



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

UP TO 24 September 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: 07/01872/FUL

Ref No: W20773

Date Valid: 26 July 2007

Grid Ref: 446489 127658

Team: WEST

Case Officer: Mr Mark Croucher

Applicant: Mr And Mrs White

Proposal: Conservatory to rear

Location: 48 Harrow Down Badger Farm Winchester Hampshire SO22 4LZ

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.

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, H3

Bishops Sutton

Ward

Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/01896/FUL
Ref No: W10205/01
Date Valid: 31 July 2007
Grid Ref: 460657 132017
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs J Caldwell
Proposal: Summer house in rear garden
Location: Westerclose School Lane Bishops Sutton Alresford Hampshire
SO24 0AG

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
Winchester District Local Plan Proposals: DP.3, HE.16

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01842/FUL
Ref No: W18595/02
Date Valid: 2 August 2007
Grid Ref: 454272 117853
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr And Mrs A Cameron
Proposal: Alterations to existing conservatory; two storey rear extension

Location: Dalton's Cottage Albany Road Bishops Waltham Southampton
Hampshire SO32 1BY

Decision: Application Refused

Conditions/Reasons

01 The plans submitted appear not to show accurately the form of the existing building and inconsistent and insufficient information has been submitted which fails to properly illustrate the relationship of the proposed first floor extension with the building and how it would impact on the roof of the adjoining property and it therefore does not comply with the requirements of policy DP.1 in the Winchester District Local Plan Review. Consequently the Local Planning Authority is not satisfied that the development could be carried out in a satisfactory manner and would not comply with Policy UB3 of the Hampshire County Structure Plan Review and DP3 of the Winchester District Local Plan Review.

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: DP1, DP3

Bishops Waltham Ward Bishops Waltham

Conservation Area:

Case No: 07/01853/FUL
Ref No: W08021/01
Date Valid: 2 August 2007
Grid Ref: 454136 118221
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr Keith Emery
Proposal: Conversion of dwelling into 2 no. two bed dwellings; repositioning of layby
Location: 13 Ashton Close Bishops Waltham Southampton Hampshire SO32 1FP

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to Policy UB3 of the Hampshire County Structure Plan Review and Policies DP3 and DP5 of the Adopted Winchester District Local Plan Review 2006 in that;

- (i) it represents an over intensive form of development;
- (ii) the layout, proposed boundary enclosures, car parking spaces and repositioning of the lay by in conjunction with the development would be detrimental to the street scene and the amenities and character of the locality;
- (iii) insufficient amenity space has been provided on the site.

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan Review and policy RT4 of the Adopted Winchester District Local Plan Review 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 and would undermine this Plan's Policies for recreational open space provision within the District.

03 The proposal is contrary to policies T1, T4, T5 of the Hampshire County Structure Plan Review and policies T1 and T5 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy and would therefore be detrimental to the amenities of the area and the travel needs generated by the development.

Informatives

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

Hampshire County Structure Plan Review: UB3, R2, T1, T4, T5
Adopted Winchester District Local Plan Review 2006: DP3, DP5, RT4, T1, T5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01916/FUL

Ref No: W15109/04

Date Valid: 10 August 2007

Grid Ref: 454054 118167

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr K Steele

Proposal: Two storey side and rear extension with dormer window; new pitched roofs to existing dormers

Location: Millrose Winchester Road Bishops Waltham Southampton
Hampshire SO32 1BZ

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01920/FUL

Ref No: W17573/04

Date Valid: 6 August 2007

Grid Ref: 455279 118391

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr P Williams

Proposal: Erection of a single storey timber framed conservatory

Location: Ivy Cottage Pondsides Lane Bishops Waltham Southampton
Hampshire SO32 1FH

Decision: **Application Withdrawn**

Chilcomb

Ward

Itchen Valley

Conservation Area:

Case No: 07/01863/FUL

Ref No: W05076/24

Date Valid: 30 July 2007

Grid Ref: 450777 128265

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs A Fordyce

Proposal: Single storey side and rear extensions

Location: St Kildas Chilcomb Lane Chilcomb Winchester Hampshire SO21

1HR

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 rear extension hereby permitted shall be constructed using horizontal timber boarding and clay tiles to match those on the existing building. The proposed side extension shall use bricks to match the side elevation of the existing dwelling. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

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

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

03 Reason: To protect the character and appearance of the building (or conservation 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 Adopted 2006: DP3, DP4, CE5, CE6, CE23, HE14, HE16.

