



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

UP TO 20 August 2007

For Guidance

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

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

APPLICATION CODES AND DESCRIPTION

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

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

Conservation Area:

Case No: 07/01126/FUL
Ref No: W06411/05
Date Valid: 18 June 2007
Grid Ref: 460975 132343
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr Peter Grant
Proposal: Roof alterations; dormer to rear
Location: Kookaburra Bighton Lane Bishops Sutton Alresford Hampshire
SO24 0AU

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies DP3 and CE23 of the Winchester District Local Plan Review 2006, and policy UB3 of the Hampshire County Council Structure Plan Review 1996 - 2011 for the following reasons:-

- 1) The proposed alterations to the roof space fail to respect the design elements and scale / mass / bulk shared between the pair of semi detached dwellings.
- 2) The proposed alterations to the roof space will appear to be out of character, unsightly and poorly designed in relation to the neighbouring semi detached property.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4, CE23

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

Conservation Area:

Case No: 07/01420/FUL
Ref No: W20531/01
Date Valid: 13 June 2007
Grid Ref: 454543 117792
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr N Olden
Proposal: Conversion and extension of existing property into 4 no. one bedroom apartments with associated bin and cycle store (RESUBMISSION)
Location: Nedlo House 1 Battery Hill Bishops Waltham Southampton
Hampshire SO32 1BS

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 extension, cycle and bin stores 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.

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 Kevin Cloud on 01962 848317.

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

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

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

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.

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

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

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

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

Informatives

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

Hampshire Structure Plan 1996-2011 Review. Policies UB3, T5, T6, H5, H7, H8 and R2
Winchester District Local Plan Review. Proposals DP.1, DP.3, DP.4, DP.5, DP.6, H.5, H.7, T.2, T.5 and RT.3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01655/FUL

Ref No: W12398/10

Date Valid: 2 July 2007

Grid Ref: 456479 116586

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr JM And Mrs CA Edmunds

Proposal: Removal of condition no. 1 of permission W12398/08 to allow permanent retention of mobile home for agricultural worker

Location: Paradise Nursery Paradise Lane Waltham Chase Southampton Hampshire SO32 2TH

Decision: **Application Permitted**

Conditions/Reasons

1 The occupation of the mobile home 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 and residential mobile homes are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

2 There shall at all times be only one residential mobile home located on the site and this mobile home shall be located in the position shown on the approved plans attached to Appendix 2 of the submitted document, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and because the site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of rural activities.

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: G_3, C1, C2, H10
Adopted Winchester District Local Plan Review 2006: CE19, CE20

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01680/AVC

Ref No: W15786/04A

Date Valid: 9 July 2007

Grid Ref: 454933 117534

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr Paul Keigher

Proposal: ATM machine with illuminated fascia sign

Location: Priory Service Station Winchester Road Bishops Waltham
Southampton Hampshire SO32 1BE

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

3. Please note that this permission relates solely to the advertisement and does not allow any permission for the erection of the ATM building and machine annotated on the approved plans. A separate planning application should be submitted for the erection of the ATM machine and building.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01749/FUL

Ref No: W20746

Date Valid: 11 July 2007

Grid Ref: 454557 117638

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs W Walker

Proposal: Alterations to roof including 2 no. dormer windows

Location: Lilac Cottage The Avenue Bishops Waltham Southampton
Hampshire SO32 1BN

Decision: **Application Refused**

Conditions/Reasons

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

(i) by reason of their scale, design and siting the dormers would not be sympathetic to the appearance and character of the existing dwelling and neighbouring properties and would create an unbalanced, incongruous and visually intrusive feature in the area and street scene;

(ii) it would create an undesirable precedent which would make it difficult to refuse further similar applications the cumulative impact of which would further harm the visual amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Policies: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01804/FUL

Ref No: W08200/02

Date Valid: 18 July 2007

Grid Ref: 455499 117501

Team: WEST

Case Officer: Elaine Walters

Applicant: Mrs Hall

Proposal: First floor rear extension (RESUBMISSION)

Location: Basing Cottage 6 - 8 Upper Basingwell Street Bishops Waltham
Southampton Hampshire SO32 1AL

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Review: DP3, HE5

Cheriton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01597/FUL

Ref No: W09413/02

Date Valid: 25 June 2007

Grid Ref: 458706 128270

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Bristow

Proposal: Single storey link extension between dwelling and garage; conservatory to rear (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: 6 Raebarn Close Cheriton Hampshire SO24 0QE

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 extension linking the dwelling house to the garage hereby permitted shall match those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

modification), no windows / openings other than those expressly authorised by this permission shall, at any time, be constructed in the roof / first floor hereby permitted.

