



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

UP TO 24 December 2007

For Guidance

1. Those applications which have a **star** by them are FOR INFORMATION PURPOSES ONLY. Please see over for a list and description of application types.
2. If the **Grid Reference** is blank, this is because it is a property which is in the process of being entered on the Property Database for the District.
3. The Conservation Area only appears where the application is known to be in a **Conservation Area**.
4. The **Publicity Period** is 21 days after the Site Notice Date or 21 days after a Press Advert date, where this has been made, whichever is the later. Applications may be determined after this date
5. Representations totals are as received at the date of printing the list.

If you require any further information, please enquire at Avalon House Reception quoting the Case Number. We are open Monday - Friday 8.30am - 5.00pm.

APPLICATION CODES AND DESCRIPTION

AVC	Full Advert Consent
AVT	Temporary Advert Consent (non-standard time limit)
AGA	Agricultural Application
APN	Agricultural Prior Notification
CER	Certificate of Alternative Use
CHU	Change of Use
DEC	Demolition Consultation
EUC	Established Use Certificate
FUL	Full Planning Application
GVN	Government Department (no comment)
GVO	Government Department (outline)
GVT	Government Department (temporary)
HAZ	Hazardous Substances
HCS	HCC Consultations (letter)
HCM	HCC Consultation Minerals
LBC	Conservation Area Application
LDC	Lawful Development Certificate (existing use)
LDP	Lawful Development Certificate (proposed use)
LIS	Listed Building
OUT	Outline Application
REM	Reserved Matters
TCP	Telecom Prior Notification
TFE	Tree Felling Licence
TPO	Tree Preservation Order
TPC	Tree in Conservation Area

Beauworth

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/02220/LIS
Ref No: W15450/01LB
Date Valid: 26 October 2007
Grid Ref: 457711 126077
Team: EAST
Applicant: Mr Richard Morrogh
Proposal: External and internal alterations including; alterations to internal walls and doorways; re-implementing of one upstairs window and replacement windows (like for like) and retiling of porch

Case Officer: Andrea Swain

Location: Wentways Westfield Drove Beauworth Hampshire SO24 0PA

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

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

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

4 The position, type and method of installation of all new and relocated services and related fixtures shall be specified in advance of the relevant work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

5 Before any work is undertaken in pursuance of this consent to alter by way of partial demolition any part of the building (including the possible raising of the door head between the landing and the existing bathroom at first floor level), structural engineer's drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineer's drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

6 Structural engineers' calculations, specifications, drawings and method statements, in respect of the following, shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

(a) repairs to the historic fabric of the building, including any strengthening of floor joists considered necessary.

06 In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

07 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) new solid floors with integral under floor heating to kitchen and dining room, including interface with the existing fabric of the building;
- (b) specification and repair schedules for the historic windows (both timber and metal).
- (c) specification and repair schedules for the historic plaster of the ceilings and walls;
- (d) conservation rooflight to the rear (tiled) roof slope;
- (e) new chimney pots;
- (f) slates for replacement roof covering to rear porch;
- (g) specification for brickwork repairs.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review

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

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

Reason: To maintain the architectural interest of the building and ensure these modern interventions can be removed at a later date.

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

Reason: To avoid any misunderstandings

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE23, HE4, HE5, HE14, HE15,

Bighton Ward The Alresfords

Conservation Area:

Case No: 07/02134/FUL
Ref No: W15102/06
Date Valid: 29 October 2007
Grid Ref: 463740 133587
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: B J Singleton And Son
Proposal: Change of use from milking parlour to ice cream production
Location: Box It Ranscombe Farm Barnetts Wood Lane Bighton Alresford
Hampshire SO24 9SF

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 used for the production of ice-cream only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification) and there shall be no retail sale of ice-cream from the farm.

Reason: To restrict the use of the premises in the interests of highways safety and local 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 and proposals:-

Winchester District Local Plan Review 2006: DP3, CE16, CE17

3. The applicant is advised that the earlier application, W15102/04, has not been rescinded. This is because it is considered that, even if this application were implemented as well as W15102/06, the cumulative effect of these uses would not be unduly harmful given the conditions attached to permission W15102/04 which restrict the supply of milk to that produced on Ranscombe Farm.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02403/FUL

Ref No: W06503/03

Date Valid: 26 September 2007

Grid Ref: 454223 117435

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

Applicant: Mrs D Daykin And Mr G Painter

Proposal: Temporary equestrian workers dwelling (THIS APPLICATION MAY
EFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Southside Farm Tangier Lane Bishops Waltham Hampshire

Decision: **Application Refused**

Conditions/Reasons

1 Development as proposed is contrary to the Countryside, Housing and Recreation policies (CE19, CE20, CE22, H3, RT11) of the Winchester District Local Plan Review in that:

- a) it would result in an undesirable additional dwelling in the countryside, for which there is no over-riding justification;
- b) it is not considered that the equestrian case in support of the application is sufficient to outweigh the above policy objections; and
- c) it will result in visually intrusive development in the countryside which will be harmful to the visual amenities and character of the area, by reason of its siting and design which does not reflect local distinctiveness.

Informatives

01. 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 2006: DP3, DP4, CE19, CE20, CE22, H3, T1, RT11.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02669/FUL

Ref No: W20419/01

Date Valid: 7 November 2007

Grid Ref: 454329 118710

Team: WEST

Case Officer: Mr Robert Ainslie

Applicant: Mr Stevens

Proposal: 20m by 40m sand school and erection of a 1.2m post and rail fence

Location: Land Opposite Cross Lanes Farm Cross 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 No development shall take place until details and samples of the materials to be used for the surface of the manege, together with a scaled section of the manege 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 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

4 The Manege shall be used only for the exercising and training of the applicants horses and for no other purposes whatsoever.