Chilcomb Ward Itchen Valley

Conservation Area:

Case No: 07/01864/LIS
Ref No: W05076/23LB
Date Valid: 26 July 2007
Grid Ref: 450777 128265
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs Fordyce
Proposal: Single storey side extension and single storey rear extension
Location: St Kildas Chilcomb Lane Chilcomb Winchester Hampshire SO21
1HR

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 The rear extension hereby permitted shall be constructed using horizontal timber boarding and clay tiles to match those on the existing building. The proposed side extension shall use bricks to match the side elevation of the existing dwelling. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

02 To maintain the architectural interest of the building

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

03 To protect the character and appearance of the building (or conservation 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 Adopted 2006: DP3, DP4, CE5, CE6, CE23, HE14, HE16.

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

Conservation Area:

Case No: 07/01590/FUL
Ref No: W03094/12
Date Valid: 22 June 2007
Grid Ref: 448191 122333
Team: EAST **Case Officer:** Mr Dave Dimon
Applicant: Bargate Homes Ltd
Proposal: Residential development of 31 dwellings with garaging and car parking
Location: Dunford's Yard Main Road Colden Common Winchester Hampshire SO21 1TB

Decision: **Application Withdrawn**

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

Conservation Area:

Case No: 07/02030/TPO
Ref No: WTPO/1701
Date Valid: 15 August 2007
Grid Ref: 447268 121736
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Nicholas Plowright
Proposal: Fell 1no. Eucalyptus tree within 5m. of rear of public house
Location: The Dog And Crook Brambridge Eastleigh Hampshire SO50 6HZ

Decision: **Application Refused**

Conditions/Reasons

00 The loss of this tree, which has a significant amenity value, would cause material harm to the visual amenities of the area. The tree has no apparent major structural or biological defects and therefore its felling has not been justified.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/01902/TPO
Ref No: WTPO/1889
Date Valid: 31 July 2007
Grid Ref: 461077 120458

Team:

Case Officer: Mr Kevin Cloud

Applicant: Antler Homes Wessex Ltd
Proposal: Fell 2no Beech trees - see tree work schedule
Location: Sheildaig Warnford Road Corhampton Southampton Hampshire
SO32 3ND

Decision: Application Permitted

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02144/TPC
Ref No: W06335/10TPOCA
Date Valid: 30 August 2007
Grid Ref: 461131 120198

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mr Gittins
Proposal: Fell 2no. Cypress trees; fell 1no. Willow tree
Location: St Andrews Cottage Church Lane Meonstoke Hampshire SO32
3NE

Decision: That no objection be raised

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02289/TPC
Ref No: W20848/TPOCA
Date Valid: 21 September 2007
Grid Ref: 461181 120171

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mrs Joan Cooper
Proposal: Fell 1no. Cherry tree on land adjacent to Church Lane
Location: Street BLPU 0 Church Lane Meonstoke Hampshire

Decision: Not Required

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01973/TPO

Ref No: WTPO/1279/09

Date Valid: 7 August 2007

Grid Ref: 446607 124014

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Brian Roscoe

Proposal: 1 no Robinia tree- lift canopy back from 20 Grove Road by 5mtrs approx; 1 no Birch tree - prune 4no. lower limbs by 5mtrs approx overhanging 20 Grove Road

Location: Beech Lodge Grove Road Shawford Winchester Hampshire SO21 2DD

Decision: Application Refused

Conditions/Reasons

00 There is adequate clearance between the crown of the tree and the house. Therefore the work is unjustified and would be detrimental to the health of the tree.

Droxford

Ward

Droxford, Soberton And Hambledon

Conservation Area:

Case No: 07/01889/FUL

Ref No: W19069/02

Date Valid: 30 July 2007

Grid Ref: 460493 118398

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs P Spencer

Proposal: Erection of 1 no. two bed and 1 no. one bed house adjacent to 8 The Park; associated parking for existing and 2 bed dwellings

Location: 8 The Park Droxford Southampton Hampshire SO32 3QQ

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 dwellings 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 proposed vehicle crossover, access and drive shall be laid out and constructed in accordance with specifications (that shall include measures for the retention and protection of the street tree) 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.

