



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

UP TO 23 July 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

Badger Farm

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/01071/FUL

Ref No: W20662

Date Valid: 24 May 2007

Grid Ref: 446425 128011

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mrs Sparks

Proposal: Conservatory to rear

Location: 63 St Annes Close Badger Farm Winchester Hampshire SO22 4LQ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

03 The southern boundary immediately adjacent the conservatory hereby approved and for a minimum distance of 3.1m from the rear elevation of the property, shall be reinforced with a close boarded fence at a minimum height of 1.8m within one month of the completion of the development, and thereafter permanently retained in a sound and effective condition, unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: In order to protect the amenities of the neighbouring property.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3.

Winchester District Local Plan Proposals: H3, DP3.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01267/FUL

Ref No: W13777/05

Date Valid: 27 May 2007

Grid Ref: 454782 117414

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr Alec Dirks

Proposal: Replacement entrance gates

Location: Our Lady Queen Of Apostles Martin Street Bishops Waltham
Southampton Hampshire SO32 1DN

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The materials to be used in the construction of the external surfaces of the brick pillars hereby permitted shall match those used in the existing boundary wall. The metal gates hereby approved shall be painted black and maintained in a satisfactory condition.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01427/TPO

Ref No: WTPO/0206/37

Date Valid: 7 June 2007

Grid Ref: 454417 118070

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr David Wilkins

Proposal: Fell 3no. Ash trees; fell 1no. Hawthorn tree; crown reduce 1no. Oak tree to give 2m. clearance from house - all in side and rear garden

Location: Pitstop 12A Northfield Close Bishops Waltham Southampton Hampshire SO32 1EW

Decision: **Application Permitted**

Bramdean And Hinton Ampner

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/00978/FUL

Ref No: W06491/04

Date Valid: 25 May 2007

Grid Ref: 461572 128162

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Vincent Lee Wingent

Proposal: Car port (RESUBMISSION)

Location: 19 Woodlane Close Bramdean Alresford Hampshire SO24 0JR

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The materials to be used in the construction of the car port hereby approved shall be timber posts, brickwork to match the existing dwelling, timber shingles and feather edged timber panels and cladding as detailed in the approved elevation plans.

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

Informatives

01. 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.

02. 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 Revised 2006: DP3, CE23

03. 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.

04. 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.

Compton And Shawford

Ward

Conservation Area:

Case No: 07/01078/FUL

Ref No: W18003/01

Date Valid: 27 April 2007

Grid Ref:

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr John Perress

Proposal: New 5 bed dwelling; removal of trees and shrubs

Location: Chalgrave Otterbourne Road Shawford Winchester Hampshire
SO21 2DG

Decision: Application Refused

Conditions/Reasons

01 Development as proposed is contrary to Policy UB3 of the Hampshire County Structure Plan Review and Policies DP3 and DP4 of the Winchester District Local Plan Review in that it would result in;

a) the loss of trees and hedgerows that form an important visual amenity,

b) a cramped and unacceptable form of development, as a result of its design, scale and layout,

c) loss of amenity for the occupiers of adjacent residential property, as a result of overlooking and overbearing effect.

02 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and Policy RT4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

Hampshire County Structure Plan Review: H1, H5, UB1, UB3, T2, T4, T6, R2

Winchester District Local Plan Review: H1, H3, DP3, DP4, T1, T2, T4, RT4

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01268/FUL

Ref No: W20665

Date Valid: 29 May 2007

Grid Ref: 446573 124742

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs A Lockett

Proposal: 2 Storey side extension with loft conversion; detached garage

Location: Mercia 1 Shepherds Lane Compton Hampshire SO21 2AB

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

02. 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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01313/FUL

Ref No: W11252/02

Date Valid: 24 May 2007

Grid Ref: 446425 124256

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr And Mrs Legget

Proposal: Two storey rear extension and single storey side extension, including room in roof and internal alterations

Location: The Lindens Highways Road Compton Winchester Hampshire SO21 2DF

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

02. 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.

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/01311/FUL

Ref No: W14420/06

Date Valid: 24 May 2007

Grid Ref: 443894 134997

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Ms C Seligman

Proposal: Temporary stationing of mobile home for occupation by assistant dairy person during months August through to March

Location: New Barn Farm New Barn Lane Crawley Hampshire

Decision: Application Permitted

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31 March 2012 on or before which date the mobile home shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: The development is of a type not considered suitable for permanent retention.

