, HE4, HE5, HE14, HE16

3. In permitting this proposal the applicant should be aware that it is unlikely that the temporary planning permission W17084/02, which expires on 31 March 2008 will be renewed and condition 01 of that permission, which states "on or before which date the use hereby permitted shall be discontinued and the building restored to residential use in accordance with a scheme of work submitted to and approved by the Local Planning Authority.", should be complied with.

Itchenstoke And Ovington

Ward

Itchen Valley

Conservation Area:

Case No: 07/01446/FUL

Ref No: W20696

Date Valid: 11 June 2007

Grid Ref: 456950 134230

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mrs L Smith

Proposal: (REVISED VALID DATE) Demolition of garden room and erection of single storey extension

Location: 171 Abbotstone Road Abbotstone Hampshire SO24 9TE

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 Proposals: DP.3, CE.23

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01507/FUL

Ref No: W20489/01

Date Valid: 22 June 2007

Grid Ref: 451396 132285

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Ms Isabelle Tillen

Proposal: Amendment to permission W20489 for two storey rear extension

Location: Trellis Cottage Avington Park Lane Easton Winchester Hampshire
SO21 1EF

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policies DP3, HE5, HE.16 of the Winchester District Local Plan Review, for the following reasons:

1) The proposal will have a detrimental impact upon the setting of the adjacent Listed Building.

2) The proposal will neither preserve nor enhance the character or appearance of the conservation area by diminishing the quality of spaces between buildings in the Conservation Area.

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 Adopted 2006: DP3, DP4, CE5, CE23, HE5, HE15

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01740/TPC

Ref No: W20747/TPOCA

Date Valid: 11 July 2007

Grid Ref: 450912 132258

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mrs Judy Bishop

Proposal: Fell 1no. Cypress tree in Church yard to left of path facing Church

Location: St Marys Church Church Lane Easton Hampshire

Decision: That no objection be raised

Conditions/Reasons

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/01470/FUL

Ref No: W10589/03

Date Valid: 8 June 2007

Grid Ref: 449241 133080

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr Stephen J Line

Proposal: Construction of car port, erection of garden shed and wooden fence(amendment to existing planning permission W10589/02)

Location: 4 Holdaway Close Kings Worthy Hampshire SO23 7QH

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 fence hereby permitted shall not be higher than 0.6m within 1m of the footway to the front of the site.

Reason: In the interests of pedestrian and highway safety.

Informatives

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

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

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

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/01448/FUL

Ref No: W20704

Date Valid: 11 June 2007

Grid Ref: 448977 134279

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs S Callan

Proposal: Raising of roof to provide first floor living accommodation with dormer windows and single storey extension

Location: Manesty 20 Lovedon Lane Kings Worthy Hampshire SO23 7NU

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 Review: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/01486/FUL

Ref No: W20725

Date Valid: 21 June 2007

Grid Ref: 448992 134557

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: C Saunders And Ms M Hughes

Proposal: Demolition of existing garden room and outhouse; replacement two storey extension; detached garage

Location: 14 Bull Farm Lovedon Lane Kings Worthy Winchester Hampshire SO21 1AQ

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 addition 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 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.

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 Review: DP3, CE23

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01387/FUL

Ref No: W07309/03

Date Valid: 7 June 2007

Grid Ref: 445515 132538

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr Nigel Hindle

Proposal: 1 no. 5 bed and 1 no. 2 bed semi detached dwellings; detached double garage; within the garden of existing property

Location: 80 Main Road Littleton Winchester Hampshire SO22 6QJ

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 dwellings and 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.

3 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for door, windows, porticos, chimneys, eaves, rainwater gear, garage doors, ramps, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity

4 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.

5 The existing, retained trees shall be protected during the course of construction in accordance with BS5837/2005.

Reason: In order to protect the existing trees and ensure their long term retention.

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

Reason: In the interests of highway safety.

7 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

8 The garage and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the IN: in the interests of local amenity and highway safety.

9 The existing single storey side addition to 80 Main Road shall be demolished and replaced with a blank wall facing the application site, prior to development commencing.