Reason: In the interests of the amenities of the properties in the surrounding locality.

5 The hedgerow along the north eastern boundary shall be protected during construction of the manege and thereafter retained.

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

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

Winchester District Local Plan Review 2006: DP3

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02693/FUL

Ref No: W03565/05

Date Valid: 29 October 2007

Grid Ref: 448580 121676

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr John Hampton

Proposal: 6 no.hooded floodlights on poles(RESUBMISSION)

Location: The Nook 145 Main Road Colden Common Winchester Hampshire
SO21 1TL

**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 commence until details of the levels of luminance to be used in the floodlights have been 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 that lighting is kept to a minimum to protect the character and appearance of the rural area.

3 No development shall commence until of an appropriate dark colour (dark green/brown or black) to be applied to the lighting columns hereby permitted have been submitted to and approved in writing by the local planning authority.

Reason: In the interest of the character and appearance of the rural area.

4 The floodlights shall not be operated after 2100 hours.

Reason: To protect the amenities of residential properties, and in the interest of the character and appearance of the rural 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:
Winchester District Local Plan Review 2006: DP.1, DP.3, HE.4, HE.5

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02717/FUL

Ref No: W20912

Date Valid: 31 October 2007

Grid Ref: 447854 121877

Team: EAST

Case Officer: Andrea Swain

Applicant: Scorpion Developments Ltd

Proposal: Detached three bedroom dwelling and carport with new vehicular access on land adjacent to 28 Brickmakers Road

Location: 28 Brickmakers Road Colden Common Winchester Hampshire
SO21 1TT

Decision: Application Refused
Conditions/Reasons

1 The erection of a three bedroom dwelling on land to the side of 28 Brickmakers Road is contrary to policies DP1, DP3, DP5, DP6 and RT4 of the Development Plan and the advice contained in PPS1 and PPS3 in that:

i. The Design and Access Statement does not provide a full contextual analysis of the site and surrounding area, does not include a site survey including existing landscape features or levels on the site, and does not propose any opportunities for maximising energy efficiency.

ii. The proposed hard standing for four car parking spaces to the front and side of the existing house and proposed new dwelling is out of character with the open landscaped frontages of all the houses in the area. As such the design solution does not respond positively to the character and appearance of the local environment and does not provide sensitively designed car parking areas.

iii. The proposed garden area of the new dwelling is of a size and design that is inadequate for a 3 bedroom house, out of character with surrounding gardens sizes and with limited opportunity for planting to soften the effect of the development and to create a positive impact on the area.

iv. The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

2 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)

Informatives

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

Winchester District Local Plan Review 2006: DP1 DP3 DP5 DP6 RT4 and T2

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02753/TCP

Ref No: WTC168

Date Valid: 21 September 2007

Grid Ref: 461130 120461

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Rick Thompson

Proposal: Telephone Kiosk

Location: Street BLPU 0 Warnford Road Corhampton Hampshire

Decision: **Objection raised**

Conditions/Reasons

1 The proposed development is contrary to policy T2 of the Winchester District Local Plan Review Adopted 2006 for the following reason:-

The proposed telephone kiosk is sited within a visibility splay serving a nearby residential development and access, the proposed development will have a detrimental impact upon highway safety.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/02744/FUL

Ref No: W09526/09

Date Valid: 2 November 2007

Grid Ref: 446728 124985

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mark Dewey

Proposal: 1 no. four bedroom house and detached double garage
(RESUBMISSION)

Location: Land Adjacent To Highdown Cliff Way Compton Down 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 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 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005, shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

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

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

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

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

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

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied.. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual 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: None.

Winchester District Local Plan Review 2006: • DP3, H3, H7, T4, RT4

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/02726/TPO
Ref No: WTPO/0059/73
Date Valid: 31 October 2007
Grid Ref: 442860 134727
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Leach
Proposal: 1no. Copper Beech tree in rear garden - feather back long
branches / thinning by approx 10%
Location: Pitter Cottage Peach Hill Lane Crawley Winchester Hampshire
SO21 2PR

Decision: Application Permitted
Conditions/Reasons

Limit of work - the work hereby permitted shall be limited to crown thin of trees removing no more than 10% of live crown.

Reason - to safeguard the amenity value and health of the trees

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/02764/TPC
Ref No: W01713/07TPOCA
Date Valid: 12 November 2007
Grid Ref: 442886 134733
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Barnard
Proposal: 1no. Apple tree - general prune by 10% for general maintenance;
1no. Willow tree - pollard back to previous cuts
Location: 3 Manor Cottages Peach Hill Lane Crawley Winchester Hampshire
SO21 2PR

Decision: That no objection be raised

Curdrige Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02413/FUL
Ref No: W20866
Date Valid: 27 September 2007
Grid Ref: 452558 113740
Team: WEST **Case Officer:** Mr Tom Patchell
Applicant: The Trustees Of H. H. Jenkyns
Proposal: Stable block with tack room and detached hay store; change of use of land from agricultural to allow keeping of horses
Location: Land At Wangfield Lane And Vicarage Lane Curdrige Hampshire

Decision: Application Refused
Conditions/Reasons

- 1 The site is not related to an existing or proposed bridleway and would therefore lead to an increase in conflict between equestrian, vehicular and pedestrian traffic on the adjoining highway network, contrary to Policy RT.11 of the adopted Winchester District Local Plan Review.
- 2 The proposed vehicular access would result in the loss in the number of mature tree to the detriment of the character and appearance of the surrounding area and contrary to Policy DP.4 of the adopted Winchester District Local Plan Review.
- 3 The change of use of the land to allow the keeping of horses would be detrimental to the character and appearance of the surrounding area by reason of the land potentially being overgrazed resulting in additional feeding together with associated ancillary activities such as riding and associated equipment being placed on the land contrary to Policies DP.3 and DP.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
Winchester District Local Plan Review Proposals: DP.3, DP.4 and RT.11

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

5 The first floor window(s) in the North West elevations of the dwellings on both plots and the south east elevation of the dwelling on plot 1 hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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

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

7 No development, 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. The development shall not be completed other than in accordance with the approved details.