02 The mobile home hereby approved shall be occupied only during the months of August to March the following year and this shall be limited to a person solely or mainly employed in agriculture at New Barn Farm.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: C1, C2, H10

Winchester District Local Plan Review: CE5, CE19

Curdrige Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/01256/FUL

Ref No: W00368/06

Date Valid: 30 May 2007

Grid Ref: 453274 113505

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Dr John Sargent
Proposal: Extension to provide 3 additional beds and 4 bed self contained unit with ancillary services (Amended Description)
Location: Kitnocks House Wickham Road Curdridge Southampton
Hampshire SO32 2HG

Decision: Application Permitted

Conditions/Reasons

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

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

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the recently completed extension.

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

03 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.

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

04 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the existing nursing home. The nursing home, extended as hereby permitted shall only be used as a single unit and shall not be subdivided, separated or altered in any way so as to create two or more separate nursing homes.

04 Reason: To accord with the terms of the application since the site lies within an area where extensions to residential nursing homes would not normally be permitted.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Review: CE5, CE25, H8

Denmead **Ward** **Denmead**

Conservation Area:

Case No: 07/00808/FUL
Ref No: W01555/14
Date Valid: 28 March 2007
Grid Ref: 465769 112034
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr F Heil
Proposal: Single storey first floor rear extension to form one bed dwelling
Location: Humbys Bakery Hambledon Road Denmead Waterlooville
Hampshire PO7 6NU

Decision: **Application Refused**

Conditions/Reasons

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

i) The proposals would result in overlooking to the neighbouring property to the rear, a loss of light to the existing flat, and by virtue of bulk and proximity be overbearing and result in a loss of light to the neighbour to the west. This would result in an unacceptable impact on the amenities of the neighbouring sites

02 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

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

Hampshire County Structure Plan Review: UB3, H1, R2
Winchester District Local Plan Proposals: DP.3, SF.4, H.3, RT.4

Denmead **Ward** **Denmead**

Conservation Area:

Case No: 07/01419/FUL
Ref No: W02917/08
Date Valid: 11 June 2007
Grid Ref: 466602 111574
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr And Mrs Hughes

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

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

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

Informatives

01. 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.

02. 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

Durley

Ward

Owslebury And Curdridge

Conservation Area:

Case No: 07/01385/FUL

Ref No: W16713/02

Date Valid: 4 June 2007

Grid Ref: 451807 116244

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr K Birbeck

Proposal: Replacement single garage

Location: Windy Corner Parsonage Lane Durley Southampton Hampshire
SO32 2AD

Decision: Application Permitted

Conditions/Reasons

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

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

02 Prior to the commencement of works to erect the new garage hereby permitted, details including a colour sample to paint the timber panels of the proposed garage hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

02 Reason: In the interest of the visual amenity of the area.

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

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

Informatives

01. 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.

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

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

Hursley

Ward

Conservation Area:

Case No: 07/01654/APN

Ref No: WAG/PN/287

Date Valid: 2 July 2007

Grid Ref: 444497 126579

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr J Savage

Proposal: Erection of agricultural storage barn

Location: Down Farm Port Lane Hursley Winchester Hampshire

Decision: That no objection be raised

Informatives

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

Hampshire County Structure Plan Review: C2
Winchester District Local Plan Review: CE13

Itchenstoke And Ovington

Ward

Itchen Valley

Conservation Area:

Case No: 07/01151/LIS

Ref No: W11319/08LB

Date Valid: 4 May 2007

Grid Ref: 456439 134754
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Mr David Gray
Proposal: Reinstatement of roof to outbuilding, wall repairs, re-instating openings and insertion of 4 no conservation rooflights
Location: Abbotstone Farm House Abbotstone Road Abbotstone Hampshire SO24 9TE

Decision: Application Permitted

Conditions/Reasons

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

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

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

(See advice notes on Mortars and Pointing attached).

02 Reason: To maintain the architectural interest of the building.

03 The development hereby permitted shall be constructed using materials to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials, including slate and the colour finish to the weatherboard, doors and windows shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

03 Reason: To maintain the architectural interest of the building.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3 and E16

Winchester District Local Plan Review Proposals: DP.3, HE.13 and HE.14

03. Repairing and repointing flint walls is a skilled task and should only be carried out by a specialist experienced in such work. Unfortunately, a great deal of repair and repointing of

flint walls is poorly executed with mortar smeared crudely over the faces of the flints, using an incorrect cement rich mortar. The points below are intended for guidance and close reference should be made to match existing historic finishes. More detailed Guidance is given in SPAB Technical Pamphlet 16: Care and Repair of Flint Walls (Tel. 0207 377 1644 or www.spab.org.uk).