Reason: To protect the appearance of the building and in the interests of visual and residential amenity.

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Adopted 2006: DP1, DP3, DP4 ,CE6

2. The proposed access as shown on the block plan is not part of this planning application. This consent does not grant permission for the access. Separate planning permission is required for the access as shown, due to the fact that the access to the property is from a classified road.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01815/HCS

Ref No: W13437/12

Date Valid: 19 July 2007

Grid Ref: 445302 124385

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: 13437/12

Proposal: Use of land for storage and transfer of waste materials associated with highway maintenance works and ancillary storage of highway maintenance materials

Location: Four Dell Bungalow Poles Lane Otterbourne Winchester Hampshire SO21 2DY

Decision: **Objection raised**

Conditions/Reasons

1 The development as proposed is contrary to policies C1, C2, C3 and MW2 of the Hampshire County Structure Plan Review and policies CE5, CE12, CE16 and DP3 of the Winchester District Local Plan Review in that it would:

- a) fail to conserve and enhance the countryside;
- b) fail to respect the local landscape character; and
- c) result in the loss of good quality agricultural land.

Informatives

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

Durley Ward Owslebury And Curdridge

Conservation Area:

Case No: 07/01455/FUL

Ref No: W02156/13

Date Valid: 9 July 2007

Grid Ref: 452981 117471

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr J E Mills

Proposal: Reposition existing barn and use for stables and storage; change of use of land to equestrian use

Location: 2 Durley Manor Cottage Manor Road Durley Hampshire SO32 2AF

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 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 and implemented before the stables first brought into use unless otherwise agreed by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:

- car parking layout:

Soft landscape details shall include the following as relevant:

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

- hard surfacing materials:

- implementation programme:

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

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

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

4 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

5 The land associated with the equestrian use hereby permitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

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

6 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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, C1, C2
Winchester District Local Plan Review Proposals: DP3, RT11, RT8

3. The applicant is advised that the preferred method of disposal is the frequent removal of manure from this site. The burning of manure or large scale storage on site will not be an acceptable method.

I would strongly recommend that the applicant contract the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of horse manure. Failure to do so, may incur substantial penalties and or prosecution.

Hambleton

Ward

Droxford, Soberton And Hambleton

Conservation Area:

Case No: 07/00837/LIS

Ref No: W03217/01LB

Date Valid: 18 April 2007

Grid Ref: 464319 114876

Team: WEST

Case Officer: Ms Nichola Whitehead

Applicant: Mr John Stonehouse

Proposal: Replace existing windows

Location: Tudor Cottage West Street Hambleton Waterlooville Hampshire
PO7 4RW

Decision: Application Refused

Conditions/Reasons

1 The proposals are contrary to policy E16 of the Hampshire County Structure Plan, and policy HE.14 of the Winchester District Local Plan, in that:

i)The proposal is unacceptable by reason of the use of double glazing and the change to the listed building's appearance this would entail, which would have an undesirable effect on its special architectural and historic interest.

ii) Insufficient information has been submitted to show the proposed change to the glazing pattern of the fenestration on this listed building or justification for doing so.

2 The proposal is contrary to PPG15, English Heritage Guidance 'Framing Opinions' and the Council's own Conservation Guidance Notes on Casement Windows and WDLP HE.14 Policy, and would create an undesirable precedent

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Proposals: HE.14

Headbourne Worthy

Ward Sparsholt

Conservation Area:

Case No: 07/01428/FUL

Ref No: W01924/04

Date Valid: 31 May 2007

Grid Ref: 448858 132029

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mrs Yvette Riley

Proposal: Replacement of existing detached garage with double garage/log store and formation of new access

Location: 1 Pudding Lane Cottages Pudding Lane Headbourne Worthy
Winchester Hampshire SO23 7JW

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, removal of trees, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Method statement and impact assessment shall include the following details:-

1) Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced, to ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

2) Details regarding the retention of trees at the site, and the further planting of trees and vegetation if it is proposed to remove trees / vegetation from the site.

