



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

UP TO 12 November 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: 05/01746/FUL

Ref No: W08346/01

Date Valid: 22 July 2005

Grid Ref: 455146 117958

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr N Skinner

Proposal: Join garage to house with new pitched roof; porch to front of property; single storey extension to side/rear

Location: 13 Beaufort Drive Bishops Waltham Southampton Hampshire SO32 1HZ

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 south west elevation(s) of rear 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:-

Winchester District Local Plan Review Proposals: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02278/FUL

Ref No: W15911/04

Date Valid: 14 September 2007

Grid Ref: 457667 118409

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr P Nuttall

Proposal: Extensions to outbuilding including 2 no.dormers, rooflights and external staircase to provide studio in roofspace

Location: The Bungalow Dundryge Farm Dundryge Lane Bishops Waltham Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the extended outbuilding 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:-

Adopted Winchester District Local Plan Review 2006: CE23, DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02374/FUL

Ref No: W20911

Date Valid: 24 September 2007

Grid Ref: 456266 117714

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs Haines

Proposal: Two storey rear extension; loft conversion with dormer window;
carport extension to front

Location: 12 Byron Close Bishops Waltham Southampton Hampshire SO32
1RS

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:-

Winchester District Local Plan Review Policies: DP3

Cheriton Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/02145/FUL
Ref No: W20839
Date Valid: 17 September 2007
Grid Ref: 458088 128403
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr David Wright
Proposal: 2 number garden sheds
Location: 7 The Goodens Cheriton Hampshire SO24 0QH

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 timber of the sheds hereby granted permission shall be dark stained or painted dark brown.

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

Informatives

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

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

Winchester District Local Plan Proposals: DP3, CE6

Decision: Application Refused

Conditions/Reasons

- 1 The proposal would adversely affect the character and appearance of the conservation area, contrary to Policy HE.5 of the Adopted Local Plan and PPG15.
- 2 The proposal would harm the special architectural and historic interest of a listed building, contrary to Policy HE.14 of the Adopted Local Plan and PPG15.

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Revised 2006: DP1, DP3, HE4, HE5, HE8, HE14

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02380/FUL

Ref No: W07258/03

Date Valid: 25 September 2007

Grid Ref: 447205 120882

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr P Cadde

Proposal: Conservatory to the rear

Location: The Oaks Lordswood Highbridge Eastleigh Hampshire SO50 6HR

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/02433/FUL

Ref No: W11577/01

Date Valid: 1 October 2007

Grid Ref: 446829 124136

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Timothy Hunt

Proposal: New pitched roof over dwelling including 4 no rooflights
(RESUBMISSION)

Location: Blakeney House Cross Way Shawford Hampshire SO21 2BZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the roof 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 roof lights other than those expressly authorised by this permission shall, at any time, be constructed in the roof of the north and south elevation(s) of development hereby permitted.

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

Informatives

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

Winchester District Local Plan Review Proposals: DP3

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/02334/TPO
Ref No: WTPO/0059/71
Date Valid: 18 September 2007
Grid Ref: 442009 135007
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Lynda Hands
Proposal: Fell 4no. Beech trees; fell 1no. unknown tree - all on left and right
hand side of driveway and centre of drive
Location: Crawley Court Cottage Peach Hill Lane Crawley Winchester
Hampshire SO21 2QB

Decision: **Application Refused**

Conditions/Reasons

1 The beech and sycamore trees appear to be in a healthy condition and their loss, which has not been sufficiently justified, would be detrimental to visual amenity of the area.

A 15% crown reduction may be feasible on the tree interfering with BT lines.