1. All new flintwork should be bedded and pointed using a lime based mortar; a mix of 1:3 (lime: sharp sand/course aggregate) is normally recommended as this is breathable and flexible and unlikely to crack. Non-hydraulic lime putty or alternatively a naturally hydraulic lime can be used, these are easy to work and readily available (The Lime Centre, 01962 713636 and Bursledon Brickworks, 01489 576248, are local suppliers). The aggregate should match as closely as possible the size and colour of the aggregate used in the original mortar.
2. The pointing finish should either be flush or slightly recessed to flint face. A rough 'battered' appearance is relatively common on boundary walls and rural buildings. However, smooth flat joints, weather struck pointing, beak pointing - with a 'V' point, raised strap pointing and other obviously modern joints which draw attention to the joint and not the flints, should not be used. Semi-set pointing should be stippled with a brush, as this will expose the aggregate to give it a weathered textured appearance.
3. A sample panel of a minimum 600mm x 600mm should be provided for the Council's approval (if requested).
4. New pointing should not be carried out when there is a risk of frost.
5. All new pointing should be protected from rain, wind and direct sun with loose covers and kept slightly damp for several days to avoid cracking.

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/01130/FUL

Ref No: W01155/10

Date Valid: 3 May 2007

Grid Ref: 449473 131067

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Mr Jonathan Large

Proposal: Sub-division of existing units 2, 4 5 and 6 to create eight smaller units

Location: Moorside Place Moorside Road Winchester Hampshire

Decision: **Application Refused**

Conditions/Reasons

01 The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

(Parking on Highway)

Informatives

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

Hampshire County Structure Plan Review: UB3, EC1, T4, T5, T12,

Winchester District Local Plan Review 2006: E.1, E.4, DP.3, T.1, T.4, T.5,

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/00657/FUL

Ref No: W07952/03

Date Valid: 23 March 2007

Grid Ref: 448954 133511

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr M Oakley

Proposal: (AMENDED PLANS) Demolition of existing bungalow, erection of 2 no. semi detached two bed dwellings and 1 no. four bed dwelling

Location: 105 Springvale Road Kings Worthy Hampshire SO23 7RB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

04 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.

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

05 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

06 The proposed access and drive, including shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

06 Reason: To ensure satisfactory means of access.

07 The existing access(es) to the site from Springvale Road shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

07 Reason: In the interests of highway safety and the amenities of the area.

08 Before the development hereby approved is first brought into use, the access shall be splayed back at an angle of 45 degrees for a minimum of 2.0m from the rear edge of footway.

08 Reason: In the interests of highway safety.

09 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.

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

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

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

Informatives

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

Hampshire County Structure Plan Review: H7, UB3, R2, E8
Winchester District Local Plan Review: DP1, DP3, DP4, DP6, H3, H7, RT4,

02. 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.

03. 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 the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/00949/FUL

Ref No: W02880/02

Date Valid: 20 April 2007

Grid Ref: 449072 132929

Team: EAST

Case Officer: Mrs Mary Goodwin

Applicant: Mr And Mrs T Glanville And Mrs And Mrs M Farrow

Proposal: Redevelopment of site comprising 2 no. one bed, 5 no. two bed and 5 no. four bed dwellings with associated access and landscaping (also includes 5 Campion Way)

Location: Tanglewood 1 Campion Way Kings Worthy Hampshire SO23 7QP

Decision: **Application Refused**

Conditions/Reasons

01 Reason: the proposed development is contrary to policies DP1, DP3, DP4, DP5 and CE5 of the Winchester District Local Plan Review, and policies UB3 and E8 of the Hampshire County Structure Plan, in that:

- (i) the proposed development fails to respect the character and spatial characteristics of the site, street scene and wider context, in terms of the bulk, scale, layout, massing and hard and soft landscaping of the proposed development;
- (ii) the proposed development fails to provide adequate and suitable on site amenity space for residents;
- (iii) the proposal includes insufficient detail to demonstrate that the works to construct driveways and buildings within the tree canopies and tree protection zones, can be constructed without irreversible harm to those trees, which are of significant wider amenity value. Once occupied, the proximity of the proposed development to the existing mature trees on the site will result in ongoing pressure to remove or prune the trees in the longer term, to the detriment of the visual amenity of the area.

(iv) the proposal will result in development that will be overbearing and harmful to the amenities of the neighbouring residential properties to the north and north west of the site.