03 Reason: To ensure a satisfactory means of access and streetscape amenity.

04 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

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

Soft landscape details shall include the following as relevant:

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

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

05 Details of the position and type of the cesspool including surrounding ground levels, shall be submitted to and approved in writing by the Local Planning Authority before the

commencement of the development hereby permitted. The agreed works shall be fully implemented before the occupation of the dwellings.

05 Reason: To ensure that the proposed development has adequate foulwater disposal facilities.

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

06 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, R2

Adopted Winchester District Local Plan Review 2006: DP3, RT4, T1, T5

Hursley

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01856/FUL

Ref No: W04814/03

Date Valid: 2 August 2007

Grid Ref: 439092 127063

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr I Chisolm

Proposal: Conservatory to rear; single storey porch; new bay window

Location: Oakfield Farley Chamberlayne Braishfield Romsey Hampshire
SO51 0QR

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 Proposals: DP3, CE23

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02043/FUL

Ref No: W20804

Date Valid: 16 August 2007

Grid Ref: 454286 133205

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr J Coomber

Proposal: Two storey side and single storey rear extension; front porch

Location: 4 Baring Close Itchen Abbas Winchester Hampshire SO21 1BL

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to policies C1, C2 and UB3 of the Hampshire County Structure Plan and policies DP3 and CE23 the Winchester District Local Plan in that:

i) By reason of their scale, size and massing, the proposed extensions will not reflect the form or character of the existing dwellings in Barings Close and will create increased visual intrusion in the area. The design of the proposed extensions will unbalance the uniform character of the semi-detached houses in Barings Close.

Informatives

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

Hampshire County Structure Plan Review: C1, C2 and UB3
Winchester District Local Plan: DP3 and CE23

Itchen Valley **Ward** **Itchen Valley**

Conservation Area:

Case No: 07/02071/APN

Ref No: WAG/PN/291

Date Valid: 21 August 2007

Grid Ref: 450214 130929

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr L D Rosewell

Proposal: Erection of agricultural storage barn

Location: Shoulder Of Mutton Farm Easton Lane Easton Winchester
Hampshire SO21 1DQ

Decision: That no objection be raised

Informatives

01. The applicant should be aware that the building can only be used for the storage of Agricultural Purposes (the storage of equipment and feed) only. In addition the applicant should note that building subject to this determination can not be used for the storage of slurry or sewage slurry or for the routine accommodation of livestock.

Itchen Valley **Ward** **Itchen Valley**

Conservation Area: Easton Conservation Area

Case No: 07/02253/TPC

Ref No: W07001/03/TPOCA

Date Valid: 5 September 2007
Grid Ref: 450871 132255
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Ms L Cornish
Proposal: 1 no Sycamore crown lift to 7 metres to remove growth over power lines
Location: Church Cottage Church Lane Easton Winchester Hampshire SO21 1EH

Decision: That no objection be raised

Kings Worthy Ward Kings Worthy

Conservation Area:
Case No: 07/01777/FUL
Ref No: W20772
Date Valid: 24 July 2007
Grid Ref: 449379 133453
Team: EAST **Case Officer:** Mr Tom Patchell
Applicant: Drew Smith Homes Ltd
Proposal: Demolition of 3 no dwellings; erection of 23no. dwellings comprising 4 no. four bed; 7 no. three bed; 5 no. two bed and 6 no. 1 bed dwellings; with associated parking and new pedestrian routes into adjacent Broadview Recreation Ground
Location: 122 - 128 Lovedon Lane Kings Worthy Hampshire

Decision: Application Refused

Conditions/Reasons

01 It is considered that the proposed 2 and 2.5 storey dwellings and apartment blocks would be incongruous with the height generally of existing surrounding development and would have an adverse visual affect on the rural and low built form character of the surrounding area. In addition the built form within the development would create a terracing effect out of keeping with the edge of village location and the development is therefore contrary to Policy UB3 of the adopted Hampshire County Structure Plan (Review) and Policy DP3 of the adopted Winchester District Local Plan Review.