Denmead Ward Denmead

Conservation Area:

Case No: 07/02118/FUL
Ref No: W07050/07
Date Valid: 17 September 2007
Grid Ref: 464876 112765
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr F Donegan
Proposal: Two storey side and rear and front extension
Location: Hill Crest House Hambledon Road Denmead Waterlooville
Hampshire PO7 6ES

Decision: Application Withdrawn

Denmead Ward Denmead

Conservation Area:

Case No: 07/02409/FUL
Ref No: W14720/03
Date Valid: 27 September 2007
Grid Ref: 466230 111478
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Southcott Homes Ltd
Proposal: Erection of four bed detached dwelling with single detached garage
Location: 8 Mead End Road Denmead Waterlooville Hampshire PO7 6QB

Decision: Application Refused

Conditions/Reasons

- 1 The proposed development at a density that is below 30 dwellings per hectare would not represent an efficient and effective use of the land and is therefore contrary to Policy DP.3 of the adopted Winchester District Local Plan Review.
- 2 The proposal is contrary to the policies of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District and is therefore contrary to Policy RT.4 of the adopted Winchester District Local Plan Review.

Informatives

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

Hampshire County Structure Plan Review: No saved policies of relevance

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 07/02322/OUT
Ref No: W09748/01
Date Valid: 24 September 2007
Grid Ref: 450996 116742
Team: WEST **Case Officer:** Lisa Booth
Applicant: Ms C Brewer
Proposal: 1 no. 2 storey detached house (OUTLINE)_
Location: 2 Durley Brook Cottages Durley Brook Road Durley Southampton
Hampshire SO32 2AR

(As amended by plans received on 4 October 2007)

Decision: Application Refused

Conditions/Reasons

1 The proposal would result in an unsustainable form of development because the site is located outside defined settlement boundaries as defined in the Winchester District Local Plan Review, and lies in a countryside location remote from local services and good public transport links and where there is a presumption against new private dwellings in the countryside.

It does not form a limited gap between permanent established buildings within an otherwise continuously built-up frontage and due to limited information regarding the impact of the proposal on existing trees and vegetation is likely to result in the loss of natural features and could impact on the setting of a Public Right of Way and would be detrimental to the visual amenities of the countryside. The proposal is therefore considered to be contrary to policy H4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' adopted in July 2006.

The development as proposed would not accord with the provisions of policy DP.4 of the Winchester District Local Plan Review in that there is no Arboricultural Impact Assessment and Method Statement relating to existing trees at the site. Without this information the Local Planning Authority is not satisfied that these valuable trees can be retained as part of the development and their loss would be harmful to the visual amenity of the area.

2 The proposal is contrary to policy T2 of the Hampshire County Structure Plan Review and policies T2, T3 and T4 of the Winchester District Local Plan Review in that:-

i) the plans submitted do not show how a sufficient area for car parking and on-site turning would be provided.

3 Notwithstanding reason for refusal 01, the development as proposed would not accord with the provisions of policy DP1, DP3, H4 and H7 of the Winchester District Local Plan Review and Criterion 7 of SPD 'Implementation of Infilling Policy' in that the proposal at a density of 20 dwellings per hectare is below the minimum guideline of 30 dwellings per hectare and therefore the proposal fails to make the most efficient and effective use of land.

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

Winchester District Local Plan Review 2006: DP3
South Downs Planning Guidelines 2007: RD5

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 07/02321/FUL

Ref No: W09794/03

Date Valid: 18 September 2007

Grid Ref: 451073 131929

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs S Struthers

Proposal: First floor rear extension (RESUBMISSION)

Location: Boundary Cottage Chapel Lane Easton Winchester Hampshire
SO21 1EN

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to Policies DP3 and CE23 of the Winchester District Local Plan Revised 2006 in that, in terms of design and scale it would significantly change the character of the existing dwelling and would not respond positively to the character, appearance and variety of the local environment.

2 The proposal is contrary to Policy DP3 of the Winchester District Local Plan Revised 2006 in that, due to its height and proximity to the boundary, the extension would appear overbearing when viewed from the neighbouring property to the north and would result in a loss of light to this neighbouring garden and would therefore have an unacceptable adverse impact on residential amenity.