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

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

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:-

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

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01520/FUL

Ref No: W16922/07

Date Valid: 21 June 2007

Grid Ref: 454431 134139

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Peter Waldron

Proposal: Erection of fencing around proposed tennis court

Location: Itchen Down Northington Road Itchen Abbas Winchester
Hampshire SO21 1BS

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 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:

- existing and proposed finished levels or contours;
- other vehicle and pedestrian access and circulation areas;

Soft landscape details shall include the following:

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

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

3 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.

4 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.

5 The fencing hereby permitted shall be finished in black (or very dark green) and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, C1
Emerging Development Plan- WDLP Review: DP3, CE.23

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/01688/FUL

Ref No: W04574/17

Date Valid: 5 July 2007

Grid Ref: 449229 132848

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Pilcher

Proposal: Conservatory to rear

Location: 3 Hinton Fields Kings Worthy Hampshire SO23 7QB

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review 2006 Proposals: DP3

Micheldever Ward Wonston And Micheldever

Conservation Area: Micheldever (Large Area 1) Conservation Area
Case No: 07/01390/FUL
Ref No: W10373/04
Date Valid: 21 June 2007
Grid Ref: 451370 139043
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Ms S Taylor
Proposal: Boundary fencing and screening (RETROSPECTIVE)
Location: Lilliput Cottage Duke Street Micheldever Winchester Hampshire
SO21 3DF

Decision: Application Refused

Conditions/Reasons

1 This application is contrary to policy HE.8 of the Winchester District Local Plan Review 2006 in that the tall close boarded fence present a closed, urban character which is harmful to the appearance of both the listed building and the conservation area.

Informatives

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP3 HE8

Micheldever Ward Wonston And Micheldever

Conservation Area:
Case No: 07/01492/FUL
Ref No: W20709
Date Valid: 14 June 2007
Grid Ref: 453583 141035
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr C J Thompson And Miss G E Marshall
Proposal: Two storey rear extension; new front porch; replacement velux rooflights with 2 no. dormers to match existing
Location: 4 Parkhill Farm Cottages Basingstoke Road West Stratton
Winchester Hampshire SO21 3DS

Decision: Application Refused

Conditions/Reasons

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

- i) there is a lack of information submitted regarding the existing trees on site. These trees provide valuable amenity to the site and wider locality and the Local Planning Authority is not satisfied that the work could be undertaken without harm to the trees on site.
- ii) the rear extension is very large and does not work with the existing form or proportion of the original property. It will result in a visual dominant feature unsympathetic and of detriment to the character of the property and group of 3 properties of which it forms part.

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2
Winchester District Local Plan Proposals: DP.3, CE.23

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01548/FUL

Ref No: W01728/13

Date Valid: 25 June 2007

Grid Ref: 451341 139276

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Fairplay Residential Properties Ltd

Proposal: Roof alterations; two storey rear extension; first floor front extension; alterations to windows; amendments to car parking; shopfront replacement

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

Decision: **Application Refused**

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

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

3 Prior to the commencement of works a sample panel of:

- the brickwork;
- the tile-hanging;
- an example of the roofing materials;

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

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

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

7 Prior to the commencement of development a schedule of construction works shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the viability of the existing shop and post office is not adversely affected during the construction period.

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, T2
Winchester District Local Plan Revised 2006: DP3, DP5, HE4, HE5, HE6, HE7, T2, 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.

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01550/FUL

Ref No: W01728/12

Date Valid: 25 June 2007

Grid Ref: 451341 139276

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Fairplay Residential Properties Ltd

Proposal: Demolish existing garage; 2 no. two bedroom semi detached dwellings with associated open bay garage and turning space for two vehicle

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 Policies UB3 and 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 biotreatment 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 the proximity of the new buildings to the existing biotreatment plant, lack of information to substantiate that this plant is adequate to serve the new development, lack of detail regarding the position of the subsurface irrigation area and lack of available access to service the plant, the proposed drainage arrangements are considered unacceptable.
- 4 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and 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

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

Hampshire County Structure Plan Review: UB3, E16, T2, R2

Winchester District Local Plan Revised 2006: DP1, DP3, DP5, DP10, HE4, HE5, HE6, HE7, T2, T4, RT3

New Alresford

Ward

The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 07/01562/FUL
Ref No: W09870/10
Date Valid: 20 June 2007
Grid Ref: 458802 132748
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Caracoli 2007 Ltd
Proposal: Variation of condition no. 2 (use of shop frontage for A1 usage only) and no. 3 (opening hours) of planning permission W09870/08
Location: Caracoli 15 Broad Street Alresford Hampshire SO24 9AR

Decision: **Application Permitted**

Conditions/Reasons

1 The shop shall be used only for a mixed A1/A3 (retail/cafe) use and not for any use solely within Use Class A3. Use Classes A1 and A3 are as defined within the Schedule to the Town and Country Planning (Use Classes) Order 2005, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To accord with Policy SF5 of the Winchester District Local Plan Revised 2006 which seeks to retain retail floorspace in this location.