02 The character of the proposed development would be compromised by the dominance of parking and hard-surfacing detrimentally affecting its setting within the surrounding area and is therefore contrary to Policy UB3 of the adopted Hampshire County Structure Plan (Review) and Policy DP.3 of the adopted Winchester District Local Plan Review.

03 Insufficient information has been submitted in order to demonstrate that the proposed development would not detrimentally affect the habitat of a legally protected species and is

therefore contrary to Policy E12 of the adopted Hampshire County Structure Plan (Review) and Policy CE.10 of the adopted Winchester District Local Plan Review.

04 Insufficient information has been submitted in order to demonstrate that the proposed development incorporates renewable energy equipment, measures to reduce water consumption and safeguard sources of water supply and a sustainable drainage system and is therefore contrary to Policies E3 and E4 of the adopted Hampshire County Structure Plan Review and Policy DP.6 of the adopted Winchester District Local Plan Review.

05 Inadequate information has been provided in order to demonstrate that the existing public sewer could be diverted within the proposed site layout to the satisfaction of Southern Water; particularly where the availability of an existing sewage infrastructure is identified as a material planning consideration within PPS23: Planning and Pollution Control and the proposed residential development is therefore considered to be contrary to Policy DP.1 of the adopted Winchester District Local Plan Review.

06 The proposal is contrary to the policies of the Hampshire County Structure Plan (Review) and 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. The proposal would also be likely to undermine these Plan's Policies for recreational open space provision within the District and is therefore contrary to Policy R2 of the adopted Hampshire County Structure Plan (Review) and Policy RT.4 of the adopted Winchester District Local Plan Review.

07 The proposed development is contrary to the housing policies of the Hampshire County Structure Plan (Review), and the Winchester District Local Plan Review in that it fails to make provision for affordable housing. The proposal would therefore conflict with the housing strategies of these Plans and is therefore contrary to Policy H8 of the adopted Hampshire County Structure Plan (Review) and Policy H.5 of the adopted Winchester District Local Plan Review.

08 The proposal is contrary to the policies of the Hampshire County Structure Plan Review and the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to the local highway infrastructure and is therefore contrary to Policies T1, T2, T3, T4 and T5 of the Strategy of the Hampshire County Structure 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, H1, H2, H7, H8, T4, T5, T6, E4, E6, E8, E12, E13 and R2

Winchester District Local Plan Review Proposals: DP.1, DP.3, DP.4, DP.5, DP.6, CE.10, H.1, H.3, H.5, H.7, RT.4, T.1, T.2, T.3, T.4 and T.5

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/01907/LIS

Ref No: W15304/06LB
Date Valid: 7 August 2007
Grid Ref: 445366 132909
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr And Mrs D Targett
Proposal: Chimney Head; Internal alterations
Location: Monks Rest Church Lane Littleton Winchester Hampshire SO22
6QY

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

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

03 Full details of the chimney capping shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The chimney capping shall be carried out in accordance with the approved details.

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

04 Prior to the commencement of works a sample panel of brick (for patching in on south elevation) shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

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

05 Full details of the new internal partitions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The new internal partitions shall be installed in accordance with the approved details.

05 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: E17
Winchester District Local Plan Proposals: HE.14, HE.5
PPG15

Littleton And Harestock

Ward

Littleton And Harestock

Conservation Area:

Case No: 07/02066/HCS

Ref No: W00871/18

Date Valid: 21 August 2007

Grid Ref: 447032 131503

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Hampshire County Council

Proposal: New synthetic turf pitch, weldmarsh fencing, floodlighting and associated landscaping work

Location: Henry Beaufort School East Woodhay Road Harestock Winchester Hampshire SO22 6JH

Decision: **Objection raised**

Conditions/Reasons

01 The proposal is contrary to Policies RT.1, DP.3 and DP.4 of the Winchester District Local Plan in that the landscaping detail and bunding are not considered appropriate for this site, and the zone of visual influence has not had regard to the character of the wider area and medium to long distance views from the north and east.

Informatives

01. The applicant is advised that the local planning authority do not object to the principle of development. The City Council's Landscape Architects comments are appended in full to this consultation response for ease of reference.

