



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

UP TO 15 October 2007

For Guidance

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

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

APPLICATION CODES AND DESCRIPTION

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

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/02124/FUL

Ref No: W08791/05

Date Valid: 28 August 2007

Grid Ref: 459289 131372

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs J Gregory

Proposal: Single storey side extension; porch to front

Location: Thistledown Appledown Lane Bishops Sutton Alresford Hampshire
SO24 9PB

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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:-

Winchester District Local Plan Proposals: DP3 and CE23

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02054/FUL

Ref No: W06736/03

Date Valid: 20 August 2007

Grid Ref: 455962 118364

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mrs S Bondsfield

Proposal: Two storey and single storey extension with integral single garage
(amendment to existing planning permission W06736/02)

Location: Park Lodge The Hangers Bishops Waltham Southampton
Hampshire SO32 1EF

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

Reason - To protect the amenity and privacy of the adjoining residential properties

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals: DP3, CE23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02199/TPC
Ref No: W06156/07TPOCA
Date Valid: 5 September 2007
Grid Ref: 455457 117415
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Robert Symes
Proposal: Fell 1no. Silver Birch tree in rear garden
Location: Walnut House 11 Lower Basingwell Street Bishops Waltham
Southampton Hampshire SO32 1AJ

Decision: **That no objection be raised**

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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/01730/TPO
Ref No: WTPO/1369/02
Date Valid: 20 August 2007
Grid Ref: 447864 121849
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Andrew Burgess
Proposal: Crown clean, crown thin and crown tip between 1m-2m of 1no.
Oak tree in rear garden
Location: 22 Brickmakers Road Colden Common Winchester Hampshire
SO21 1TT

Decision: **Application Refused**

Conditions/Reasons

1 The proposed works is considered unjustified and unnecessary. Work of this nature may reduce longevity and will be detrimental to the tree which will adversely affect the amenity of the area.

Informatives

Permission of the local authority is not required to remove is dead wood from the crown. Therefore the crown clearance of deadwood is possible.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02002/FUL

Ref No: W10516/03

Date Valid: 20 August 2007

Grid Ref: 448971 121219

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Roe

Proposal: Single storey rear extension including carport

Location: Woodpeckers Hensting Lane Fishers Pond Eastleigh Hampshire
SO50 7HH

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:-

Winchester District Local Plan Review 2006: DP3, CE23.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02105/FUL

Ref No: W10899/01

Date Valid: 23 August 2007

Grid Ref: 447909 121647

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Simon Pammant

Proposal: Conservatories to side and rear

Location: 3 Piping Road Colden Common Winchester Hampshire SO21 1UH

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP3

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02001/FUL

Ref No: W20807

Date Valid: 17 August 2007

Grid Ref: 461334 119738

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr & Mrs R White

Proposal: Single storey rear extension, first floor rear extension and loft conversion with velux windows front and rear

Location: 4 The Porches High Street Meonstoke Southampton Hampshire SO32 3NH

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 Prior to the commencement of works 1:20 scale plans of the new windows and doors shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved plans.

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

4 The proposed rooflights should be conservation rooflights.

Reason: In the interests of the character and appearance of the Conservation Area.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review: DP3, HE4, HE5

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.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02037/FUL

Ref No: W07133/03

Date Valid: 15 August 2007

Grid Ref: 461645 119489

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs P O'Sullivan

Proposal: Single storey front extension with balcony above; dormer window to front, replacement of existing garage doors with glazed doors

Location: Stoke Down New Road Meonstoke Southampton Hampshire SO32 3NN

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 Proposals Review: DP3, CE5, CE6, CE23

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 proposed changes to the ground floor and first floor windows as shown on the south east elevation of the house on Drawing No: 652/01 are not approved and the existing windows are to be retained.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01885/FUL

Ref No: W20395/01

Date Valid: 16 August 2007

Grid Ref: 463869 119869

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr And Mrs Faulds

Proposal: Conversion of barn into 1 no 3 bedroom gamekeepers dwelling.(RESUBMISSION)(THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) *

Location: Stocks Down Farm Stocks Lane Meonstoke Southampton
Hampshire SO32 3NQ

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy CE20 of the Winchester District Local Plan Review and Planning Policy Statement 7 (sustainable development in rural areas) in that it would result in an additional dwelling in the countryside for which there is no overriding justification.