2 The use hereby permitted shall not be open to customers outside the following times:

0800 to 2200 Mondays to Saturdays and 0900 to 1700 on Sunday.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Revised 2006: DP3, HE5, HE13, HE14, SF5

3. The applicant is advised that this approval varies only conditions 2 and 3 of planning permission W09870/08 and that the other conditions attached to planning permission W09870/08 must still be applied to the use hereby approved unless already discharged or otherwise agreed in writing by the Local Planning Authority.

4. The applicant is also advised that separate planning permission would be required if the premises were to be used as Wine Bar or Drinking Establishment (A4 Use Class).

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/01570/FUL
Ref No: W20718
Date Valid: 21 June 2007
Grid Ref: 458376 132241
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr Timothy Stretch
Proposal: Two storey front and rear extensions and single storey side extension to include replacement garage
Location: 3 Rosebery Road Alresford Hampshire SO24 9HQ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

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

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/01632/FUL
Ref No: W20554/01
Date Valid: 28 June 2007
Grid Ref: 458011 131894
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Local Homes Limited
Proposal: 1 no 2 bedroom terraced house(RESUBMISSION W20554)
Location: 26 Mitford Road Alresford Hampshire SO24 9HY

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 dwelling 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 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.

4 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.

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

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

6 Before the development hereby approved is first brought into use, the fence-line adjacent to the parking bays shall be splayed back at an angle of 45 degrees.

Reason: In the interests of highway safety.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, H1, H5 and R2

Winchester District Local Plan Review Proposals: DP.3, H.1, H.3, RT.4, T.1, T.2 and T.4

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

4. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

New Alresford

Ward

The Alresfords

Conservation Area: New Alresford Conservation Area

Case No: 07/01682/LIS

Ref No: W01804/10LB

Date Valid: 4 July 2007

Grid Ref: 458823 132681

Team: EAST

Case Officer: Lisa Booth

Applicant: Portman Building Society

Proposal: (AMENDED DESCRIPTION) Non-illuminated fascia sign and internally illuminated window bed section signs

Location: Portman Building Society 5 West Street Alresford Hampshire SO24 9AG

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to Hampshire County Structure Plan policy UB3 and E16, Winchester District Local Plan Review 2006 policies HE5, HE11 and HE14 and fails to comply with the City Council's supplementary planning guidance "Design Guidance for the Control of Shopfronts and Signs" in that:

i. the proposed signs by reason of their design, materials and illumination would be harmful to the character of the listed building and the 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: UB3, E16

Winchester District Local Plan Review Policies: DP3, HE5, HE11, HE14

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01770/TPC

Ref No: W14064/04TPOCA

Date Valid: 18 July 2007

Grid Ref: 458800 132758

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mr N Mills

Proposal: Remove branch of 1no. Walnut tree overhanging garage of The Old Post House Alresford

Location: Lawrence Oxley Books 17 Broad Street Alresford Hampshire SO24 9AW

Decision: That no objection be raised

Informatives

1. The tree shows signs of ground heave at the base which may indicate that the tree is unstable. Therefore the arboricultural officer recommends that the tree is felled rather than pruned. You will be required to submit a new notification for felling. The Council would encourage the replacement of this tree. If you require any advice on replanting please contact the arboricultural officer on 01962 848317.

Northington

Ward

Itchen Valley

Conservation Area:

Case No: 07/01706/FUL

Ref No: W20737

Date Valid: 6 July 2007

Grid Ref: 456921 136942

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs T Joy

Proposal: Single and two storey side and rear extension; replacement detached garage; resiting of oil tank; alterations to access

Location: The Sheiling Basingstoke Road Swarraton Alresford Hampshire SO24 9TQ

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 (in terms of size, texture and colour) used in the existing building.