Informatives

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

Winchester District Local Plan Revised 2006: DP3, CE23

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02327/FUL

Ref No: W20638/01

Date Valid: 19 September 2007

Grid Ref: 451035 131825

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr T Compton

Proposal: Vehicular access and parking (RESUBMISSION)

Location: 1 Chapel Field Chapel Lane Easton Winchester Hampshire SO21
1EP

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 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 4.5m 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Informatives

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

Winchester District Local Plan Proposals: DP3, T2.

2. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/02275/AVC

Ref No: W13654/07

Date Valid: 17 September 2007

Grid Ref: 448925 134392

Team: EAST

Case Officer: Mr Ian Cousins

Applicant: Mr Richard Tonks

Proposal: Replacement signage consisting of illuminated and non-illuminated name signs, name plaques, post mounted signs and wall mounted lanterns and lampsot signs

Location: King Charles 1 6 Lovedon Lane Kings Worthy Winchester
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 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

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

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02430/FUL

Ref No: W17691/02

Date Valid: 1 October 2007

Grid Ref: 448649 132954

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr D Judd

Proposal: Raising of roof to provide first floor living accommodation and single storey front extension; removal of existing attached garage; erection of single detached garage (RESUBMISSION)

Location: 7 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG

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 raising of the roof, single storey front extension and single deatched 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: No saved policies of relevance
Winchester District Local Plan Review Proposals: DP.3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02544/TPC

Ref No: W07825/03TPOCA

Date Valid: 12 October 2007

Grid Ref: 449186 132532

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Stow

Proposal: In rear garden 1no. Beech tree - crown lift to 6m-7m and crown thin by 10%

Location: Weald Cottage 20 Church Lane Kings Worthy Winchester
Hampshire SO23 7QS

Decision: **Application Withdrawn**

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02209/FUL

Ref No: W04127/06

Date Valid: 12 September 2007

Grid Ref: 458774 132660

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Heidi's Swiss Patisserie

Proposal: Change of use from A1 to mixed use of A1/A3; extension to rear to provide wheelchair turning space

Location: A And S Fruiterers 13 West Street Alresford Hampshire SO24 9AB

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

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

3 An A1 Retail use at the site (in association with the approved mixed use) shall be retained at all times within the front shop area (i.e. the section of the groundfloor premises in the northern part of the building) unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of maintaining the vibrancy and vitality of the shopping area

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

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

Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, SF1, SF2, SF3, SF5, HE7, HE13, HE14

2. The Applicant should note that Listed Building Consent has not been granted for the proposed extension, although planning permission has been granted for the proposed mixed use and erection of the extension, it is not possible to erect the extension or alter the fabric of the building without Listed Building Consent. For further advice please contact Winchester City Council Conservation Section.

3. The applicant should note that the addition of a new / relocated toilet facility as shown on the approved drawings, that is not suitable for use by disabled persons is likely to be contrary to the Disability Discrimination Act 1995. The Applicant should contact the Policy Unit at Hampshire County Council to ascertain if a disabled toilet facility is required.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02210/LIS
Ref No: W04127/05LB
Date Valid: 12 September 2007
Grid Ref: 458774 132660
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Heidi's Swiss Patisserie
Proposal: Internal alterations; rear extension to allow wheelchair turning
Location: A And S Fruiterers 13 West Street Alresford Hampshire SO24 9AB

Decision: Application Withdrawn

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02271/FUL
Ref No: W03077/03
Date Valid: 13 September 2007
Grid Ref: 458521 131615
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr And Mrs Kearns
Proposal: Erection of two storey side extension with single integral garage to replace existing garages
Location: 5 Corfe Close Alresford Hampshire SO24 9PH

Decision: Application Refused

Conditions/Reasons

1 The proposed extension is contrary to policy DP3 of the Winchester District Local Plan Revised 2006 in that it would result in two storey development across almost the whole width of the plot which in terms of its scale and mass would not respond positively to the character, appearance and variety of the local environment.