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

8 Before the development hereby approved is first brought into use, a turning space shall be provided within each plot to enable vehicles using the plots 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.

9 Before the development hereby approved is first brought into use, a minimum of three car parking spaces shall be provided within the curtilage of both of the plots and thereafter maintained and kept available solely for the parking of vehicles.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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: H1, T5
Winchester District Local Plan Review 2006: DP3, DP4, H1, H4, H5, H7, T2

Denmead Ward Denmead

Conservation Area:

Case No: 07/02603/FUL

Ref No: W17114/03

Date Valid: 31 October 2007

Grid Ref: 465694 112016

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Shipyard Motor Co

Proposal: Redevelopment of existing site to include; dental surgery and 6 no. one bedroom flats with associated landscaping and parking (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Shipyard Motor Co Hambledon Road Denmead Waterlooville
Hampshire PO7 6NU

**Decision: Application Refused
Conditions/Reasons**

- 1 The proposed development would result in a height and bulk of building which would be unduly prominent on this corner position and which would be out of character with the scale and nature of the surrounding development detrimental to the character and amenities of the area.
- 2 The proposed development fails to make adequate provision for refuse and recyclable materials and secure undercover cycle storage to the required standard and would therefore be contrary to policies DP3 and T4 of the Winchester District Local Plan Review.
- 3 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)

Informatives

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

Winchester District Local Plan Review 2006: DP3, T4, RT4.

Denmead Ward Denmead

Conservation Area:

Case No: 07/02766/FUL
Ref No: W16946/01
Date Valid: 5 November 2007
Grid Ref: 464937 112299
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr P Ranson
Proposal: Two storey front extension
Location: The Retreat School Lane Denmead Waterlooville Hampshire PO7
6LU

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 The 1st floor window(s) in the east elevation of dwelling shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Denmead Ward Denmead

Conservation Area:

Case No: 07/02849/FUL
Ref No: W20403/01
Date Valid: 30 November 2007
Grid Ref: 466272 111648
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Wilson House Developments
Proposal: Conservatory to rear of Plot 2 (Amendment to previous permission W08537/02)
Location: Windmill House Hambledon Road Denmead 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 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The method statement shall include details of the erection of protective fencing (construction exclusion zone) to be erected before construction begins and retained during the construction period. No materials or plant shall be stored within the protected area.

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

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

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

Reason: In the interests of protected the trees protected by tree preservation orders.

Informatives

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

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

Denmead Ward Denmead

Conservation Area:

Case No: 07/02919/HCS

Ref No: W09679/02

Date Valid: 22 November 2007

Grid Ref: 466136 111699

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Hampshire County Council

Proposal: To alter vehicular access into the school and relocate car parking facilities in order to make the school grounds safe for all pedestrians; to increase play values of hard areas

Location: Denmead Infant School Hambledon Road Denmead Waterlooville Hampshire PO7 6PN

Decision: That no objection be raised

Conditions/Reasons

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: DP3, DP4, T2

3. It is recommended that in order to compensate for the loss of landscaping an Alder tree be planted in the western corner of the proposed new car park.

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02560/FUL
Ref No: W19018/03
Date Valid: 25 October 2007
Grid Ref: 450269 116314
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr J Mildenhall
Proposal: Convert garage into accommodation
Location: Snakemoor House Snakemoor Lane Durley Southampton
Hampshire SO32 2BW

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 2006: DP3; CE23

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02596/FUL
Ref No: W16796/04
Date Valid: 29 October 2007
Grid Ref: 450648 116535
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Robert John Prinn
Proposal: Change of use of land to residential garden; erection of garage
Location: Sweet Briar Durley Brook Road Durley Southampton Hampshire
SO32 2AR

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 garage hereby permitted are those stated on the approved plans, unless otherwise agreed in writing by the local planning authority.

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 development permitted by Class E; of Parts 1 of Schedule 2 of the Order, shall be carried out on the land which is the subject of this change of use 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.

4 The hedge illustrated on the approved plan Drawing 1, shall be planted before the end of the first planting season following the completion of the development hereby permitted. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. The species shall be a native mix unless otherwise agreed in writing by the Local Planning Authority.

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

5 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 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: None.
Winchester District Local Plan Review 2006: DP3
3. The applicant is advised that this grant of planning permission does not purport to grant consent for any other use of the land or garage other than for purposes incidental to the enjoyment of the dwellinghouse.
4. The applicant is advised that only development within the red line site can be considered. The feed store illustrated on the plans is outside this line and therefore does not form part of this application.

Durley

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/02694/FUL

Ref No: W17588/03

Date Valid: 29 October 2007

Grid Ref: 452462 117423

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mrs. A. Barrow

Proposal: Proposed first floor rear extension and alterations

Location: Yewtrees Durley Street Durley Southampton Hampshire SO32 2AA

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. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: CE5, CE9, CE10, CE17, CE23, DP1, DP3, T1

Hursley **Ward** **Compton And Otterbourne**

Conservation Area:

Case No: 07/02840/TPC
Ref No: W14215/01TPOCA
Date Valid: 13 November 2007
Grid Ref: 442851 125255
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: The Occupier
Proposal: 1no. Holm Oak - crown lift away from house and over old forge by 3m
Location: 79 Main Road Hursley Winchester Hampshire SO21 2JY

Decision: **That no objection be raised**

Kings Worthy **Ward** **Kings Worthy**

Conservation Area:

Case No: 07/02738/FUL
Ref No: W01611/02
Date Valid: 31 October 2007
Grid Ref: 449388 132449
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr. Paul Blythin
Proposal: Two storey rear and side and single storey rear extension
Location: Verwood Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN

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.