Reason - To protect the integrity of the existing building and in the interests of visual amenity.

3 The property shall use timber framed windows unless otherwise agreed in writing by the Local Planning Authority.

Reason - To protect the appearance and integrity of the building.

4 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, removal of trees, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

The Arboricultural Method statement and impact assessment shall include the following details:-

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

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

2) Details regarding works to trees and hedgerow arising from the extension (including their removal) and the further planting of trees and vegetation at the site to remediate for the loss of trees.

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

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

Reason: In the interests of tree protection and to ensure effective remediation to maintain the existing character and appearance of the area.

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 or doors other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation (northern elevation) at first floor level of the extension hereby permitted

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

Informatives

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Proposals: DP1, DP3, DP4, CE23

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01577/FUL

Ref No: W03285/04

Date Valid: 21 June 2007

Grid Ref: 445864 122956

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr And Mrs J And P Marchesi

Proposal: Replacement conservatory

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

Decision: **Application Permitted**

Conditions/Reasons

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

2 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.

3 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules as set out and referred to in approved documents shall be submitted to and approved in writing by the Local Planning Authority within two years of work commencing on Valley Field or the proposed new restaurant, whichever is the sooner. The landscape management plan shall be carried out in accordance with the main objectives and details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

4 Temporary protective fencing for existing trees to accord with BS 5837 as agreed with the Local Authority Arboricultural Officer. Barriers should consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impact with vertical tubes spaced at a maximum interval of 3m. Onto this weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used.

The Arboricultural Officer shall be informed prior to the commencement of construction of any works to be carried out under or near tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB1, UB3, T5, R3, C1, C2, E6, E8, E11, E12, E13, E14

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.5, DP.6, CE.5, CE.9, CE.10, CE.11, CE.28, HE.1, HE.3, HE.13, RT.9, T.1

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/00851/FUL

Ref No: W00322/84

Date Valid: 3 April 2007

Grid Ref: 450431 121517

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Marwell Preservation Trust Ltd

Proposal: Construction of new restaurant with viewing deck, access, service enclosure and associated works

Location: Marwell Zoo Thompsons Lane Owslebury Winchester Hampshire SO21 1JH

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 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;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (eg. refuse or other storage units, signs, lighting etc);

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme:

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

3 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.

4 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules as set out and referred to in approved documents shall be submitted to and approved in writing by the Local Planning Authority within two years of work commencing on Valley Field or the proposed new restaurant, whichever is the sooner. The landscape management plan shall be carried out in accordance with the main objectives and details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

5 Temporary protective fencing for existing trees to accord with BS 5837 and as agreed with the Local Authority Arboricultural Officer. Barriers should consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impact with vertical tubes spaced at a maximum interval of 3m. Onto this weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used.

The Arboricultural Officer shall be informed prior to the commencement of construction of any works to be carried out under or near tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

6 The development hereby permitted shall be used only for purposes within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

7 Details of any floodlighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences ****. The floodlighting shall be installed, operated and maintained in accordance with the approved scheme.

Reason: In the interests of the amenities of the occupants of nearby properties.

8 Prior to the commencement of development samples/details of external materials to be used for the walls, roofs, windows, doors, decking shall be submitted to and approved 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: UB1, UB3, T5, R3, C1, C2, E6, E8, E11, E12, E13, E14, E16

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.5, DP.6, CE.5, CE.9, CE.10, CE.11, CE.28, HE.1, HE.3, HE.13, RT.9, T.1

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01598/FUL

Ref No: W07077/07

Date Valid: 25 June 2007

Grid Ref: 460435 114007

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Blanchard Wells Ltd

Proposal: Erection of new offices with parking below incidental to the builders yard operation on site. New landscaping and drainage.

Location: Blanchard Wells Ltd Forester Road Soberton Heath Southampton Hampshire SO32 1QG

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 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 development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

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

Soft landscape details shall include the following as relevant:

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

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

4 No machinery, equipment or vehicles shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on 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.

5 The offices hereby approved shall only be used for purposes incidental to the builders yard operation located on the site.

Reason: The site is in an unsustainable location where offices would not normally be permitted and because policies do not support the loss of the builders yard use.

6 The outside storage of materials and equipment on the site shall not exceed a height of 2 metres above existing ground level.

Reason: To better define the planning permission from that originally granted and to preserve the amenities of the locality and to ensure that activity on the site remains at a level commensurate with the original planning permission.