Informatives

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

Winchester District Local Plan Revised 2006: DP3

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02354/LIS

Ref No: W03186/04LB

Date Valid: 20 September 2007

Grid Ref: 458783 132855

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mrs Makin

Proposal: Amendment to permission W03186/03LB to revise layout of kitchen; reposition ground floor toilet and french doors from dining area; removal of entrance lobby and associated works

Location: 41 Broad Street Alresford Hampshire SO24 9AS

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and joining details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed building.

3 Prior to the commencement of the works hereby permitted the following details shall be submitted to and approved in writing by the local planning authority.

(i) Detailed drawings showing the proposed Wrought Iron Balcony

Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review: DP1, DP3, DP4

Soberton **Ward** **Droxford, Soberton And Hambleton**

Conservation Area:

Case No: 07/02233/FUL

Ref No: W03914/22

Date Valid: 25 September 2007

Grid Ref: 461337 118606

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

Applicant: Enterprise Inns PLC

Proposal: (AMENDED DESCRIPTION) Replacement septic tank and soakaway with sewage treatment plant and 1.8m high close boarded fence and gate surround

Location: Public House And Premises The Hurdles Brockbridge Droxford
Southampton Hampshire SO32 3QT

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Review Policies: DP3, CE6

3. NB: Please note that the proposed soakaway may not be in accord with Building Regulations H2, paragraph 1.30. The applicant should be aware that the drainage field required to dispose of the final effluent should not be under access roads or parking areas.

Soberton

Ward

Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/02397/FUL

Ref No: W00507/01

Date Valid: 26 September 2007

Grid Ref: 462267 118081

Team: WEST

Case Officer: Mr James Jenkison

Applicant: G Horn And Son

Proposal: New grain store.

Location: Bushy Down Farm Hambledon Road Droxford Southampton
Hampshire SO32 3QW

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

4 The finish of the external surfaces of the building hereby approved shall match that of the existing farm buildings on the site.

Reason: To protect the visual amenities of the East Hampshire Area of Outstanding Natural Beauty.

Informatives

1. Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

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

Conservation Area: West Meon Conservation Area
Case No: 07/01919/LIS
Ref No: W07807/09LB
Date Valid: 18 September 2007
Grid Ref: 464190 124061
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mrs Pat Thompson
Proposal: New dormer window; full height windows and doors to rear; new window and internal alterations to barn
Location: The Baechus High Street West Meon Petersfield Hampshire GU32 1LJ

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 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 windows.

If you need more information on casement windows, please ask for leaflet 5, if sash windows ask for leaflet 4.

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

3 The permission hereby granted is subject to the submission of amended plans to show the removal of one of the two conservation rooflights on the southern side of the roof of the bedroom. These amendmended plans shall be agreed in writing by the local planning authority, prior to the commencement of the development.

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

Informatives

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

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

Winchester District Local Plan Review 2006: HE.14 and HE.16

3. The permission hereby granted refers to the plans stamped amended plans, received 09/11/2007 and labelled PE01-2,3,4/PSC01 and PE01-1,2.

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 07/02454/LIS
Ref No: W06188/21LB
Date Valid: 2 October 2007
Grid Ref: 457191 111467
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Southern Co-operatives Ltd
Proposal: External and internal alterations to convert ground floor level to form additional retail floor space for the Co-op store (no. 4 The Square); conversion of first floor to form flat with new staircase
Location: 4A The Square Wickham Fareham Hampshire PO17 5JN

Decision: Application Withdrawn

Wickham Ward Wickham

Conservation Area: Wickham Conservation Area
Case No: 07/02457/FUL
Ref No: W06188/22
Date Valid: 2 October 2007
Grid Ref: 457191 111467
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Southern Co-operatives Ltd
Proposal: Change of use of ground floor level to retail to form additional floor space at the Co-op store (no. 4 The Square); formation of flat at first floor level
Location: 4A The Square Wickham Fareham Hampshire PO17 5JN

Decision: Application Withdrawn

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02222/FUL

Ref No: W01937/15

Date Valid: 17 September 2007

Grid Ref: 448998 129163

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs David Carlyle Scott

Proposal: Single storey extension and replacment single garage

Location: Hillcrest Stratton Road Winchester Hampshire SO23 0JQ

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 Protective measures including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA6520 witten by Amelia Williams of CBA Trees and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site. No aboricultural works shall be carried out to trees other than those specified an in accordance with Method Statement CBA6520. Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA6520 shall be agreed in writing to the Local Planning Authority.