Reason: The proposals would otherwise have had an adverse impact when viewed from this addition. Given that the applicant owns this property and has expressed a willingness to carry out these works, the required works are considered reasonable in this respect.

10 No additional works by virtue of rooflights, dormers or internal fixed staircases shall be carried out to convert the roof space of the 2 bedroom property to additional accommodation.

Reason: The proposed floorspace is in accordance with Policy H7. Creation of additional floorspace would exceed that which would fall within the limits set out in Policy H7 and would be contrary to this policy.

11 Detailed drainage proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwellings are occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

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, T6, H6, H7, R2, E6, E8
Winchester District Local Plan Review: DP1, DP3, DP4, DP6, H3, H7, RT4

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01476/FUL

Ref No: W18912/01

Date Valid: 13 June 2007

Grid Ref: 445502 132442

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr A P Stevens And Miss R Turner

Proposal: Garden studio and shed

Location: Rozelle House Rozelle Close Littleton Winchester Hampshire
SO22 6QP

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 garden studio and shed 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 Proposals: DP.3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01485/FUL

Ref No: W06043/01

Date Valid: 14 June 2007

Grid Ref: 446271 131435

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Dr And Mrs James

Proposal: First floor extension over garage

Location: Beech Rise Rewlands Drive Harestock Winchester Hampshire
SO22 6PA

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 Revised 2006: DP3

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

6. The applicant is advised that the Alternative Front Elevation as shown on Drawing No. Jam/02 is not approved and amended plans and floor plans will have to be submitted for consideration if these changes are required.

Micheldever

Ward

Wonston And Micheldever

Conservation Area: Micheldever (Large Area 1) Conservation Area
Case No: 07/00833/FUL
Ref No: W18199/05
Date Valid: 7 June 2007
Grid Ref: 451615 139039
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr Lawrence Hill
Proposal: Erection of walls.
Location: Fardels Duke Street Micheldever Winchester Hampshire SO21 3DF

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 Prior to the commencement of works the following details and samples submitted to and approved in writing by the Local Planning Authority:

- 1:20 plans, elevations and sections showing typical construction of the walls hereby approved;

- specification of lime mortar for constructing flintwork and brickwork;

- samples of bricks, brick cappings and flint (to be delivered to site for inspection by the Conservation Officer. Bricks and cappings shall be handmade).

The development shall be carried out in accordance with the approved details.

Reason: To ensure that such details are appropriate to the character of this listed building.

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

Reason: In the interests of highway safety.

4 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

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 2006: DP3, HE4, HE5, HE6, HE16, T2

2 The materials and windows to be used in the construction 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 2006: DP3

3. The permission hereby granted refers specifically to drawing number DJW21062007PR and Amended Plan stamped received by Winchester City Council 27th July 2007.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01331/FUL

Ref No: W20676

Date Valid: 7 June 2007

Grid Ref: 458599 131799

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr R Atkins

Proposal: Two storey rear extension

Location: 7 Lindley Gardens Alresford Hampshire SO24 9PU

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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 Revised 2006: DP3

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01436/FUL

Ref No: W16570/01

Date Valid: 8 June 2007

Grid Ref: 458595 132320

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr And Mrs King

Proposal: Single storey front and two storey side extensions and dormer window to front (Amendment to planning permission W16570)

Location: 1 Carpenters Alresford Hampshire SO24 9HE

(As amended by plans received on 5 July 2007)

Constraints:

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 Review: DP.3

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01601/FUL

Ref No: W20723

Date Valid: 25 June 2007

Grid Ref: 458738 131987

Team: EAST

Case Officer: Mr Ian Cousins

Applicant: Mrs Ellis

Proposal: Conservatory to rear

Location: 57 Oak Hill Alresford Hampshire SO24 9JZ

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

Northington Ward Itchen Valley

Conservation Area:

Case No: 07/01339/FUL

Ref No: W20706

Date Valid: 14 June 2007

Grid Ref: 456395 137443

Team: EAST **Case Officer:** Mr Robert Ainslie

Applicant: Mr Shaun Richard Parris

Proposal: Replacement 5 bed dwelling with detached double garage and store

Location: The Spinney Church Lane Northington Alresford Hampshire SO24 9TH

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 and 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.