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

03 The junction of Campion Way and Nations Hill has no pedestrian footway to the south of the site and the proposal fails to secure the required pedestrian improvements to this junction. This is contrary to the provisions of policy T6 of the Hampshire County Structure Plan and policy T2, T3 and T5 of the Winchester District Local Plan Review.

Informatives

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

Hampshire County Structure Plan Review: UB3, T4, T5, H5, H6, R2, E8

Winchester District Local Plan Review: DP1, DP3, DP4, DP5, DP6, H3, H5, H7, RT4, T2, T3, T4

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01437/FUL

Ref No: W03530/03

Date Valid: 8 June 2007

Grid Ref: 446070 131407

Team: EAST

Case Officer: Mr Dave Dimon

Applicant: Mr And Mrs G Neale

Proposal: Replacement conservatory; Roof alterations to create additional accomodation

Location: Highland House Main Road Littleton Winchester Hampshire SO22 6PR

Decision: Application Permitted

Conditions/Reasons

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

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

02 The materials to be used in the construction of the alterations and additions hereby permitted shall match those used in the existing building.

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

Informatives

01. 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.

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

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

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/00902/FUL

Ref No: W20417/01

Date Valid: 2 May 2007

Grid Ref: 451509 142908

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs R Pearce

Proposal: Raising of roof to provide first floor accommodation
(RESUBMISSION)

Location: Ladene Andover Road Micheldever Station Winchester Hampshire
SO21 3AY

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to Policy UB3 of the Hampshire County Structure Plan and Policies DP1 and DP3 of the Winchester District Local Plan Revised 2006 in that, due to the poor quality of the submitted plans which have contradictions between the elevations and floorplans the Local Planning Authority cannot be confident that the development will be undertaken in a satisfactory manner.

Informatives

01. 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 Revised 2006: DP1, DP3, CE23

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01260/FUL

Ref No: W07761/04

Date Valid: 29 May 2007

Grid Ref: 450643 138281

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Dr And Mrs Tim Evans

Proposal: Demolition of existing property and replace with 1 no. two storey six bedroom cottage

Location: Firtree Cottage Borough Farm Sloe Lane Micheldever Winchester Hampshire SO21 3AA

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

05 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:

05 - existing and proposed finished levels or contours:

05 - hard surfacing materials:

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

06 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.

06 Reason: In the interests of highway safety.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP.3, DP.4 and CE.23

03. Any damage to the access track caused by construction traffic should be made good.

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01131/FUL

Ref No: W17530/02

Date Valid: 24 May 2007

Grid Ref: 458263 132278

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr DJ Pay

Proposal: Detached garage

Location: Martindale 46 Grange Road Alresford Hampshire SO24 9HF

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

01. 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.

02. 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, T4

03. 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.

04. 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.

Northington

Ward

Itchen Valley

Conservation Area:

Case No: 07/01208/FUL

Ref No: W16245/03

Date Valid: 30 May 2007

Grid Ref: 456893 137029

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs J Wye And Mr And Mrs Witcher

Proposal: Side single storey extension to no. 85, replacement front porch,

glazed canopy to front terrace, single storey front and side extension, extension to lounge no. 85 and replacement garage to no. 85

Location: 85 Basingstoke Road Swarraton Alresford Hampshire SO24 9TQ

Decision: Application Permitted

Conditions/Reasons

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

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

02 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 unless otherwise agreed in writing by the Local Planning Authority.

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

03 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 additional windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the northern elevation (facing the garden of no 86) of the single storey side extension hereby permitted.

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

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

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

05 Details of the existing and proposed finished levels or contours in relation to the siting of the proposed replacement garage and associated parking / turning area, shall be submitted too, and approved by the Local Planning Authority. Once approved, the details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

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

Informatives

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

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

Owslebury Ward Owslebury And Curdridge

Conservation Area:

Case No: 07/01316/FUL
Ref No: W08739/03
Date Valid: 24 May 2007
Grid Ref: 450359 123552
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs D Cleary
Proposal: Replacement stable providing 6no. loose box
Location: Yew Tree House Hensting Lane Owslebury Winchester Hampshire
SO21 1LE

Decision: Application Permitted

Conditions/Reasons

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

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

02 The stable block and use of the field for equestrian purposes hereby permitted shall only be used for private recreations 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.

02 In the interests of protecting the countryside, and to ensure that traffic generation remains low.

03 No caravans, and not more than one horsebox, trailer, or vehicle, whether motorised or not shall be kept or stored on the land in connection with the equestrian use.