Reason: to protect the important trees on the site.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan: E16
Winchester District Local Plan: DP3, DP4 and HE5

Winchester Town **Ward** **St Paul**

Conservation Area:

Case No: 07/02244/FUL
Ref No: W00653/12
Date Valid: 18 September 2007
Grid Ref: 446819 130332
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Clanfield Properties
Proposal: 3 no. two bed and 2 no. three bed dwellings with associated parking
Location: Land Adj To Pipers Field Chilbolton Avenue Winchester Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policy DP3, DP4, DP5 of the Adopted Winchester District Local Plan Review 2006 for the following reasons:-

- the proposed scheme represents a cramped form of development in relation to the site's boundaries and will appear to be overbearing and prominent when viewed from neighbouring properties to the east and north;
- the proposed layout of the dwellings is cramped and will have a detrimental impact upon the amenity of the occupiers of the proposed dwellings in terms of the prominence of neighbouring buildings and the usability of the proposed courtyard area;
- due to the existence of mature trees and shrubs within the site, location of mature trees and vegetation to the south, south west and west, and tight layout of the dwellings, the proposed dwellings will be badly overshadowed and receive poor levels of natural daylight to the detriment of the occupants;
- the proposed resident's communal garden and private gardens servicing units two and three will suffer from serious overshadowing / loss of light, due to the proximity of the trees to the west of the dwellings, this relationship will have a serious impact upon the amenity the occupants of these properties;
- the proposed private garden areas are excessively small in relation to the size of the proposed dwellings and will fail to meet the needs of the future occupants of the development;
- the proposed development will result in overlooking upon the property to the north of the application site.

2 The proposed development is contrary to policy DP3 and DP4 of the Adopted Winchester District Local Plan Review 2006 and guidance contained within The Chilbolton Avenue Local Area Design Statement Jan 2006 for the following reasons:-

- due to the amount of development proposed, and the close proximity of the proposed buildings, the development will appear to be visually prominent within the street-scene. Furthermore the development will appear to be out of character with the existing development in the area, to the detriment of the amenities of the locality.

3 The proposed development is contrary to policies DP3, DP4 and DP5 of the Adopted Winchester City Council Local Plan Review 2006 for the following reasons:

- due to the amount of proposed development, proposed layout, amount of useable private and communal amenity space and the close proximity to the mature trees to the south and west of the proposed buildings, the development is likely to lead to pressure in the future, to prune or fell the trees within the site, which may have a detrimental impact upon the appearance and character of the area;

- the retention of the boundary fencing facing Chilbolton Avenue is not considered to be acceptable and fails to reflect the appearance and character of the wider area;

- the proposed bin collection area is located in a prominent location within the street-scene to the detriment of the appearance of the area;

4 The proposal is contrary to policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for the 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.

Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4, DP5, H4, H7, RT4, T2, W1

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02267/FUL

Ref No: W20842

Date Valid: 19 September 2007

Grid Ref: 447023 130214

Team: EAST

Case Officer: Lisa Booth

Applicant: Mr And Mrs David And Paula Ferguson

Proposal: Replacement of garage and single storey side extension with two storey side extension with single integral garage; erection of timber fence on low brick wall along front boundary

Location: 54 Cheriton Road Winchester Hampshire SO22 5AY
(As amended by plans received on 6 November 2007)