3 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes and purposes incidental to the enjoyment of the dwellinghouse, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

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

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

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

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

6 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

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

7 Detailed drainage proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwellings are occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

8 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with BS 5837/2005.

Reason: To retain and protect the trees which form an important part 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 and proposals:-

Hampshire County Structure Plan Review: UB3, C1, E6, E8
Winchester District Local Plan Proposals: DP3, DP4, CE5, CE23, HE16

3. The application form states that the existing septic tank will be used for the disposal of foul water. It may be that the septic tank and drainage field are at the end of their useful life. There may also be a problem satisfying building regulations as they have changed over the last 40 years. The applicant is advised that a modern environmentally friendly mini-treatment works would produce a far better quality effluent tank and be less polluting to the water environment. For further assistance the applicant is advised to contact the drainage engineer on 01962 848254 or the Building Control Team on 01962 848322.

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

Conservation Area:

Case No: 07/01512/FUL

Ref No: W09688/04

Date Valid: 25 June 2007

Grid Ref: 454972 136740

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs I Cammack

Proposal: Roof alterations including dormer to create accommodation in loft

Location: Farmhouse Newhouse Farm Main Road Northington Down
Alresford Hampshire SO24 9UB

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

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

(ii) the mouldings to be used on the glazing bars.

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

(iv) comparable sections for existing and proposed dormer windows on the front roof slope.

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

3 The development hereby permitted shall be constructed using roof tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and

approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.

4 Prior to the commencement of 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) a method statement and drawn details indicating how the original purlin to the front roof slope is to be relocated in its original position.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3, HE14
Planning Policy Guidance Note 15

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

Conservation Area:

Case No: 07/01513/LIS
Ref No: W09688/05LB
Date Valid: 25 June 2007
Grid Ref: 454972 136740

Team: EAST **Case Officer:** Mr Andrew Rushmer

Applicant: Mr And Mrs I Cammack

Proposal: Roof alterations including dormer to create accomodation in loft

Location: Farmhouse Newhouse Farm Main Road Northington Down
Alresford Hampshire SO24 9UB

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

- (i) the new sill in relation to the opening in which it is to be set.
- (ii) the mouldings to be used on the glazing bars.
- (iii) the relationship of the opening window to the frame which should follow a traditional form.
- (iv) comparable sections for existing and proposed dormer windows on the front roof slope.

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

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

Reason: To maintain the architectural interest of the building.

4 Prior to the commencement of 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) a method statement and drawn details indicating how the original purlin to the front roof slope is to be relocated in its original position.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: HE14
Planning Policy Guidance Note 15

Otterbourne Ward Compton And Otterbourne

Conservation Area:

Case No: 07/01194/FUL
Ref No: W00419/05
Date Valid: 21 May 2007
Grid Ref: 445821 123806
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Bendall Developments Limited
Proposal: Variation of permission W00419/04
Location: The Barn Poles Copse Poles Lane Otterbourne Winchester
Hampshire SO21 2DZ

Decision: **Application Withdrawn**

Conditions/Reasons

Otterbourne Ward Compton And Otterbourne

Conservation Area:

Case No: 07/01551/TPO
Ref No: WTPO/0053/75
Date Valid: 21 June 2007
Grid Ref: 446234 123486
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Winchester City Council
Proposal: Fell 5 Sycamore trees on land to adjacent 39 Oakwood Avenue
Location: 39 Oakwood Avenue Otterbourne Hampshire SO21 2ED

Decision: **Application Permitted**

Conditions/Reasons

Owslebury Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/01535/FUL
Ref No: W07285/03
Date Valid: 18 June 2007
Grid Ref: 452293 124005
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Jane And Stephen Maxwell
Proposal: Addition of first floor accommodation and front extension to provide
two storey dwelling (RESUBMISSION)
Location: Puffins Longwood Road Owslebury Winchester Hampshire SO21
1LL

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 extensions 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 The first floor window(s) in the western elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained, in that condition.

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

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

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

Informatives

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

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

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

3. The permission hereby granted refers specifically to the amended plan stamped received 03.08.2007 and labelled 1581/001 Rev. B.