03 To protect the open appearance of the countryside.

04 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.

04 To provide additional landscaping at the site to reduce the visual appearance of the stable block.

05 No materials shall be burned on site. Where the Health and House Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under the

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

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan: CE2, CE23 and DP3

South Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 07/01317/FUL

Ref No: W20667

Date Valid: 23 May 2007

Grid Ref: 446415 135719

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr Angelo Santo

Proposal: Conservatory

Location: 98 Downlands Way South Wonston Winchester Hampshire SO21
3HS

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. 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.

02. 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

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01318/FUL

Ref No: W20668

Date Valid: 23 May 2007

Grid Ref: 446884 135959

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Andrews

Proposal: Conservatory to rear

Location: 22 Wrights Way South Wonston Hampshire SO21 3HE

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

01. 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.

02. 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

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01278/FUL

Ref No: W12636/01

Date Valid: 21 May 2007

Grid Ref: 457511 116283

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs R Prescott

Proposal: Two storey side extension and front porch, changes to front glazing, solar panels added to roof

Location: Rafters Broad Lane Swanmore Southampton Hampshire SO32 2PD

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

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

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

04 The ground and first floor window(s) in the south-east elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

05 The ground floor window in the south-east elevation of the extension hereby permitted shall be constructed as shown in drawing no: 1756.01 and shall not be capable of being opened. Thereafter the window shall be retained in this condition at all times.

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

Informatives

01. 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.

02. 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, DP15

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01350/FUL

Ref No: W09054/07

Date Valid: 1 June 2007

Grid Ref: 457071 116320

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Ferrone

Proposal: Single storey rear extension (amendment to permission W09054/06); new front porch

Location: Eagles Nest Lower Chase Road Swanmore Southampton Hampshire SO32 2PB

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, C1
Winchester District Local Plan Review Proposals: DP3, CE2, CE3, CE23

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/00720/REM

Ref No: W12503/11

Date Valid: 27 March 2007

Grid Ref: 452742 108991

Team: WEST

Case Officer: Mr Simon Finch

Applicant: Allied Developments

Proposal: Erection of 12 no. units, use class B1(details in compliance with Outline Planning Permission W12503)

Location: Land At Solent 2 Business Park Rookery Avenue Whiteley Hampshire

Decision: Application Permitted

Conditions/Reasons

01 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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.

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

02 Within 12 months of the substantial completion of the development hereby permitted the landscaping scheme shown on approved plan ID365.01 shall be implemented in full. The method of implementation and thereafter the management of the landscaped areas shall be undertaken in accordance with the Solent 2 Business Park Whiteley Landscape Management Plan July 2005 unless any alternative management regime is submitted to and agreed in writing by the local planning authority. Any trees or shrubs which form part of the landscaping scheme which die, become diseased/damaged or are removed within 5 years of implementation shall be replaced like for like within 12 months of its/their demise.

NB: The Council holds copies of the above mentioned management plan which can be produced on request.

02 Reason: To protect the visual amenities of the area.

03 Unless otherwise agreed in writing by the local planning authority no development shall commence before an arboricultural impact assessment and method statement (including means of protecting existing trees to be retained in accordance with BS5837:2005) have been submitted to and approved by the local planning authority. The development shall not

be carried out other than in accordance with the approved details and any new/replacement planting required as part of the agreed details shall take place within 12 months of the substantial completion of the development.

NB: Retained tree means any tree not authorised for removal by this permission.

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

04 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatments shall be completed before the first unit is brought into use.

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

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

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

06 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.

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

07 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.

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

08 No development shall commence before details of all hardsurfacing materials to be used on site have been submitted to and approved by the local planning authority. The areas shown on the approved plans to be hardsurfaced shall be surfaced in accordance with the agreed details prior to the first unit being brought into use unless otherwise agreed by the local planning authority.

08 Reason: To protect the visual amenities of the area.

09 Unless otherwise agreed by the local planning authority, no development shall commence before a scheme has been submitted to and approved by the local planning authority in respect of the following:

i) The provision of a surface water regulation system supported by detailed calculations which would deal with the runoff generated by the 1% probability storm in such a way that would mean that the runoff from this event would not exceed the runoff from the site in its undeveloped state. The scheme shall include a maintenance program and establish responsibility for the system.

ii) A surface water drainage system, including for all parking and hardstanding areas, which incorporates trapped gullies with an overall capacity compatible with the site being drained.

No part of the development shall be brought into use before the agreed systems have been provided and thereafter the systems shall be retained in perpetuity and maintained in a wholly sound and effective condition.