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)

3 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and Policy HE1 of the Winchester District Local Plan Review 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:-

Winchester District Local Plan Review: CE20, RT4, HE1
Planning Policy Statement 7.
Planning Policy Guidance 16.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 06/03285/FUL

Ref No: W18260/02

Date Valid: 3 November 2006

Grid Ref: 446364 124274

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Brian Prebble

Proposal: Demolition of Ballakitch and erection of 2 no four bedroom and 2 no two bedroom terraced dwellings with associated parking

Location: Ballakitch Highways Road Compton Winchester Hampshire SO21 2DF

Decision: Application Refused

Denmead

Ward

Denmead

Conservation Area:

Case No: 07/02045/TPO

Ref No: WTPO/1502/10

Date Valid: 17 August 2007

Grid Ref: 465018 111731

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs West

Proposal: 1 no. Willow tree - crown reduce by 20% and crown lift to 4mtrs

Location: 7 Hatchmore Road Denmead Waterlooville Hampshire PO7 6TE

Decision: Application Permitted

Denmead

Ward

Denmead

Conservation Area:

Case No: 07/02079/FUL

Ref No: W20767/01

Date Valid: 22 August 2007

Grid Ref: 465332 111821

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs Brackpool

Proposal: Conversion of integral garage into additional accommodation

Location: 29 The Smithy Denmead Waterlooville Hampshire PO7 6YS

Decision: Application Permitted

Decision: Application Permitted

Conditions/Reasons

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

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

2 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. if there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

(See advice notes on Mortars and Pointing attached).

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

3 The development hereby permitted shall be constructed using Lime Mortar, Flint, Windows, Window Heads, and Sills, and stone paving slabs and bricks 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.

Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals: HE5, HE14, HE16, DP3, DP1

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: DP3
Winchester District Local Plan Review: C1

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 07/02057/FUL

Ref No: W02224/10

Date Valid: 20 August 2007

Grid Ref: 452380 132942

Team: EAST

Case Officer: Andrea Swain

Applicant: Goodall Barnard Holdings Ltd

Proposal: 1 no. four bedroom and 2 no. two bedroom dwellings and garage and alterations to access

Location: Land Adjacent To Chillandham Cross Chillandham Lane Martyr Worthy Hampshire

Decision: Application Refused

Conditions/Reasons

1 The development is contrary to policy H4, DP4, and RT4 of the Winchester District Development Plan in that:

- i) there is a limited range of facilities within safe and convenient distance of the site and, therefore, the development would not be consistent with the Council's objectives for the promotion of a sustainable pattern of development of the area.
- ii) it has not been demonstrated that adequate drainage can be achieved on site without the loss of important trees and hedgerows.
- iii) it fails to make provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area.

Informatives

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

Winchester District Local Plan: DP1, DP3, DP4, DP5, DP6, H4, H7, T2, and RT.4.

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02090/FUL

Ref No: W01246/12

Date Valid: 22 August 2007

Grid Ref: 448839 135095

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Humphrey Farms Ltd

Proposal: Division and change of use of building K4 to create two separate buildings for B1 (b and c) and B8 use; demolition of buildings K6,K7 and K8; associated car parking and landscaping

Location: North Winchester Farm Stoke Charity Road Kings Worthy
Winchester Hampshire SO21 2RP

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 building refurbishment 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 processing activity shall take place outside of the buildings.

Reason: In the interests of the amenities of the area generally and the occupiers of nearby properties.

4 There shall be no outside storage.

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

5 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 - 1800 Monday to Friday and 0800 - 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

6 No development approved by this planning permission shall be commenced until details for the surface water drainage have been submitted and approved in writing by the local

planning authority. The scheme must provide protection to groundwater from pollution arising from this site.

Reason: The site is within the groundwater Source Protection Zone III.

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

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

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- method statement, including implementation programme

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

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

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

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: CE.5, CE.16, CE.17, DP.3

from the date of this permission.