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/01557/FUL

Ref No: W02706/03

Date Valid: 25 June 2007

Grid Ref: 451252 123368

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr David Greenslade

Proposal: Timber balcony to rear of property

Location: Pond Cottage Main Road Owslebury Winchester Hampshire SO21
1LU

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. 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 Adopted 2006: DP3, DP4

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 07/00615/TPO

Ref No: WTPO/1155/03

Date Valid: 9 March 2007

Grid Ref: 456352 115580

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mrs J Carter

Proposal: Fell 1 no. 9m Oak tree to rear of garden

Location: 49 The Ridings Waltham Chase Southampton Hampshire SO32
2TR

Decision: **Application Refused**

Conditions/Reasons

1 The tree is a prominent feature, makes a contribution to the street scene and thus adds to the character and amenity of the local area.

Insufficient information has been supplied to fully justify the removal of the tree.

Informatives

1. The council would be prepared to consider a new application which includes positive identification of tree roots by laboratory testing, monitoring results to include clear evidence of seasonal movement and details of the date of construction of the conservatory and proof of conformance to industry guidelines on foundations close to mature trees.

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 07/01284/FUL

Ref No: W00286/07

Date Valid: 7 June 2007

Grid Ref: 457084 113975

Team: WEST

Case Officer: Andrea Swain

Applicant: Shirrell Heath Methodist

Proposal: New entrance hall extension, kitchen, meeting room and toilets, extension to rear hall, external walls to main church and external works including revised parking arrangements

Location: Shirrell Heath Methodist Church High Street Shirrell Heath
Southampton Hampshire SO32 2JN

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 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday

and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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

Reason: to ensure that unsatisfactory cooking odours outside the premises are minimized in the interests of the amenity of occupiers of nearby properties.

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. These details shall include the following, as relevant:

- means of enclosure;
- car parking layout;
- hard surfacing materials;
- planting plans.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, C1 and C2
Winchester District Local Plan: DP3, CE23, T1, and T2

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, the applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

05. The applicant is advised that there maybe asbestos within the fabric of the building. The removal / disturbance of such material may be subject to Licensing Regulations and

Codes Practice. For further information contact The Health and Safety Executive on Tel:
01256-404000.

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 07/01494/FUL

Ref No: W18029/02

Date Valid: 14 June 2007

Grid Ref: 454156 113388

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: Mr And Mrs P Ockenden

Proposal: First floor extension

Location: Broadcroft Botley Road Shedfield Southampton Hampshire SO32
2HL

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, E6.
Winchester District Local Plan Proposals: DP3, CE23.

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 07/01499/FUL

Ref No: W15887/04

Date Valid: 29 June 2007

Grid Ref: 456059 115092

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Alan Hillary

Proposal: Conservatory to rear

Location: Prestidge House 36 Ashley Gardens Waltham Chase Hampshire
SO32 2NQ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01563/FUL

Ref No: W18829/01

Date Valid: 20 June 2007

Grid Ref: 460747 113905

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Hawthorne

Proposal: Demolition of existing garage and store and erection of single storey extension, erection of detached garage

Location: The Old Plough Forester Road Soberton Heath Southampton Hampshire SO32 3QG

Decision: Application Refused

Conditions/Reasons

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

2 The proposed development would be contrary to Policies DP1 and DP4 of the Adopted Winchester District Local Plan Review 2006 in that inadequate information has been provided in relation to the proposed development as it relates to the existing mature tree in the front garden of the site.

Informatives

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

Hampshire County Structure Plan Review: C1, C2

Adopted Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5, CE23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01442/FUL

Ref No: W17076/01

Date Valid: 20 June 2007

Grid Ref: 447338 135712

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Winchester Diocesan Board Of Finance

Proposal: Conservatory to rear

Location: 6 Green Close South Wonston Winchester Hampshire SO21 3EE

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

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

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

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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01473/FUL

Ref No: W20702

Date Valid: 13 June 2007

Grid Ref: 446296 135987

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr And Mrs Annette

Proposal: Conservatory to rear

Location: 21 Stavedown Road South Wonston Winchester Hampshire SO21
3HA

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, and policy DP.3 of the Winchester District Local Plan Review in that:

i)the proposals are of significant size and in close proximity to the neighbouring site. Cumulatively the loss of privacy and bulk would have a significant detrimental impact on the amenity value of the neighbouring site.