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: DP.1, DP.3, HE.4, HE.5

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02787/FUL

Ref No: W12637/02

Date Valid: 7 November 2007

Grid Ref: 449713 132831

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr & Mrs C.J. Woffenden

Proposal: Replacement conservatory

Location: 4 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT

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:-

Winchester District Local Plan Review 2006: DP3, CE23, HE5
Kings Worthy and Abbots Worthy Village Design Statement
PPG15

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/02777/FUL
Ref No: W05764/01
Date Valid: 8 November 2007
Grid Ref: 449018 132690
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Mark Hinxman
Proposal: Detached single garage
Location: 3 Mount Pleasant Cottages Mount Pleasant Kings Worthy
Winchester Hampshire SO23 7QU

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:-

Winchester District Local Plan Review 2006: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02856/FUL

Ref No: W20922

Date Valid: 13 November 2007

Grid Ref: 448811 133764

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mrs A M Schellens

Proposal: Single storey rear extension and new dormer in roof to rear

Location: 120 Springvale Road Kings Worthy Hampshire SO23 7RB

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 ground floor 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 development shall take place until details and samples of the materials to be used in the construction of the dormer together with 1:20 drawings of the proposed fenestration 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.

3 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 relevant policies
Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/02811/TPO

Ref No: WTPO/1142/11

Date Valid: 8 November 2007

Grid Ref: 446550 131852

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Longman

Proposal: T2. 1no. Beech tree -remove lower section of the lowest limb extending over the garden; T4. 1no. No work at present - Discuss works on site with tree officer- (amended) T5. 1no. Beech tree - shorten all lateral limbs where required to achieve a 3-4m clearance between the tree and property

Location: 6 Hickory Drive Harestock Winchester Hampshire SO22 6NJ

Decision: Application Permitted
Conditions/Reasons

Arboricultural supervision

The works hereby consented shall not be commenced other than under the supervision of the local planning authority arboricultural officer. Please telephone 07980 732 257 to arrange a mutually convenient time for the arboricultural officer to attend site.

Reason – to ensure the proposed work is appropriate and not detrimental to the health of the tree/s

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02672/LIS

Ref No: W09586/21LB

Date Valid: 5 November 2007

Grid Ref: 451234 139013

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs J Chasey

Proposal: Enlarge kitchen window

Location: The Barley House Sloe Lane Micheldever Hampshire SO21 3DA

Decision: Application Refused
Conditions/Reasons

1 The proposal is contrary to policy E16 of the Hampshire County Structure Plan, policy HE14 of the Winchester District Local Plan Review and the advice contained in PPG15 in that:

i) the enlarged window is harmful to the historic character of the original building.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: HE14
PPG15

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02732/FUL

Ref No: W20408/01

Date Valid: 9 November 2007

Grid Ref: 451665 142967

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Neil Bradley

Proposal: First floor extension over garage; addition of rear facing ground floor window

Location: 22 Brunel Close Micheldever Station Winchester Hampshire SO21 3BX

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 elevation(s) of the 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 2006: DP3

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02762/FUL

Ref No: W01728/14

Date Valid: 5 November 2007

Grid Ref: 451341 139276

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Fairplay Residential Properties Ltd

Proposal: 2 no. semi detached two bed dwellings with associated parking and sewage treatment plant following demolition of existing double garage (RESUBMISSION)

Location: Micheldever Stores And Post Office Church Street Micheldever
Winchester Hampshire SO21 3DB

Decision: Application Refused Conditions/Reasons

1 The proposed development is contrary to Policy E16 of the Hampshire County Structure Plan and Policies DP3, HE4, HE5 and HE8 of the Winchester District Local Plan Review in that the proposed siting and footprint of the dwellings would result in a building of inappropriate height and proportions which would not respond sympathetically to the historic settlement pattern, the characteristics of the street scene or the surrounding buildings.

2 The proposed development is contrary to Policy DP5 of the Winchester District Local Plan Revised 2006 in that the bio-treatment plant located in the rear garden of House 1 would have an unacceptable impact on the appearance and environment of the private amenity space provided for this dwelling.

3 The proposed development is contrary to Policy DP10 of the Winchester District Local Plan Revised 2006 and the guidance in Circular No. 03/99 in that, due to a lack of information to substantiate that this plant is adequate to serve the new development and lack of detail regarding the position of the subsurface irrigation area the proposed drainage arrangements are considered unacceptable.

4 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

5 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE1 of the Local Plan in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.

Informatives

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

Hampshire County Structure Plan Review: E14, E16

Winchester District Local Plan Revised 2006: DP1, DP3, DP5, DP10, HE1, HE4, HE5, HE6, HE7, T2, T4, RT4

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02641/FUL

Ref No: W11671/01

Date Valid: 5 November 2007

Grid Ref: 458933 132759

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs J Ward

Proposal: Single storey side extension; single storey infill extension; conservatory to front

Location: Domus The George Yard Alresford Hampshire SO24 9EF

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 2006: DP3, HE5, HE16
PPG15

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02746/FUL

Ref No: W07845/08

Date Valid: 2 November 2007

Grid Ref: 458818 132870

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Ryan

Proposal: Refurbishments of house and outbuildings, 2no.windows to north elevation, replacement doors and windows, new entrance gates, 2 no. dormers and partial re-modelling of flat roof extension to rear