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

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

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

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:-

Winchester District Local Plan: DP3

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/00813/FUL

Ref No: W19420/01

Date Valid: 14 June 2007

Grid Ref: 458435 132935

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: James Valler

Proposal: Change of use of land from agricultural to residential curtilage (Retrospective)

Location: 72 The Dean Alresford Hampshire SO24 9BD

Decision: **Application Permitted**

Conditions/Reasons

1 Within 12 months of the date of this planning permission a detailed scheme for landscaping including hard and soft boundary treatment shall be submitted to and approved in writing by the local planning authority. The details shall include the position, design, materials and type of any hard boundary treatment, and species, density, planting size and layout of the soft boundary treatment. The approved scheme shall be carried out in the first planting season following the approval. 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.

2 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 E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

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 of Parts 2 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 equipment, materials or machinery shall be stored within 5m of the waters edge.

Reason: To protect the River Itchen SAC and SSSI and to avoid pollution to the river.

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: CE.5, CE.8, CE.10, DP.3, DP.4, DP.8

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02017/FUL

Ref No: W02643/14

Date Valid: 16 August 2007

Grid Ref: 458644 132803

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Valdean Home Park

Proposal: Demolition of existing office/workshops; erection of new office, workshops and stores

Location: Valdean Home Park The Dean Alresford Hampshire

Informatives

1. Only lighter limbs should be removed at the periphery of the crown.
2. No heavy limbs to be cut below 5m. The crown skirt to be shaped only.
3. No major scaffolds to be cut.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02246/FUL

Ref No: W12595/06

Date Valid: 11 September 2007

Grid Ref: 458972 131675

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: Mr And Mrs S Gore

Proposal: Ammendment to permission W12595/03 to reposition high level window on west elevation

Location: Sun House 1 Sun Hill Crescent Alresford Hampshire SO24 9NJ

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

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

3 The first floor window in the elevation facing 3 Sun Hill Crescent of the addition 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.

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

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

Shedfield **Ward** **Shedfield**

Conservation Area:

Case No: 07/01792/FUL

Ref No: W20757

Date Valid: 17 July 2007

Grid Ref: 456404 112614

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mrs C McCarthy

Proposal: Demolition of existing shop and redundant chicken house and erection of extension and leanto canopy to existing barn to provide new retail area, including change of use from agricultural/storage to retail/storage

Location: Mc Carthys Farmshop The Oaks Winchester Road Wickham Fareham Hampshire PO17 5HE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 Before development commences details of the doors and windows to be fitted to the new shop and store shall be submitted to, and approved in writing by, the Local Planning Authority. Installation shall be completed in accordance with the approved plans.

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

4 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from

the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5 During the course of building works the existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with BS 5837(2005), the details of which shall first be submitted to and approved by the Local Planning Authority.

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

6 Within one month of the occupation of the building marked in yellow on the approved plan the buildings marked in mauve shall be demolished, the resultant materials removed from the site and the new access and car park shall be constructed, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the appearance of the site.

7 Before the new access and car park is first used 'No Exit' signs shall be erected in the positions shown on the approved plans. These signs shall be retained, in a legible form, for as long as the access is in use.

Reason: In the interests of highway safety.

8 The proposed access and drive, including the footway and verge crossing and the piping of the ditch shall be laid out and constructed in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority before development commences.

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

Reason: To ensure satisfactory means of access.

9 The parking bays shown on the approved plan shall be constructed, surfaced and marked out in accordance with that plan within one month of the occupation of the building marked in yellow. These areas shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

10 The goods for sale shall be limited to groceries, fruit, vegetables, flowers and pet commodities and the area to be used for retail sales shall be limited to the area cross hatched on the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

4 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

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: UB3
Winchester District Local Plan Review: DP3; T2

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02029/FUL

Ref No: W12327/02

Date Valid: 16 August 2007

Grid Ref: 455948 113060

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs P Andrews

Proposal: Erection of a four bedroom detached dwelling

Location: Land Adjacent To 8 Sloane Park Shedfield Hampshire

Decision: Application Refused

Conditions/Reasons

1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links. The proposal is therefore contrary to policies C1 and C2 of the Hampshire County Structure Plan Review, policy H4 of the Adopted Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside.