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 Proposals: DP.3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01623/FUL

Ref No: W20335/01

Date Valid: 27 June 2007

Grid Ref: 446680 135995

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Reynolds

Proposal: Replacement of flat roofs with pitched roofs at rear; single storey rear in-fill extension with porch and extension to existing garage

Location: Chilton 35 Wrights Close South Wonston 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 and replacement roofs hereby permitted shall match those used in the existing building.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006: DP3

3. The permission hereby granted refers specifically to plans stamped received 27th of June 2007 and labelled A7/263/02 and A7/263/01.

Sparsholt **Ward** **Sparsholt**

Conservation Area:

Case No: 07/01515/FUL

Ref No: W12999/07

Date Valid: 21 June 2007

Grid Ref: 443646 131251

Team: WEST

Case Officer: Mrs Jill Lee

Applicant: Caroline Horrill

Proposal: Extension to lounge with bedroom 3 ensuite over lounge-amendment to 06/02227/ful to include 2 dormer windows in end elevation

Location: Meadow Bank Woodman Lane Sparsholt Winchester Hampshire SO21 2NR

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 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.

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 07/01528/TPO
Ref No: WTPO/1363/03
Date Valid: 18 June 2007
Grid Ref: 443569 131327
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Lan
Proposal: 1no. Yew tree reduce one limb over footpath; 1no. Yew tree beside the house crown lift to 2m.;1no. Ash tree remove left hand limb over footpath; 1no. Yew tree near house crown clean and thin by 10%
Location: Little Mead Home Lane Sparsholt Winchester Hampshire SO21 2NN

Decision: Application Permitted

Conditions/Reasons

Swanmore Ward Swanmore And Newtown

Conservation Area:

Case No: 07/01392/FUL
Ref No: W20686
Date Valid: 25 June 2007
Grid Ref: 457417 115882
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs Turner
Proposal: Single storey rear extension
Location: 78 Spring Vale Swanmore Southampton Hampshire SO32 2PH

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

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

Informatives

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

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

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

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01450/FUL

Ref No: W20733

Date Valid: 22 June 2007

Grid Ref: 457886 115921

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr & Mrs C Matthews

Proposal: Single storey link extension to existing garage; replacement of dormer on garage with doors and balcony

Location: Chesilcote Chapel Road Swanmore Southampton Hampshire SO32 2QA

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.

3 Prior to the commencement of the development hereby approved details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be brought into use before the agreed boundary treatments have been provided and thereafter they shall be retained and maintained in a wholly sound and effective condition.

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

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

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

5 Prior to the commencement of the development hereby approved details of three permanent and secure cycle parking space to serve dwellings 2 and 3 shall be provided to and approved in writing by the Local Planning Authority. No dwelling shall be brought into use before the agreed cycle parking has been provided and thereafter it shall be permanently retained.

Reason: to promote the use of alternative forms of transport.

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 modifications) no development permitted by Classes A-E of Parts 1 of Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

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 modifications) no development permitted by Classes A-E of Parts 1 of Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

8 The proposed access and drive, including 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

9 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.

10 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

11 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.

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, T2, T4, T5, T6, H5, H7, R2, C1, C2, E7
Winchester District Local Plan Review Policies: DP1, DP3, H1, H3, H7, T1, T2, T4, RT4

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01580/FUL

Ref No: W09079/01

Date Valid: 26 June 2007

Grid Ref: 457196 116331

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Spinnaker Property Developments Limited

Proposal: Rear extension with additional rooms in roof and 2 no. bay windows and 3 no. dormers to front; demolition of garage and erection of detached single garage at rear (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Karatina Broad Lane Swanmore Southampton Hampshire SO32 2PD

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

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

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01617/TPO
Ref No: WTPO/1312/05
Date Valid: 27 June 2007
Grid Ref: 457998 115456

Team: WEST **Case Officer:** Mr Kevin Cloud

Applicant: Mr Lambert

Proposal: Remove lowest branch overhanging roof of 1 no. Oak tree and prune to give 1m clearance from property; crown lift to 3m over garden