09 Reason: To prevent flooding and protect groundwaters.

10 None of the units hereby permitted shall be brought into use before the areas shown on the approved plan 3934/100 Rev.B for vehicle parking, turning and loading/unloading have been surfaced and marked out unless otherwise agreed by the local planning authority. Thereafter, these areas shall be retained and shall not be used other than for vehicle parking, turning and loading/unloading.

10 Reason: In the interests of highway safety.

11 Unless otherwise agreed by the local planning authority none of the units hereby permitted shall be brought into use before cycle parking has been provided on site in accordance with details to first be submitted to and approved in writing by the local planning authority. Thereafter the cycle parking shall be retained in perpetuity.

11 Reason: To promote sustainable modes of transport.

12 Unless otherwise agreed by the local planning authority no development shall commence before nature conservation mitigation and management plan has been submitted to and approved in writing by the local planning authority. The development shall not be implemented and thereafter managed other than in accordance with the agreed plan.

NB: A landscape management plan for Solent 2 Business Park dated July 2005 has been devised to meet the conditions imposed upon permissions to develop this site.

12 Reason: In the interests of nature conservation.

13 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.

13 Reason: In the interests of highway safety.

14 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.

14 Reason: In the interests of highway safety.

15 No external lighting shall be provided on buildings or freestanding unless details have been submitted to and approved in writing by the local planning authority.

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

16 There shall be no external storage of materials, packaging, plant, machinery or other items or external working anywhere within the site unless otherwise agreed in writing by the local planning authority.

16 Reason: To protect the visual amenities of the area.

17 Notwithstanding the provisions of the Town _ Country Planning (Use Classes) Order 1987 no unit's floorspace shall be used solely or predominantly for the purposes of B1 (a) (offices).

18 Reason: To avoid a shortfall of vehicle parking in the interests of highway safety.

19 None of the units hereby permitted shall be occupied other than in accordance with the requirements and provisions of the Green Travel Plan dated March 2007 hereby permitted.

19 Reason: To promote sustainable development.

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB1-3, EC1, T1-T6, E1, E8

Winchester District Local Plan Review: DP1, DP3, T1, T3, T4, S14

03. This application approves the reserved matters of landscaping, siting, external appearance and design pursuant to outline planning permission W12503 as renewed by W12503/03 and /08. All conditions on W12503 should be discharged and complied with.

04. A formal connection to the public sewerage system is required in order to service this development. To initiate a a sewer capacity check to identify the appropriate connection point for the development you are advised to contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire (www.southernwater.co.uk). For water supply contact the Network Development Team (Water) based in Catham Kent (same internet address).

Wickham Ward Wickham

Conservation Area:

Case No: 06/01210/AVC
Ref No: W06188/19A
Date Valid: 24 March 2006
Grid Ref: 457186 111463
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Southern CO-OP Ltd (Retail)
Proposal: Externally illuminated Fascia sign; office menu board and window graphics
Location: The CO OP Store 4 The Square Wickham Fareham Hampshire PO17 5JN

Decision: Application Withdrawn

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 06/03686/FUL
Ref No: W09272/57
Date Valid: 31 May 2007
Grid Ref: 448180 129493
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Axa Sun Life Services PLC
Proposal: Replace existing loading bay doors, install 2 no. protective bollards next to doors and paint hazard warning lines
Location: Rear Service Area To 118 - 120 High Street Winchester Hampshire

Decision: Application Refused

Conditions/Reasons

01 The proposed loading bay door is contrary to Policies HE4 and HE5 of the Winchester District Local Plan in that, by reason of its design and materials, it would be harmful to the character and appearance of the Winchester Conservation Area.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: None
Winchester District Local Plan Review: HE4, HE5

Winchester Town Ward St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/00141/LBC
Ref No: W20502LBCA
Date Valid: 7 February 2007

Grid Ref: 447616 128052
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr And Mrs Trussler
Proposal: Demolition of existing bungalow
Location: 33 Cripstead Lane Winchester Hampshire SO23 9SF

Decision: Application Permitted

Conditions/Reasons

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

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

02 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides and the redevelopment shall be commenced within one month following the completion of the demolition.