2 The proposed development is contrary to policies H4, DP1, DP3 and DP4 of the Adopted Winchester District Local Plan Review 2006 in that:

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:-

Hampshire County Structure Plan Review: UB3, C1, E7
Winchester District Local Plan Review Proposals: DP3, CE6, CE23

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01825/FUL

Ref No: W17150/01

Date Valid: 6 August 2007

Grid Ref: 446465 135795

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Peters

Proposal: Two storey side extension and new open porch

Location: 28 Blackthorn Close South Wonston Winchester Hampshire SO21
3BU

Decision: **Application Withdrawn**

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02053/FUL

Ref No: W09530/03

Date Valid: 21 August 2007

Grid Ref: 446597 135814

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs K Cole

Proposal: Conservatory to rear

Location: Rancher 88 Downs Road South Wonston Winchester Hampshire
SO21 3EW

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

Sparsholt

Ward

Sparsholt

Conservation Area:

Case No: 07/01999/FUL

Ref No: W00124/114

Date Valid: 20 August 2007

Grid Ref: 443180 132329

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr Nigel Stevens

Proposal: Erection of new stables and manure loading bay

Location: Garston Farm Westley Lane Sparsholt Winchester Hampshire
SO21 2NE

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 stables hereby permitted shall match those used in the existing stables building immediately to the west of the approved building, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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

Informatives

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Proposals: DP3, H3

Twyford **Ward** **Colden Common And Twyford**

Conservation Area:

Case No: 07/01945/FUL

Ref No: W12367/38

Date Valid: 15 August 2007

Grid Ref: 447532 124867

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs Peter Mallinson

Proposal: New brick wall enclosing courtyard and vegetable garden;
restoration of carriage drive (Amended description)

Location: Shawford Park Shawford Road Shawford Winchester Hampshire
SO21 2BP

Decision: **Application Withdrawn**

Informatives

1. For the avoidance of doubt, all reference to a replacement boundary wall has been withdrawn from this application and consent is not implied by this permission.

2. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E14, E15

Winchester District Local Plan Review: DP1, DP3, DP4, DP8, CE5, HE1, HE3, HE16

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/01850/FUL

Ref No: W16771/02

Date Valid: 3 September 2007

Grid Ref: 452838 108657

Team: WEST

Case Officer: Miss Megan Birkett

Applicant:

Proposal: Roof alterations including 5 no. dormer windows (RESUBMISSION)

Location: 28 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

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 dormers 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 rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the north eastern elevation(s) of development hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/02232/FUL
Ref No: W20831
Date Valid: 10 September 2007
Grid Ref: 453011 108614
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs A And C Bush
Proposal: Conservatory to rear
Location: 9 Mollison Rise Whiteley Fareham Hampshire PO15 7JX

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

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

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01351/FUL

Ref No: W17737/02

Date Valid: 6 July 2007

Grid Ref: 447562 129618

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr Andrew Williams

Proposal: Erection of a replacement 2.1m high wall

Location: 3 Clifton Hill Winchester Hampshire SO22 5BL

Decision: **Application Permitted**

Conditions/Reasons

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

Reason: To comply with the 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 boundary wall hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16 and E17

Winchester District Local Plan Review Proposals: DP.3, HE.4 and HE.5

3. Repairing and repointing flint walls is a skilled task and should only be carried out by a specialist experienced in such work. Unfortunately, a great deal of repair and repointing of flint walls is poorly executed with mortar smeared crudely over the faces of the flints, using an incorrect cement rich mortar. The points below are intended for guidance and close reference should be made to match existing historic finishes. More detailed Guidance is given in SPAB Technical Pamphlet 16: Care and Repair of Flint Walls (Tel. 0207 377 1644 or www.spab.org.uk).
4. All new flint work should be bedded and pointed using a lime based mortar; a mix of 1:3 (lime: sharp sand/course aggregate) is normally recommended as this is breathable and flexible and unlikely to crack. Non-hydraulic lime putty or alternatively a naturally hydraulic lime can be used, these are easy to work and readily available (The Lime Centre, 01962 713636 and Bursledon Brickworks, 01489 576248, are local suppliers). The aggregate should match as closely as possible the size and colour of the aggregate used in the original mortar.
5. The pointing finish should either be flush or slightly recessed to flint face. A rough 'battered' appearance is relatively common on boundary walls and rural buildings. However, smooth flat joints, weather struck pointing, beak pointing - with a 'V' point, raised strap pointing and other obviously modern joints which draw attention to the joint and not the flints, should not be used. Semi-set pointing should be stippled with a brush, as this will expose the aggregate to give it a weathered textured appearance.
6. A sample panel of a minimum 600mm x 600mm should be provided for the Council's approval (if requested).
7. New pointing should not be carried out when there is a risk of frost.
8. All new pointing should be protected from rain, wind and direct sun with loose covers and kept slightly damp for several days to avoid cracking.