Location: 33 Orchardlea Swanmore Southampton Hampshire SO32 2QZ

Decision: Application Permitted

Conditions/Reasons

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/01556/FUL

Ref No: W02360/02

Date Valid: 20 June 2007

Grid Ref: 452394 119218

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr John Edwards

Proposal: Single storey side extension

Location: The Thatched Cottage Sciviers Lane Lower Upham Southampton
Hampshire SO32 1HB

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 Review: DP3; CE23

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01537/FUL

Ref No: W07706/01

Date Valid: 18 June 2007

Grid Ref: 464056 123769

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Dr And Mrs P Fowler

Proposal: (AMENDED DESCRIPTION) First floor front extension; ground floor extension (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Bolt House Station Road West Meon Petersfield Hampshire GU32 1JJ

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy DP3 of the Winchester District Local Plan Review 2006 and policy UB3 of the Hampshire County Structure Plan 1996-2011 (Review) for the following reasons:-

- 1) The proposed extension will give rise to unacceptable levels of overlooking , perceived overlooking and loss of privacy upon the neighbouring dwelling to the north west.
- 2) The proposed extension will appear to be overbearing and intrusive when viewed from the neighbouring property to the north-west, and public right of way to the west.
- 3) The proposed first floor extension is excessively large and bulky, and relates poorly to the existing dwelling in terms of subservience.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review 2006: DP3, DP4

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/00877/FUL
Ref No: W03534/05
Date Valid: 5 April 2007
Grid Ref: 447544 127910
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr P A Teague
Proposal: Variation of condition no. 2 of planning permission W03534/01 - to extend opening times to; Monday-Saturday 11:30-22:30 and Sunday/public holidays 17:00-22:30
Location: St Cross Fish And Chips 81 St Cross Road Winchester Hampshire SO23 9RE

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 premises shall only be open to the public between 11.30 a.m. and 10.30 p.m. on Mondays to Saturdays and 5 p.m. to 10.30 p.m. on Sundays and recognised public holidays.

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

3 Details for the provision of refuse facilities for the disposal of rubbish shall be submitted to and approved in writing by the Local Planning Authority prior to the extension of opening hours hereby permitted being implemented.

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

4 Details of equipment which has been installed for the discharge of odours and fumes from cooking processes (including grease filters and odour neutralising plant and an operation and maintenance programme) shall be submitted to and approved in writing by the Local Planning Authority prior to the premises operating for the extended hours hereby approved. The equipment shall be operated in full working order and maintained in accordance with the operation and maintenance programme to ensure its continued operation whilst the premises remains open for business. If, at any time, the extraction equipment ceases to function at the approved level all cooking processes on the premises shall cease.

Reason: To protect the amenities of the occupiers of adjoining properties from undue smell, fumes, noise and heat exhaust.

5 Details of the position and colour of any external fixings and equipment associated with the extraction equipment approved in accordance with Condition 4 of this permission shall be submitted to and approved by the Local Planning Authority in writing before the proposed change of use commences. The approved details shall be fully implemented before the change of use commences.

Reason: 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, S2
Adopted Winchester District Local Plan 2006: DP3, SF1

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01023/FUL

Ref No: W08818/01

Date Valid: 10 May 2007

Grid Ref: 447019 131176

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Tamang

Proposal: Replacement single storey side extension

Location: 40 Pemerton Road Winchester Hampshire SO22 6EU

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 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, east, extension other than those expressly authorised by this permission shall, at any time, be constructed in the **** elevation(s) of **** hereby permitted.