02 Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

Informatives

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB1, E17
Winchester District Local Plan Review: HE7

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/00154/FUL
Ref No: W16535/03
Date Valid: 14 February 2007
Grid Ref: 446378 130537
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr Watkinson
Proposal: Variation to condition no. 15 of planning permission W16535/02 to allow the screen to the window of bedroom 4 (East elevation) not to be installed
Location: 8 Hazel Court Winchester Hampshire SO22 5FN

Decision: Application Permitted

Conditions/Reasons

01 No balcony screens, other than that one approved by this consent, shall be removed or additional windows, or openings shall be inserted in any elevation, or roof without the prior written consent of the Local Planning Authority.

01 Reason: To prevent overlooking of neighbours.

Informatives

01. 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

02. The applicant is advised that all previous conditions, with the exception of condition 15 as hereby amended, applied to the original consent (Application W16535/02) shall remain in force and must be adhered to.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01018/FUL

Ref No: W08096/04

Date Valid: 4 June 2007

Grid Ref: 448045 129838

Team: WEST

Case Officer: Lisa Booth

Applicant: Centrastates Ltd

Proposal: Installation of entry gates and fence

Location: Crown Walk Jewry Street Winchester Hampshire SO23 8BB

Decision: Application Permitted

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the colour of the gates and fence hereby approved are submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

01. 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.

02. 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, SF6

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01197/FUL

Ref No: W06058/15

Date Valid: 21 May 2007

Grid Ref: 448287 129655

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr And Mrs E J And P A O'Neil

Proposal: Conservatory to the rear

Location: 44 Upper Brook Street Winchester Hampshire SO23 8DG

Decision: Application Permitted

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the conservatory 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.

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

Informatives

01. 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, HE5

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01214/FUL
Ref No: W20598/01
Date Valid: 24 May 2007
Grid Ref: 447967 129068
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mrs C Anne Ormerod
Proposal: 1 no.rear dormer window and no.1 roof window
Location: 12 Culverwell Gardens Winchester Hampshire SO23 9JG

Decision: Application Refused

Conditions/Reasons

01 The proposal is contrary to the environmental and historic policies of the Hampshire County Structure Plan Review (E16) and the Winchester District Local Plan Review (HE4, HE5) in that it would result in development not in keeping with the character of the original building by reason of its design and siting and would therefore be harmful to the character and appearance of the Conservation Area failing to preserve or enhance it.

Informatives

01. 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: H3, DP3, HE4, HE5.

Winchester Town

Ward

St Michael

Conservation Area: Winchester City Advertisement Control Area
Case No: 07/01282/FUL
Ref No: W01260/04
Date Valid: 29 May 2007
Grid Ref: 447877 129234
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Greene King Plc
Proposal: Patio area to rear with Jumbrella; replacement gates
Location: The Green Man 53 Southgate Street Winchester Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

02 Full details of the proposed gates (including colour of the finish) shall be submitted in the form of large scale drawings (1:10) to and approved in writing by the Local Planning Authority prior to the commencement of work. The gates should be constructed in cast iron and installed in accordance with the approved details and shall only open inwards.

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

Informatives

01. 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.

02. 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: 07/01295/AVC

Ref No: W01284/04A

Date Valid: 31 May 2007

Grid Ref: 447917 130208

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr L Taylor

Proposal: Erection of 3 no. externally illuminated wall mounted signs

Location: Highfield Lodge Worthy Lane Winchester Hampshire SO23 7AB

Decision: Application Refused

Conditions/Reasons

01 The proposed signs will be contrary to the environmental and historic policies of the Hampshire County Structure Plan Review (E16) and Winchester District Local Plan Review (HE4, HE11) by virtue of their size, siting, quantity and illumination and would be unduly obtrusive features on this prominently situated building which would be harmful to the amenities of the locality and detract from the wider landscape setting of the Conservation Area adjacent.

Informatives

01. 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: H3, DP3, HE4, HE11.

Winchester Town Ward St Luke

Conservation Area:

Case No: 07/01297/FUL
Ref No: W01524/05
Date Valid: 30 May 2007
Grid Ref: 445553 128934
Team: EAST **Case Officer:** Mrs Mary Goodwin
Applicant: Mr And Mrs Buhl-Nielsen
Proposal: Two storey side and rear extension (RESUBMISSION)
Location: Teg Down Cottage 52 Kilham Lane Winchester Hampshire SO22
5QD

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

03 The hedgerow identified on the North West boundary shall be retained and maintained at a minimum height of 2.5 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E8, W1

WDLP Review: DP1, DP3, DP4, W1

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01329/FUL

Ref No: W00060/49

Date Valid: 25 May 2007

Grid Ref: 447616 130371

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Peter Symonds College

Proposal: Removal of condition 6 of permission W00060/43 to allow continued use of temporary car park