Location: 50 Broad Street Alresford Hampshire SO24 9AN

Decision: Application Refused Conditions/Reasons

1 The proposed alterations to the former Malthouse, including removal of part of the floor, insertion of internal partitions, and introduction of inappropriate fenestration, would harm the character and special interest of a listed building, contrary to Winchester District Local Plan Review 2006 Policy HE.14 and Planning Policy Guidance Note 15.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE14.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02747/LIS
Ref No: W07845/09LB
Date Valid: 2 November 2007
Grid Ref: 458818 132870
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Ryan
Proposal: Refurbishments of house and outbuildings, 2no.windows to north elevation, replacement doors and windows, new entrance gates, 2 no. dormers and partial re-modelling of flat roof extension to rear
Location: 50 Broad Street Alresford Hampshire SO24 9AN

Decision: Application Refused
Conditions/Reasons

1 The proposed alterations to the former malthouse, including removal of part of the floor, insertion of internal partitions, and introduction of inappropriate fenestration, would harm the character and special interest of a listed building, contrary to Winchester District Local Plan Review 2006 Policy HE.14 and Planning Policy Guidance Note 15

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE14.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02825/LIS
Ref No: W11209/11LB
Date Valid: 13 November 2007
Grid Ref: 458543 132617
Team: EAST **Case Officer:** Andrea Swain
Applicant: Mr D McKerchar
Proposal: Timber smoking shelter
Location: The Running Horse Inn 22 Pound Hill Alresford Hampshire SO24 9BW

Decision: Application Refused
Conditions/Reasons

01 The proposal would be contrary to policy E16 of the Hampshire County Structure Plan, policy HE14 of the of the development plan and the advice contained in PPG15 in that:

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02519/FUL
Ref No: W18055/02
Date Valid: 1 November 2007
Grid Ref: 456552 113077
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr C G Holding
Proposal: Two storey side extension and construction of entrance porch
Location: 44 Heathlands Shedfield Southampton Hampshire SO32 2JD

Decision: Application Refused
Conditions/Reasons

1 The proposal is considered to be contrary to policy CE23 of the Winchester District Local Plan (review) in that the proposed development results in an extension that would, by reason of its size, result in the loss of a small, more affordable dwelling in the countryside.

Informatives

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

Winchester District Local Plan Review 2006: CE23; DP3

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02659/FUL

Ref No: W20899

Date Valid: 24 October 2007

Grid Ref: 459920 114060

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr And Mrs M Taylor

Proposal: Stable following removal of existing stable

Location: Paddock To The Rear Of Briar House Heath Road Wickham
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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the stables 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.

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

3 No external lighting whether free standing or affixed to an existing structure, shall be provided on the site at any time unless otherwise agreed in writing by the Local Planning Authority.

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

4 Before the stables hereby permitted are brought into use, the existing stables, as shown on the approved plan, shall be completely demolished and all resulting debris removed from the site.

Reason: In the interests 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.

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02708/TPO

Ref No: WTPO/1102/18

Date Valid: 29 October 2007

Grid Ref: 447355 135935

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Kirtley

Proposal: 1no. Ash tree in rear garden - amended (Prune back to previous pollard knuckles)

Location: 1 Rowan Close South Wonston Hampshire SO21 3JA

Decision: **Application Permitted**

Sparsholt

Ward

Sparsholt

Conservation Area:

Case No: 07/02578/FUL

Ref No: W20374/01

Date Valid: 1 November 2007

Grid Ref: 443259 130422

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr And Mrs E Caldwell

Proposal: Replacement of existing dwelling with 1 no. four bedroom dwelling (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION)

Location: Cuckmere Ham Green Sparsholt Winchester Hampshire SO21 2PA

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to Winchester District Local Plan policy CE23 and DP3 by virtue of:

- i. the design and scale of the proposed replacement building is unsympathetic and out of character with the existing dwelling and the character of the area;
- ii. the proposed dwelling will appear more visually intrusive by virtue of its increased footprint, elongated form and siting closer to the bridleway and on higher ground than the existing.

Informatives

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: DP3, CE23

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02412/FUL

Ref No: W01829/06

Date Valid: 31 October 2007

Grid Ref: 457978 115720

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr D Collins

Proposal: Single storey side extension

Location: Fourways Hill Pound Swanmore Southampton Hampshire SO32
2UN

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:

Winchester District Local Plan Review 2006: DP3, H3.

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02850/FUL

Ref No: W01146/06

Date Valid: 15 November 2007

Grid Ref: 458616 117012

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mrs C Bowhill

Proposal: Alterations to front elevation with formation of new porch, formation of new door opening, change existing bay roof to lead flat roof and 1 no bay window to playroom, infilling open porch on rear elevation to form cloakroom

Location: Mayhill Farm Mayhill Lane Swanmore Hampshire SO32 2QW

**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 2006: DP3, CE23

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 07/02633/LIS
Ref No: W15119/04
Date Valid: 2 November 2007
Grid Ref: 447668 124683
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr Edward And Mrs Katherine Thornber
Proposal: Replacement of existing windows; modification of layout of existing windows
Location: Toms Coach House The Stables Shawford Road Shawford
Winchester Hampshire SO21 2BP

Decision: **Application Withdrawn**

Twyford Ward Colden Common And Twyford

Conservation Area:

Case No: 07/02711/FUL
Ref No: W12262/03
Date Valid: 6 November 2007
Grid Ref: 448097 124499
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr A. Harding
Proposal: First floor rear extension and new single storey rear extension
Location: Highbank High Street Twyford Winchester Hampshire SO21 1RF

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.