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/01471/FUL
Ref No: W08850/01
Date Valid: 13 June 2007
Grid Ref: 447085 130158
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Mr S And Mrs S J Piercy
Proposal: 1 no. detached three bedroom dwelling in rear garden of existing property
Location: 46 Cheriton Road Winchester Hampshire SO22 5AY

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials 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. The materials used shall be:

- natural slate
- stock facing brick
- cedar boarding
- painted timber windows recessed 100mm

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

3 A detailed scheme for landscaping, tree and/or shrub planting, (including replacement tree 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.

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

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

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

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

6 The vehicular turntable hereby approved shall be installed and operational before the dwelling is first occupied. It shall be thereafter permanently retained in this condition.

Reason: In the interests of highway safety to ensure that vehicles can enter and leave the site in a forward gear for perpetuity.

7 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before

development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

11 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

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

- existing and proposed finished levels and contours;
- means of enclosure;
- hardsurfacing materials.

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

13 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 and E of Parts One 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.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without

modification), no first or second floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the northwest or southeast elevations of dwelling hereby permitted.

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

15 Prior to the commencement of any demolition, construction or groundwork on the site, a tree protection plan for the Walnut tree, showing protective measures in accordance with BS 5837 shall be submitted to and approved in writing by the Local Planning Authority. These protection measures shall be installed in accordance with the approved details prior to any demolition, construction or groundwork commencing on the site.

The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the protection measures can be inspected and deemed appropriate and in accordance with BS 5837. Telephone 01962 848317.

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

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: R2
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, T2, H3, T2, T4, RT4

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.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01849/FUL

Ref No: W00851/07

Date Valid: 22 August 2007

Grid Ref: 446642 131238

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Weeke Community Association

Proposal: Extension to existing building to provide new ladies toilets and internal alteration to existing ladies toilet to provide disabled toilets

Location: Weeke Community Centre Taplings Road Winchester Hampshire SO22 6HG

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: DP.3, SF.6

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02015/FUL

Ref No: W12804/38

Date Valid: 21 August 2007

Grid Ref: 447107 129366

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Winchester And Eastleigh Healthcare NHS Trust

Proposal: Enclosed porch under existing canopy

Location: Royal Hampshire County Hospital Romsey Road Winchester
Hampshire SO22 5DG

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: DP.3, SF.6, W.1

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02025/FUL

Ref No: W18551/06

Date Valid: 17 August 2007

Grid Ref: 448037 129704

Team: WEST

Case Officer: Lisa Booth

Applicant: Brasserie Blanc

Proposal: Installation of new shopfronts

Location: Brasserie Blanc 19 - 20 Jewry Street Winchester Hampshire SO23
8RZ

(As amended by plans received on 8 October 2007)

Application Permitted

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16

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

3. NB: Please note that this permission does not give any consent for the advertisements indicated on the approved plans. A separate Advertisement Consent application will be required.

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02036/FUL

Ref No: W20801

Date Valid: 15 August 2007

Grid Ref: 446647 130920

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs P King

Proposal: Loft conversion with rear dormer

Location: 85 Westman Road Winchester Hampshire SO22 6DX

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to DP3 of the Winchester District Local Plan Review in that:-

(i) due to its scale, mass and design it would not respond positively to the character, appearance and variety of the local environment;

(ii) it would set an undesirable precedent that would make it hard to resist similar proposals.

Informatives

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

Winchester District Local Plan Review: DP3

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

Conservation Area:

Case No: 07/02063/FUL
Ref No: W20821
Date Valid: 28 August 2007
Grid Ref: 446558 129503
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mrs Anderson
Proposal: Conservatory to rear
Location: 30 Bath Place Winchester Hampshire SO22 5HH

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 Proposals: DP3

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02069/FUL

Ref No: W02837/03

Date Valid: 21 August 2007

Grid Ref: 447639 128614

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr And Mrs McNaughton

Proposal: Single storey rear extension

Location: 27 Edgar Road Winchester Hampshire SO23 9TN

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals: DP3, H3, HE4, HE5

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/02073/TPO

Ref No: WTPO/0082/18

Date Valid: 21 August 2007

Grid Ref: 445976 128653

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Norman

Proposal: Fell 1 no. Cedar tree on boundary with Romsey Road

Location: Carillon 2A Kilham Lane Winchester Hampshire SO22 5PS

Decision: Application Refused

Conditions/Reasons

1. The cedar tree does lean towards the road, however, at the time of inspection the tree appeared in good health with a secure root plate. The tree has good amenity value and its removal will denude the area of tree cover and have a negative impact on the local character.