Location: Peter Symonds College Owens Road Winchester Hampshire SO22 6RX

Decision: Application Refused

Conditions/Reasons

01 Inadequate visibility splays are provided at the junction of the access(es) with the highway and this would cause danger and inconvenience to users of the adjoining highway. (Visibility Splays)

02 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it fails to make the best possible use of opportunities to reduce reliance on the private car. The failure to utilise alternative means of transport to the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the Strategy of the Draft Hampshire County Structure Plan (Review) particularly policies T1 to T5. (Failure to make Provision)

03 The proposed development is contrary to policies RT1 and RT2 of the Winchester District Local Plan Adopted 2006, in so far as, the retention of the car park on a three year / permanent basis will require the loss of land protected for its important amenity value, and loss of land identified for its important recreational value.

Informatives

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

Hampshire County Structure Plan Review: UB3, R1, T2
Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, RT1, RT2, T1, T2, T3, T4, T5, T6

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/01334/FUL

Ref No: W20675

Date Valid: 25 May 2007

Grid Ref: 447032 130324

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Lewis

Proposal: Two storey side extension; single storey rear extension; detached garden room

Location: 15 Silwood Close Winchester Hampshire SO22 6EN

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

02. 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

03. 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.

04. 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.

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01335/FUL

Ref No: W20670

Date Valid: 25 May 2007

Grid Ref: 447840 129021

Team: WEST

Case Officer: Lisa Booth

Applicant: Mrs Powlett

Proposal: (AMENDED DESCRIPTION) Single storey rear extension

Location: 27 St Cross Road Winchester Hampshire SO23 9JA

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

02. 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

Winchester Town Ward St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/01343/HCS
Ref No: W04457/11
Date Valid: 29 May 2007
Grid Ref: 447820 129455
Team: WEST **Case Officer:** Elaine Walters
Applicant: Hampshire County Council
Proposal: Replacement of cooling tower with closed circuit adiabatic coolers and include modification of existing and replacement of Dunham Busy Chiller (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)
Location: Law Courts High Street Winchester Hampshire SO23 9EL

Decision: **That no objection be raised**

Conditions/Reasons

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

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

Informatives

01. 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 Michael

Conservation Area:
Case No: 07/01344/TPC
Ref No: W10487/03TPOCA
Date Valid: 29 May 2007
Grid Ref: 447989 129126

Team: WEST **Case Officer:** Mr Michael Edwards
Applicant: Mr Brian G Millen
Proposal: 10% overall reduction where needed and re -shape to 1no. Prunus tree in court yard
Location: 29A Canon Street Winchester Hampshire SO23 9JJ

Decision: That no objection be raised

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01359/FUL

Ref No: W20631/01

Date Valid: 30 May 2007

Grid Ref: 448236 129986

Team: WEST

Case Officer: Lisa Booth

Applicant: Ms Judith Wilson And Mr Michael McIntyre

Proposal: (AMENDED DESCRIPTION) Conversion of existing garage into a habitable room; single storey extension to front of existing garage

Location: 25 Arlington Place Gordon Road Winchester Hampshire SO23 7TR

Decision: Application Permitted

Conditions/Reasons

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

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

02 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.

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, T2

Winchester District Local Plan Policies: DP3, T4

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01362/FUL

Ref No: W20680

Date Valid: 30 May 2007

Grid Ref: 448222 129659

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs W Sclater

Proposal: Replacement two storey rear extension and loft conversion with rear dormer

Location: 58 Parchment Street Winchester Hampshire SO23 8BA

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 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.

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

03 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 north east and south west elevation(s) of development hereby permitted.

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

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

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

Informatives

01. 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.

02. 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: 07/01368/FUL
Ref No: W00462/30
Date Valid: 31 May 2007
Grid Ref: 448033 129631
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr Andrew Blick
Proposal: Change of use from A1 (retail) class to A2 class use, to be used as a residential lettings agency
Location: Arrow News 40 Jewry Street Winchester Hampshire SO23 8RY

Decision: Application Permitted

Conditions/Reasons

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

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

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, S1, E16
Winchester District Local Plan Review: DP3, SF1, HE5

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/01373/FUL
Ref No: W15080/01
Date Valid: 11 June 2007

Grid Ref: 446825 129824
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Mrs E Galfskiy
Proposal: Two storey rear extension
Location: 13 Wordsworth Close Winchester Hampshire SO22 5BY

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. 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.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review UB3,
Winchester District Local Plan Review: DP.3,