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

Winchester District Local Plan Review Policies: DP3

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02276/FUL
Ref No: W17020/02
Date Valid: 14 September 2007
Grid Ref: 447124 129919
Team: EAST **Case Officer:** Mr Ian Cousins
Applicant: Mr Ian Cross
Proposal: Single storey front extension, two storey first floor side and rear extension; single storey rear extension; new dormers to side front and rear
Location: 3 Fordington Avenue Winchester Hampshire SO22 5AN

Decision: Application Withdrawn

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 07/02293/FUL
Ref No: W20846
Date Valid: 17 September 2007
Grid Ref: 445855 130346
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs Deans
Proposal: Conservatory to rear
Location: 4 Grovelands Road Winchester Hampshire SO22 5JU

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 north-eastern elevation of the conservatory hereby approved shall be obscure glazed and retained as such in perpetuity, unless otherwise agreed in writing by the local planning authority.

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

Informatives

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

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

Winchester District Local Plan Proposals: DP3.

3. The proposed conservatory appears to involve building on top of a main sewer. The applicants are advised to consult with Southern Water concerning the implications of this proposal.

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

Conservation Area:

Case No: 07/02332/TPO
Ref No: WTPO/1748/01
Date Valid: 18 September 2007
Grid Ref: 446247 128568
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Miss Kirsty Harris
Proposal: To side of property; 1no. Beech tree- crown lift to 5m. over road and reduce limbs over house by 2m.
Location: 20 Drayton Street Winchester Hampshire SO22 4BJ

Decision: **Application Permitted**

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

Conservation Area:

Case No: 07/02336/TPO
Ref No: WTPO/1037/05
Date Valid: 19 September 2007
Grid Ref: 445751 128232
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs S E Giles
Proposal: Fell 1no. tree tulip tree - near boundary with 8 Fairfax Close
Location: 10 Fairfax Close Winchester Hampshire SO22 4LP

Decision: Application Refused

Conditions/Reasons

1 The tulip tree appear to be in a healthy condition and its loss, which has not been sufficiently justified, would be detrimental to visual amenity of the area.

Winchester Town Ward St Luke

Conservation Area:

Case No: 07/02391/FUL
Ref No: W20857
Date Valid: 25 September 2007
Grid Ref: 446058 128313
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mr And Mrs Veazey
Proposal: Detached double garage
Location: 48 Walpole Road Winchester Hampshire SO22 4ER

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 building 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 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.

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: No relevant policies
Winchester District Local Plan Review: DP3

Winchester Town Ward St John And All Saints

Conservation Area:

Case No: 07/02418/TPC
Ref No: W07529/03TPOCA
Date Valid: 27 September 2007
Grid Ref: 448689 129181
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Revd K Deeds
Proposal: All in rear garden - 1no. Douglas Fir tree - crown lift to 4m; 1no. dead Acacia tree - fell; 1no. dead Cherry tree - fell; 1no. Maple tree - crown lift 3m/4m; 1no. Laburnum tree - remove 1no. limb; 1no. Bay tree - fell
Location: 17 Chesil Street Winchester Hampshire SO23 8HU

Decision: That no objection be raised

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 07/02474/FUL
Ref No: W11491/02
Date Valid: 5 October 2007
Grid Ref: 447060 130852
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Dr Alan Disher
Proposal: Erection of front porch
Location: 10 Vernham Road Winchester Hampshire SO22 6BS

Decision: Application Permitted

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the porch 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:-

Development Plan- WDLP Review Deposit and Revised Deposit: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02772/TPC

Ref No: W03719/45TPOCA

Date Valid: 6 November 2007

Grid Ref: 448177 129221

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Carlton Bath Clerk Of The Works

Proposal: 1no. Lime tree tree tag 0200 - reduce weight in heavy loaded upper limbs, (amended) reshape/reduce crown by 2m and thin by 10%. Rebrace.

Location: Winchester Cathedral Grounds (South) The Close Winchester Hampshire

Decision: That no objection be raised