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02076/TPO
Ref No: WTPO/1855
Date Valid: 21 August 2007
Grid Ref: 447305 129585
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Hampshire Police HQ
Proposal: To carry out tree works as per tree report
Location: Hampshire Constabulary Police Headquarters Romsey Road
Winchester Hampshire SO22 5DB

Decision: Application Permitted

Conditions/Reasons

1. Advise the LPA 5 days before work is intended to start to enable a Tree Officers supervision/presence during any works.

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02077/FUL
Ref No: W20819
Date Valid: 24 August 2007
Grid Ref: 446521 129262
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Miss M French
Proposal: Conservatory to rear
Location: 5 Marnhull Rise Winchester Hampshire SO22 5FH

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 Proposals: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area: Winchester Conservation Area

Case No: 07/02111/FUL

Ref No: W11009/15

Date Valid: 31 August 2007

Grid Ref: 447928 129740

Team: WEST

Case Officer: Lisa Booth

Applicant: Simon Griffiths @ Tax Innovations

Proposal: 3 no. Air conditioning units to rear of building

Location: 19 Staple Gardens Winchester 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).

Informatives

1. This permission is granted for the following reasons:

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

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

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

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

Conservation Area:

Case No: 07/02175/TPC
Ref No: W20459/01TPOCA
Date Valid: 3 September 2007
Grid Ref: 448565 129165
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Baring
Proposal: Fell 1 no. Leylandii tree in rear garden
Location: 3 Colebrook Place Winchester Hampshire SO23 9LP

Decision: **That no objection be raised**

Informatives

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

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

Conservation Area:

Case No: 07/02177/TPC
Ref No: W04480/10TPOCA
Date Valid: 4 September 2007
Grid Ref: 447574 128043
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Andrew Tyler-Smith
Proposal: In rear garden 1 no. Cherry tree - sectional fell to ground level
Location: Bishops Sparkford 57 St Cross Road Winchester Hampshire SO23 9RE

Decision: **That no objection be raised**

Informatives

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

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

Conservation Area:

Case No: 07/02181/TPC
Ref No: W07393/08TPOCA
Date Valid: 4 September 2007
Grid Ref: 447586 128873
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Church Of Christ Of Latter Day Saints
Proposal: Fell 2no Conifer trees adjacent to boundary wall and no.42
Christchurch Road
Location: Church Of Christ Of Latter Day Saints 44 Christchurch Road
Winchester Hampshire

Decision: **That no objection be raised**

Informatives

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

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

Conservation Area:

Case No: 07/02208/FUL
Ref No: W12351/03
Date Valid: 6 September 2007
Grid Ref: 447500 128660
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Dawn And Peter Collins
Proposal: Two storey front extension and alterations including veranda to rear
and new rood to utility area
Location: 9 Ranelagh Road Winchester Hampshire SO23 9TD

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 Prior to the commencement of works for the development hereby permitted, details including a colour sample to paint/stain the timber panels of the proposed out building hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development, the existing building and surrounding dwellings.

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Review Proposals: DP3, HE4, HE5

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/02235/FUL

Ref No: W20401/01

Date Valid: 11 September 2007

Grid Ref: 445894 128795

Team: EAST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Leverton

Proposal: Variation of condition 03 of planning permission W20401 to allow a new window to the north elevation

Location: 11 Woodfield Drive Winchester Hampshire SO22 5PY

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 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 northern elevation(s) of development hereby permitted.

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

3 The first floor window(s) in the northern elevation of development hereby permitted shall be glazed in obscure glass and non-opening and thereafter shall be retained in this condition at all times.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/02472/AVC
Ref No: W01573/08A
Date Valid: 4 October 2007
Grid Ref: 448085 129475
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr Terry Elrick
Proposal: New shop front fascia sign
Location: O2 Phone Shop 44 High Street Winchester Hampshire SO23 9BL