7 The basement level carparking spaces shall be retained as carparking spaces for staff and customers associated with the operation of the builders yard and shall not be used for any other purpose.

Reason: To ensure that activity on the site is retained at level which does not undermine the amenities of the locality.

8 No additional internal office floorspace or mezzanine floor shall be added to the building hereby approved.

Reason: To ensure that the office component of the builders yard remains an incidental use and does not create additional traffic demand.

9 No floodlighting shall be erected on the site or attached to buildings or structures unless agreed in writing by the Local Planning Authority.

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

10 The existing trees shown as being retained on the approved landscape 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 around the tree trunks in accordance with BS 5837/2005.

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

11 Prior to work commencing on the site details of excavation work, existing and proposed ground levels and basement and floor levels shall be submitted to and approved in writing by the Local Planning Authority. These details shall include that Development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality.

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Hampshire County Structure Plan Review: C1, C2,
Adopted Winchester District Local Plan Review 2006: CE2, CE3, CE18, DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01456/TPO

Ref No: WTPO/1616/07

Date Valid: 3 July 2007

Grid Ref: 446884 135905

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr And Mrs S Harvey

Proposal: Fell 4no. Ash trees; 3no. Ash trees - crown lift to 5m. crown reduce by 25% and crown thin by 10% remove overhanging branches from buildings to a clearance of 2m; 4no. Birch trees - crown lift to 5m. crown reduce by 25% crown thin by 10% and remove overhanging branches from buildings to a clearance of 2m; 1no. Horse Chestnut tree - crown lift to 5m. crown reduce by 15% and crown thin by 10% and remove overhanging branches from buildings to a clearance of 2m

Location: 5 Norris Gardens South Wonston Winchester Hampshire SO21 3TA

Decision: Application Withdrawn

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/00746/FUL

Ref No: W03665/01

Date Valid: 23 March 2007

Grid Ref: 458468 116427

Team: WEST

Case Officer: Lisa Booth

Applicant: Mrs Jenny Maunder

Proposal: Single storey rear extension

Location: Hill Farm House Droxford Road Swanmore Southampton Hampshire SO32 2PY

Decision: Application Withdrawn

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/00942/LIS
Ref No: W03665/02
Date Valid: 25 April 2007
Grid Ref: 458468 116427
Team: WEST **Case Officer:** Lisa Booth
Applicant: Jenny Maunder
Proposal: Single storey extension
Location: Hill Farm House Droxford Road Swanmore Southampton
Hampshire SO32 2PY

Decision: **Application Withdrawn**

Conditions/Reasons

Tichborne

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01586/FUL
Ref No: W20721
Date Valid: 21 June 2007
Grid Ref: 456872 130262
Team: EAST **Case Officer:** Ms Anna Rolls
Applicant: Mr Angus Macpherson
Proposal: Erection of garden shed in churchyard (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) *(WITHIN THE CURTILAGE OF A LISTED BUILDING) *

Location: Tichborne Church Church Lane Tichborne 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:

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: HE4, HE11

Twyford

Ward

Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 07/01699/FUL
Ref No: W16378/04
Date Valid: 6 July 2007
Grid Ref: 448080 125236
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr And Mrs Fulton
Proposal: Single storey rear timber orangery
Location: Church Farm House Church Lane Twyford Winchester Hampshire
SO21 1NT

Decision: **Application Withdrawn**

Twyford Ward Colden Common And Twyford

Conservation Area: Twyford Conservation Area
Case No: 07/01708/LIS
Ref No: W16378/05LB
Date Valid: 3 July 2007
Grid Ref: 448080 125236
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr And Mrs Fulton
Proposal: Single storey rear timber orangery
Location: Church Farm House Church Lane Twyford Winchester Hampshire
SO21 1NT

Decision: Application Withdrawn

Twyford Ward Colden Common And Twyford

Conservation Area:
Case No: 07/01693/FUL
Ref No: W20742
Date Valid: 6 July 2007
Grid Ref: 448965 124028
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Collinson
Proposal: Replacement single storey extension
Location: Knighton Park Lane Twyford Winchester Hampshire SO21 1QU

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. 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, CE23

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

Conservation Area:

Case No: 07/01228/FUL
Ref No: W03559/22
Date Valid: 25 June 2007
Grid Ref: 447908 129082
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs Braakenburg
Proposal: First floor rear conservatory
Location: 9 Friary Gardens Winchester Hampshire SO23 9AF

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to policy UB3 of the Hampshire Country Structure Plan policy DP3 of the Winchester District Local Plan Review in that the proposed development would detract from the amenities of nearby residential properties because of overlooking.