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02319/FUL

Ref No: W13798/03

Date Valid: 27 September 2007

Grid Ref: 452962 119026

Team: WEST **Case Officer:** Mr Tom Patchell

Applicant: Mr And Mrs T Brennan

Proposal: Erection of single storey farm office building and refurbishment of existing barn for workshop and store; erection of winter cattle quarters/general storage and isolation buildings; erection of detached double garage/store for existing farmhouse (AFFECTS THE SETTING OF A LISTED BUILDING)

Location: Woolstreet Farm House Winchester Road Upham Southampton Hampshire SO32 1HA

**Decision: Application Permitted
Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials and finishes/stains to be used in the construction of the external surfaces of the erection of single storey farm office building, refurbishment of existing barn, erection of winter cattle quarters/general storage and isolation buildings and erection of detached double 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: T5
Winchester District Local Plan Review 2006: DP.3, CE.17, CE.12, CE.13, T.1 and T.4

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

Winchester District Local Plan Review 2006: DP3, CE23

Warnford

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02562/FUL

Ref No: W14725/15

Date Valid: 31 October 2007

Grid Ref: 462489 123068

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr A J Sellick

Proposal: Agricultural workers 3 bedroom dwelling(Amendment to planning permission W14725/14)

Location: Manor Dairy Hayden Lane Warnford Southampton Hampshire SO32 3LF

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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

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 development permitted by Classes A, B, C, D, E, F and G of Part 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.

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

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

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of the dwelling hereby approved. Development shall be carried out in accordance with the approved details.

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

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

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

7 Development shall not commence on the dwelling hereby approved until the new dairy unit, approved under planning application reference number W14725/07 (02/02268/FUL) has been completed and is available for use.

7 The agricultural need for the dwelling hereby approved is based upon the new dairy unit. Without the new dairy unit there would be no agricultural need for the dwelling.

8 Before development commences detailed floorplans of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority, at a scale of 1:50, to indicate how an office has been incorporated into the property in accordance with Policy CE.20 of the adopted Winchester District Local Plan Review.

Reason: The adopted Policies of the Winchester District Local Plan Review would only support the provision of an agricultural workers dwelling of the size hereby approved providing it incorporated a farm office.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows shall, at any time, be constructed in the roof of the dwelling hereby permitted.

Reason: The adopted Policies of the Winchester District Local Plan Review would permit a dwelling with a maximum floor area of 150 square metres, incorporating a farm office. The proposed dwelling has a large roof which could be converted to provide additional accommodation and create a property considered to be of an inappropriate size to be retained as an agricultural workers dwelling, in accordance with Policy CE.20 of the adopted Winchester District Local Plan Review.

10 The roof space of the dwelling hereby approved shall not be used to provide additional habitable accommodation.

Reason: The adopted Policies of the Winchester District Local Plan Review would permit a dwelling with a maximum floor area of 150 square metres, incorporating a farm office. The proposed dwelling has a large roof which could be converted to provide additional accommodation and create a property considered to be of an inappropriate size to be retained as an agricultural workers dwelling, in accordance with Policy CE.20 of the adopted Winchester District Local Plan Review.

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 2006: DP.3, CE.6, CE.20 and RT.4

Whiteley

Ward

Whiteley

Conservation Area:

Case No: 07/02638/FUL

Ref No: W12503/12

Date Valid: 30 October 2007

Grid Ref: 452640 108887

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Hopscotch Play Limited

Proposal: Change is use from B1 (business) to D2 (soft play based family entertainment centre)

Location: Unit 1 Fulcrum 1 Solent Way Whiteley Fareham Hampshire PO15 7FE

Decision: Application Refused Conditions/Reasons

1 The proposal is contrary to the employment (E2) policies of the Winchester District Local Plan Review in that it has not been satisfactorily demonstrated that the need for the proposal outweighs the benefits of retaining the existing use and that the loss of the employment use will not reduce the variety and number of employment opportunities in the local area, allocated for such purposes, to the detriment of the employment structure in the district.

2 The proposal is contrary to the facilities (SF1) and recreation (RT14) policies of the Winchester District Local Plan as the use proposed is outside of the defined town centre of Whiteley and the local need for the facility at this location has not been proven. In addition the applicant has failed to satisfactorily demonstrate that there are no more suitable alternative sites available, on a sequential basis (between the proposed site and the town centre or other town centres) which would avoid or minimise any detrimental effects upon the vitality and viability of the existing defined centres.

3 The proposal is contrary to the transport (T1) policies of the Winchester District Local Plan Review and PPG13 in that the proposal fails to satisfactorily demonstrate that the site is readily accessible by alternative means of transport to the car to the detriment of sustainable transport objectives.

Informatives

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

Hampshire County Structure Plan Review: T5, R4.
Winchester District Local Plan Review 2006: H3, DP3, E2, SF1, SF6, RT14.

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/02620/FUL
Ref No: W00857/01
Date Valid: 5 November 2007
Grid Ref: 457266 111585
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mrs Peet
Proposal: Conservatory to rear
Location: 22B Dairymoor Wickham Fareham Hampshire PO17 5JR

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:
Winchester District Local Plan Review 2006: DP3, H3

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/02658/FUL
Ref No: W15256/01
Date Valid: 24 October 2007
Grid Ref: 458267 111131
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mr And Mrs R Goodrich
Proposal: Conservatory to side
Location: Park View Southwick Road Wickham Fareham Hampshire PO17
6HS

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:
Winchester District Local Plan Review 2006: DP3, CE23

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/02678/FUL

Ref No: W18290/06

Date Valid: 26 October 2007

Grid Ref: 458704 111016

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr D Heathfield

Proposal: Change of use from store to beauty salon (RETROSPECTIVE)

Location: Barn At Beechleigh Southwick Road Wickham Hampshire

Decision: Application Refused
Conditions/Reasons

1 The proposed development does not accord with the requirements of Proposals DP.3, CE.17, and SF.1 of the Winchester District Local Plan in that:-

(a) The proposed use is inappropriate in this rural location. This site is inaccessible by a choice of means of transport, and will therefore, be likely to generate additional car trips which is inconsistent with the objective of achieving sustainable forms of development.

(b) The applicant has failed to demonstrate that this use cannot be sited in a more sustainable location in, or on the edge of, a town or village centre.