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

Informatives

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

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01168/FUL

Ref No: W02512/14

Date Valid: 8 May 2007

Grid Ref: 448019 129381

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr Charles Sanderson

Proposal: Demolition of single storey office link building, to be replaced with three storey office building (Amendment to existing planning permission W02512/12)

Location: 8 St Thomas Street Winchester Hampshire SO23 9HE

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of the proposed privacy screen, have been submitted to and approved in writing by

the Local Planning Authority. Development shall be carried out in accordance with the approved details and the privacy screen shall be retained.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and in the interests of the amenities of 28 Little Minster Street.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class(es) B1a of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To protect the amenity of the locality and 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: E14, E16, UB3, S1, EC1, T4
Winchester District Local Plan Review: HE4, HE5, HE7, DP3, T4

Winchester Town

Ward

St Michael

Conservation Area:	Winchester Conservation Area	
Case No:	07/01296/FUL	
Ref No:	W07232/08	
Date Valid:	7 June 2007	
Grid Ref:	447454 129449	
Team:	WEST	Case Officer: Lorna Hutchings
Applicant:	Rivar Ltd	
Proposal:	Conversion of existing dwelling to form 2 no. dwellings with associated parking	
Location:	Water Works Cottage Romsey Road Winchester Hampshire SO22 5BE	

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 extensions 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 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- hard surfacing materials:

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

4 All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority.

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

5 Details of a scheme for protecting the proposed dwellings from noise from the electricity sub station and pumping station shall be submitted to and approved in writing by the Local Planning Authority before the development commences. Any works which form a part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure tha acceptable noise levels with dwellings and the curtilages of the dwellings are not exceeded.

6 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.

7 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, T2, E16.

Winchester District Local Plan Proposals: DP3, HE4, HE5, H3, H7, RT4, T1, W1.

3. UPVC windows are not an appropriate material for installation within a historic building within a Conservation Area. The reinstatement of timber windows would improve the appearance of this building and thereby enhance the Conservation Area.

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/01413/FUL

Ref No: W18416/02

Date Valid: 11 June 2007

Grid Ref: 449510 129379

Team: EAST

Case Officer: Mr Ian Cousins

Applicant: Mr B George

Proposal: Detached garage/workshop

Location: 64 Quarry Road Winchester Hampshire SO23 0JS

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is considered to be contrary to policy UB3 of the Hampshire County Structure Plan (review) and policies DP3 (ii) and DP4 (iii) of the Winchester District Local Plan (review) in that no information has been submitted with the application to assess what impact the development may have on the existing trees, which are covered by a Tree Preservation Order, or how they are to be protected during the construction period.

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; DP4

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/01467/FUL

Ref No: W17808/02

Date Valid: 15 June 2007

Grid Ref: 448849 129517

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr Ian Mitchell

Proposal: Increase size of rear dormer

Location: 1 Alresford Road Winchester Hampshire SO23 0HG

Decision: **Application Refused**

Conditions/Reasons

1 The proposals are contrary to policy UB3 of the Hampshire County Structure Plan and Policy DP.3, HE.4 of the Winchester District Local Plan, in that:

i) the proposed development, by virtue of its bulk and design, would result in a visually intrusive feature, out of keeping with the existing property and of detriment to the appearance of the site and setting of the 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
Winchester District Local Plan Proposals: DP.3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01532/FUL
Ref No: W10746/05
Date Valid: 21 June 2007
Grid Ref: 447644 128383
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs Galloway
Proposal: Three storey side extension
Location: 1 Lansdowne Avenue Winchester Hampshire SO23 9TJ

Decision: Application Refused

Conditions/Reasons

1 The proposal is considered to be contrary to policies UB3 and E16 of the Hampshire County Structure Plan (review) and policies DP3 and HE5 of the Winchester District Local Plan (review) in that the extension, by virtue of its height and roof form, will be an over dominant feature in a prominent location and therefore be detrimental to the character of the conservation area.

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; HE5

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/01620/FUL
Ref No: W18373/02
Date Valid: 27 June 2007
Grid Ref: 445610 128990
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Mr And Mrs Robertson
Proposal: Single storey side extension
Location: 5 Sarum View Winchester Hampshire SO22 5QF

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 single storey side 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: DP.3,

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01714/APN

Ref No: W288/WAG/APN

Date Valid: 9 July 2007

Grid Ref: 449306 141420

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Rex Paterson Farms Ltd

Proposal: Steel Frame, fibre cement roof extension to cattle housing

Location: Hunton Down Dairy Hunton Down Lane Hunton Hampshire

Decision: **That no objection be raised**

Conditions/Reasons

Informatives

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

Hampshire County Structure Plan Review: UB3, E7
Winchester District Local Plan Proposals: DP.3, CE.6