Informatives

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 Bartholomew**

Conservation Area:

Case No: 07/01405/FUL
Ref No: W10511/02
Date Valid: 31 May 2007
Grid Ref: 448110 129764
Team: WEST **Case Officer:** Andrea Swain
Applicant: Store Property Investments Limited
Proposal: General refurbishment including: roof alterations; rendering of external walls; refenestration; new boundary fence; new access
Location: Dolphin House St Peter Street Winchester Hampshire SO23 8BW

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

2 No development shall take place until details and samples of the colour and materials to be used in the construction of the external surfaces of the railings, front entrance, new render and windows 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:-

Hampshire County Structure Plan Review: UB3 and E16
Winchester District Local Plan: SF2, DP3 and HE4, HE5 and HE6

3. Permission not extending to Advertisement Display

This permission does not purport to grant consent to the advertisement(s) indicated on the drawing accompanying the application and which must be the subject of a separate application for Advertisement Consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01558/FUL

Ref No: W14066/06

Date Valid: 20 June 2007

Grid Ref: 447733 128590

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Dr And Dr N Fairris

Proposal: (AMENDED DESCRIPTION) Redesign porch to north elevation and additional porch to west elevation (Amendment to permission 06/03444/FUL)

Location: Norman House 9 Norman Road Winchester Hampshire SO23 9PW

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: EC1, E16, UB3, T4

Winchester District Local Plan Review: SF4, SF6, HE5, T1, DP3

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01559/LIS
Ref No: W19670/02LB
Date Valid: 10 July 2007
Grid Ref: 448081 130188
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Julian Clements
Proposal: Replace window
Location: 38 Hyde Street Winchester Hampshire SO23 7DX

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 new window shall be timber unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development maintains the 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: UB3, E16
Winchester District Local Plan Review: DP3, HE5

Winchester Town

Ward

St Luke

Conservation Area:

Case No: 07/01575/FUL
Ref No: W15815/06
Date Valid: 21 June 2007
Grid Ref: 447205 128474
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr Ben Soulsby And Ian Soulsby
Proposal: Single storey side and rear extension
Location: 40 Kings Avenue Winchester Hampshire SO22 4AP

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3.
Winchester District Local Plan Proposals: H3, DP3.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01587/FUL

Ref No: W20720

Date Valid: 21 June 2007

Grid Ref: 448395 131204

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr C Helyar

Proposal: Rear two storey extension

Location: 14 Stoke Road Winchester Hampshire SO23 7ET

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 Elevational and section details of the internal hallway / link wall on the west side of the void area to the south of the master bedroom extension hereby approved, shall be submitted to and approved in writing prior to development commencing, unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the neighbouring property.

4 The void area to the south of the master bedroom extension hereby approved shall be retained in perpetuity in its approved form as a void area and shall not be incorporated into or used as living accommodation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties.

Informatives

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

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

Hampshire County Structure Plan Review: UB3.
Winchester District Local Plan Proposals: H3, DP3.

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/01619/FUL
Ref No: W09596/11
Date Valid: 27 June 2007
Grid Ref: 447608 128786
Team: WEST **Case Officer:** Andrea Swain
Applicant: Mr James Judd
Proposal: 2 storey rear and side extension, new dormer window, and erection of new decked terrace to rear, alterations to doors and windows
Location: 37 Christchurch Road Winchester Hampshire SO23 9SY

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:-

Hampshire County Structure Plan Review: UB3 and E16
Winchester District Local Plan: DP3 and HE4, HE5 and HE6

Winchester Town

Ward

St John And All Saints

Conservation Area: Winchester Conservation Area

Case No: 07/01625/FUL

Ref No: W20727/01

Date Valid: 27 June 2007

Grid Ref: 448755 128971

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Nick Taylor

Proposal: First floor extension to the rear, new 2nd storey roof terrace and ground floor refurbishment

Location: 25 Highcliffe Road Winchester Hampshire SO23 0JE

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 Fully annotated plans, at 1:20 scale, showing sections and elevations shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of work on site. All work shall be carried out in accordance with the approved plans.