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE17, SF1, E2, CE5, CE17

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02361/FUL

Ref No: W13968/04

Date Valid: 21 September 2007

Grid Ref: 446416 129305

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: O2 UK Ltd/Vodafone

Proposal: Addition of 2 no. antennas and 2 no. 300mm microwave dishes at a height of 17.9m on existing 20m mast; development ancillary thereto

Location: Hutchison 3G Site Teg Down Reservoir Sarum Road Winchester Hampshire SO22 5HA

**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 additional antenna and microwave dishes subject to this application shall be painted the same colour as the existing mast and antenna.

Reason: In the interests of visual amenity.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP14

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02556/FUL

Ref No: W03924/04

Date Valid: 24 October 2007

Grid Ref: 448075 130099

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr And Mrs P Barlow

Proposal: Conservatory to rear

Location: 1 Rosewarne Court Winchester Hampshire SO23 7HL

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to DP3 and HE5 in that it would by virtue of its scale location and design, result in a form of development that would be intrusive in, and damaging to, the character and appearance 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:

Winchester District Local Plan Review 2006: DP3, HE5

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02590/FUL

Ref No: W13920/04

Date Valid: 31 October 2007

Grid Ref: 447403 129734

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr N R Beacham

Proposal: Erection of 1m balustrade fence to enclose roof terrace above existing garage

Location: 7 Southview Winchester Hampshire SO22 5EL

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:-

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area
Case No: 07/02646/LIS
Ref No: W05267/07LB
Date Valid: 5 November 2007
Grid Ref: 448156 129554
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Kenneth Macmillan
Proposal: External and internal alterations including; addition of stud walling to form consultation rooms/offices/reception area and creation of wc's; replacement of existing staircase; alterations to existing store room in court yard to form plant room
Location: 6B Parchment Street Winchester Hampshire SO23 8AT

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).

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: HE13

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02647/FUL

Ref No: W20906

Date Valid: 31 October 2007

Grid Ref: 447418 129737

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr David Cunningham

Proposal: Replace existing single garage with double garage, steps to garden area and fence enclosure on garage roof

Location: 10 Southview Winchester Hampshire SO22 5EL

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. These shall include:

- details of bricks which shall match the existing;
 - details of a flint panel to replace the existing one;
 - details of the fence, gate and garage doors. which shall be vertical boarded;
- 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: E16

Winchester District Local Plan Review 2006: DP3, HE4, HE5, T4

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.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02652/FUL

Ref No: W20914

Date Valid: 31 October 2007

Grid Ref: 448208 129938

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr Mark Eden

Proposal: Replacement of existing shed with garden studio

Location: 17 Hyde Abbey Road Winchester Hampshire SO23 7DA

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:
Winchester District Local Plan Review 2006: H3, DP3, HE 5

Winchester Town Ward St Luke

Conservation Area:

Case No: 07/02624/TPO
Ref No: WTPO/0020/340
Date Valid: 7 November 2007
Grid Ref: 445866 128277
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Martin Uzuegbunam
Proposal: Fell 1no. Sycamore tree; 1no Beech tree - crown lift to 3m
Location: Iroko Fairfax Close Winchester Hampshire SO22 4LP

Decision: Application Permitted

Winchester Town Ward St Luke

Conservation Area:

Case No: 07/02673/TPO
Ref No: WTPO/1037/07
Date Valid: 7 November 2007
Grid Ref: 445866 128277
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Martin Uzuegbunam
Proposal: 8no. Beech trees - crown reduce by 15%
Location: Iroko Fairfax Close Winchester Hampshire SO22 4LP

Decision: Application Permitted

Winchester Town Ward St Barnabas

Conservation Area:

Case No: 07/02626/FUL
Ref No: W19379/02
Date Valid: 26 October 2007
Grid Ref: 447285 131184
Team: EAST **Case Officer:** Mrs Jill Lee
Applicant: Mr And Mrs S Robinson
Proposal: Double garage with room over following demolition of existing
garage/shed and out building
Location: 123 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Refused
Conditions/Reasons

1 In view of the limited information relating to tree protection and method statements the local planning authority does not consider that the proposed development can be undertaken without damage to or loss of trees which are protected by a tree preservation order and which are significant and make a valuable contribution to the character and appearance of the area.

2 The proposed building would be of excessive height close to the boundary with the neighbour and would result in an overbearing form of development which would overshadow the neighbours garden and detract from their amenity.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP4.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02677/FUL

Ref No: W06656/03

Date Valid: 26 October 2007

Grid Ref: 446823 129185

Team: EAST

Case Officer: Mr Simon Avery

Applicant: S Bowden

Proposal: Detached five bed dwelling in land adjacent to 5 Kerrfield Mews (RESUBMISSION)

Location: 5 Kerrfield Mews Winchester Hampshire SO22 5ES

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to Policies DP3 and DP5 of the Winchester District Local Plan Revised 2006 in that it represents an overdevelopment of the site resulting in:

(i) inadequate private amenity space for both the proposed house and No.5 Kerrfield Mews;

(ii) an overbearing impact on the remaining garden of No.5 Kerrfield Mews due to the scale and siting of the new building.

2 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

Winchester District Local Plan Revised 2006: DP3, DP4, DP5, H3, RT4

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

Conservation Area:

Case No: 07/02691/FUL
Ref No: W15132/02
Date Valid: 12 November 2007
Grid Ref: 447440 130704
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Nicholas Lobb
Proposal: Two storey side and rear extension (RESUBMISSION)
Location: 40 Lynford Way Winchester Hampshire SO22 6BW

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 east or west elevation(s) of the extension hereby permitted.