Reason: In the interests of the visual amenity of the site and character of the conservation area.

Informatives

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

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

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01627/FUL

Ref No: W20728

Date Valid: 28 June 2007

Grid Ref: 447093 131203

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Mohamed

Proposal: Two storey rear extension

Location: 80 Bereweke Avenue Winchester Hampshire SO22 6EY

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to policy UB3 of the Hampshire County Structure Plan, policy DP3 of the Winchester District Local Plan Review Adopted 2006 in that it would;

- 1) have an overbearing and intrusive impact upon the amenities of the occupiers of neighbouring properties and will result in reduced levels of daylight and increase overshadowing upon a neighbouring dwelling;
- 2) represents an excessively large addition that is not subservient to the existing building .

Informatives

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01635/FUL

Ref No: W08583/19

Date Valid: 28 June 2007

Grid Ref: 446459 128946

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs N Wallage

Proposal: Conservatory to rear/side (RESUBMISSION W08583/14)

Location: Dawnhill Sleepers Hill Winchester Hampshire SO22 4NG

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 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. This should include an assessment of the any potential impact upon the trees subject to Tree Preservation Order and specifically recommend an appropriate methodology for mitigating for any impact identified.

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 Kevin Cloud on 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

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

In the interest of tree protection.

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

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

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

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

Informatives

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

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01645/FUL

Ref No: W11179/11

Date Valid: 10 July 2007

Grid Ref: 448162 129448

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Starbucks Coffee Co. (UK) Ltd

Proposal: Installation of 4 no. air conditioning units and associated equipment on flat roof

Location: Bon Marche 31 High Street Winchester Hampshire SO23 9BL

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Review Proposals: DP3, HE4

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01647/FUL

Ref No: W20730

Date Valid: 29 June 2007

Grid Ref: 448406 130330

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Sir Anthony Walker

Proposal: Replacement single storey rear extension; roof alterations with replacement loft room and dormer window

Location: 45 Nuns Road Winchester Hampshire SO23 7EF

Decision: Application Refused

Conditions/Reasons

1 The proposed dormers is contrary to policy UB3 of the Hampshire County Structure Plan, policy DP3, HE4 and HE5 of the Winchester District Local Plan Review in that it would constitute an unduly prominent and intrusive form of development detrimental to the character and appearance of the conservation area by reason of its size, siting and design in relation to the existing building.

Informatives

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

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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01692/LBC

Ref No: W09347/04/LBCA

Date Valid: 6 July 2007

Grid Ref: 447970 129868

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr Andrew Carnie

Proposal: Demolish front garden wall

Location: 11 City Road Winchester Hampshire SO23 8SD

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 No demolition shall take place before a contract for the carrying out of a replacement wall has been made and planning permission granted for this wall.

Reason: To preserve 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, E17
Adopted Winchester District Local Plan Review 2006: HE5, HE7

Winchester Town **Ward** **St Bartholomew**

Conservation Area:

Case No: 07/02014/AVC

Ref No: W03349/11A

Date Valid:

Grid Ref: 448305 129424

Team: WEST **Case Officer:**

Applicant: Cheltenham And Gloucester

Proposal: Replacement non-illuminated signage

Location: Cheltenham And Gloucester 141 - 142 High Street Winchester
Hampshire SO23 9AY

Decision: **Not Required**

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

Conservation Area:

Case No: 07/01533/FUL

Ref No: W00404/06

Date Valid: 28 June 2007

Grid Ref: 448530 139314

Team: EAST **Case Officer:** Ms Anna Rolls

Applicant: Mrs S Worthington

Proposal: Stables and associated external works including alteration of
existing access

Location: Six Yards House Wonston Road Stoke Charity Winchester
Hampshire SO21 3PF

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

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

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

4 The stable block and use of the field for equestrian purposes hereby permitted shall only be used for private purposes by the applicant. Commercial livery and the use of the land for commercial riding and training purposes shall not take place at any time

Reason - To restrict the use of the stables in the interests of the amenity of nearby residents and highway safety

5 No horse transport vehicles (other than a horse box)caravans, mobile stables or any other structures, vehicles or chattels shall be placed on the land other than within the residential curtilage of Six Yards House without the express written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area, amenity of nearby residents and highway safety

6 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1.05m in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

Reason: In the interests of highway safety.

7 Any gates provided shall be set back a minimum distance of 10.0m metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

Informatives

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