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

4 The first floor window(s) in the western elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

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

Winchester District Local Plan Review 2006: DP3

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

Conservation Area:

Case No: 07/02696/FUL

Ref No: W07514/03

Date Valid: 8 November 2007

Grid Ref: 448715 129536

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Proudman

Proposal: Single storey glazed extension; demolition of two storey glazed extension and insertion of doors with balcony and balustrade at first floor level

Location: Old Blue Boar 25 St Johns Street Winchester Hampshire SO23 0HF

Decision: **Application Withdrawn**

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02770/LBC

Ref No: W07514/04

Date Valid: 29 October 2007

Grid Ref: 448715 129536

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Proudman

Proposal: Single storey glazed extension; demolition of two storey glazed extension and insertion of doors with balcony and balustrade at first floor level

Location: Old Blue Boar 25 St Johns Street Winchester Hampshire SO23 0HF

Decision: Application Withdrawn

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02754/FUL

Ref No: W13011/01

Date Valid: 5 November 2007

Grid Ref: 447716 130558

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Jan Richard Van De Pol

Proposal: Conservatory to rear

Location: 74 Andover Road Winchester Hampshire SO22 6AG

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:- Winchester District Local Plan Review 2006: DP3

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

Conservation Area:

Case No: 07/02756/FUL
Ref No: W14328/09
Date Valid: 5 November 2007
Grid Ref: 447398 129682
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr Christian Ferguson
Proposal: Two storey rear extension
Location: 6 West End Terrace Winchester Hampshire SO22 5EN

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 bricks, mortar, rubbed brick arches and slate 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 The development hereby permitted shall use doors and windows of painted timber construction with the windows being traditional sliding sash design with reveal and cill detailing match those on the existing building. If any doors or windows are not to match those on the original dwelling then drawn details (and samples) of the doors, windows and window details 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 The development hereby permitted shall use 'conservation' rooflights that installed flush with the roof plane. If the rooflights are not to be of the conservation type or fitted flush with the roof plane drawn details (and samples) of the roof lights and their fittings shall be submitted to, at a scale of 1:20, 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.

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 extensions hereby permitted.

Reason: To maintain the architectural interest of the building and preserve the amenities of the adjoining occupants.

Informatives

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

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

Hampshire County Structure Plan Review: E16 and E17
Winchester District Local Plan Review 2006: DP.3, HE.4 and HE.5

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area;
Case No: 07/02758/FUL
Ref No: W01543/07
Date Valid: 5 November 2007
Grid Ref: 447947 129195
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mrs Upton
Proposal: Single storey rear extension
Location: 17 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 The development hereby permitted shall be constructed using facing bricks and plain clay 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 ensure a satisfactory visual relationship between the new development and the existing.

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE1, HE5, HE14

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02767/FUL

Ref No: W14826/04

Date Valid: 5 November 2007

Grid Ref: 447528 128359

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr And Mrs CJ Dawson

Proposal: Single storey rear extension

Location: 2 Christchurch Gardens Winchester Hampshire SO23 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 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: E16.
Winchester District Local Plan Review 2006: H3, DP3, HE4, HE5.

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02779/TPO

Ref No: WTPO/1073/06

Date Valid: 5 November 2007

Grid Ref: 449060 129100

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr J Taylor

Proposal: In NW corner of garden near Quarry Road 1no. Aesculus
Hippocastanum tree - 2m-3m reduction of tree height

Location: 20 Quarry Road Winchester Hampshire SO23 0JG

Decision: **Application Permitted**

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area

Case No: 07/02814/LIS

Ref No: W01543/08LB

Date Valid: 5 November 2007

Grid Ref: 447947 129195

Team: WEST

Case Officer: Lisa Booth

Applicant: Mrs Upton

Proposal: Single storey rear extension

Location: 17 St Thomas Street Winchester Hampshire SO23 9HE

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 facing bricks and plain clay 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 preserve the character of the listed building, in accordance with Policy HE.14 and PPG15.

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, HE1, HE5, HE14

Winchester Town	Ward	St Bartholomew
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Conservation Area:	Winchester Conservation Area	
Case No:	07/02816/FUL	
Ref No:	W05267/08	
Date Valid:	5 November 2007	
Grid Ref:	448156 129554	
Team:	WEST	Case Officer: Mr Ian Cousins
Applicant:	Mr Kenneth Macmillan	
Proposal:	Alterations to single storey extension at rear to form plant room with addition of new bi-fold door for access to existing court yard (works required in association with change of use to D1 dental surgery and A1 uses of planning permission 07/00919/FUL)	
Location:	6B Parchment Street Winchester Hampshire SO23 8AT	

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:- Winchester District Local Plan Review 2006: DP3; HE4; HE5; HE13

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02784/FUL

Ref No: W19870/01

Date Valid: 6 November 2007

Grid Ref: 447917 129126

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Jeremy R F Ashby

Proposal: Erection of double car port over existing parking spaces

Location: Nordic Delicatessen 14 Dummer Mews Winchester Hampshire
SO23 9JA

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 2006: DP3; HE4; HE5

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

Conservation Area:

Case No: 07/02786/FUL
Ref No: W20919
Date Valid: 7 November 2007
Grid Ref: 447715 128174
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Robert Ingram
Proposal: Removal of existing rear side conservatory and kitchen and the erection of a new single and rear two storey extension with associated ground floor internal alterations.
Location: 39 St Faiths Road Winchester Hampshire SO23 9QD

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 07/02871/FUL
Ref No: W04091/04
Date Valid: 15 November 2007
Grid Ref: 447587 129931
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Marstons Plc
Proposal: Erect covered pergola with paving and decking within existing garden area(RETROSPECTIVE)
Location: Railway Inn 3 St Pauls Hill Winchester Hampshire SO22 5AE

Decision: **Application Permitted**
Informatives

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

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

Hampshire County Structure Plan Review: No relevant policies
Winchester District Local Plan Review 2006: DP3, DP11, HE4