New Alresford

Ward

The Alresfords

Conservation Area: New Alresford Conservation Area

Case No: 06/03199/AVC
Ref No: W08480/16A
Date Valid: 31 July 2007
Grid Ref: 458807 132669
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Lloyds TSB
Proposal: Replacement of 1 no. projecting hanging sign
Location: Lloyds Bank 9 West Street Alresford Hampshire SO24 9AE

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

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

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

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

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

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

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

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

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

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

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: DP1, DP3, DP4, HE4, HE5, HE8, HE9, HE11,
HE14,

02. The applicant should note that this consent only permits the erection of a new hanging sign. Alterations to the fascia / front elevation of the building are not allowed by this permission.

New Alresford Ward The Alresfords

Conservation Area: New Alresford Conservation Area
Case No: 07/01810/LIS
Ref No: W08480/17LB
Date Valid: 31 July 2007
Grid Ref: 458807 132669
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Lloyds TSB
Proposal: (Amended Description)1 no. projecting hanging sign
Location: Lloyds Bank 9 West Street Alresford Hampshire SO24 9AE

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).

Informatives

01. 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: DP1, DP3, DP4, HE4, HE5, HE8, HE9, HE11,
HE14,

02. The applicant should note that this consent only permits the erection of a new hanging sign. Alterations to the fascia / front elevation of the building are not allowed by this permission.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/01811/TPO
Ref No: WTPO/0121/196
Date Valid: 8 August 2007
Grid Ref: 458852 131885
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Martin And Catherine Venn
Proposal: 1 no. Silver Birch tree- reduce lower limbs by 2-3mtrs to reshape crown
Location: 31 Sun Hill Crescent Alresford Hampshire SO24 9NJ

Decision: Application Permitted

Conditions/Reasons

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/01887/FUL
Ref No: W20775
Date Valid: 30 July 2007
Grid Ref: 458209 131605
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr And Mrs G Jones
Proposal: Single storey rear extension
Location: Linden House 17 Fair View Alresford Hampshire SO24 9PR

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 rear extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Permission.

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 at ground floor level other than those expressly authorised by this permission shall, at any time, be constructed in the side (eastern elevation) of the single storey extension hereby permitted.

03 In the interest of the amenity of the occupants of nearby dwellings.

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 2006: DP3, DP4,

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01894/FUL

Ref No: W20548/01

Date Valid: 31 July 2007

Grid Ref: 458738 131628

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Tiltman

Proposal: Two storey side extension (RESUBMISSION)

Location: 33 Orchard Close Alresford Hampshire SO24 9PY

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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation of the development hereby permitted.

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

Northington Ward Itchen Valley

Conservation Area:

Case No: 07/01918/FUL

Ref No: W20530/01

Date Valid: 1 August 2007

Grid Ref: 456835 137381

Team: EAST

Case Officer: Mr Robert Ainslie

Applicant: The Village Hall Committee

Proposal: Engineering works to create a level area in field adjacent to village hall (RESUBMISSION)

Location: Swarraton And Northington Village Hall 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 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.

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

03 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

03 Reason: To ensure the protection of trees which are to be retained.

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, E6, E8

Winchester District Local Plan Review: DP3, DP4, DP8, CE5, CE10

03. The applicant is advised that the use of the land for any purpose together with the provision on land of any moveable structures in excess of 28 days in total in any calendar year would require planning permission. The applicant is advised to contact Development Control for any further information.

Old Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/01901/TPC
Ref No: W05987/03TPOCA
Date Valid: 24 August 2007
Grid Ref: 458886 134058
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs C Simmonds
Proposal: Fell 1no. Goat Willow tree in far corner of play area at Kiln Lane
Location: Street BLPU 0 Kiln Lane Old Alresford Hampshire

Decision: That no objection be raised

Conditions/Reasons

Old Alresford Ward The Alresfords

Conservation Area:

Case No: 07/01941/TPO
Ref No: WTPO/1528/02
Date Valid: 6 August 2007
Grid Ref: 458886 133998
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Betteridge
Proposal: Fell 3no. Ash trees ; fell 1no.Sycamore tree
Location: 10 Kiln Lane Old Alresford Hampshire SO24 9DU

Decision: Application Refused

Conditions/Reasons

00 The trees appear to be in good health and form part of a group of trees that are significant in the area providing good amenity value.
The trees are a reasonable distance from the property. There are no obvious defects which make the trees a significant risk, therefore the felling of the trees is unjustified and would be detrimental to the visual amenity of the area.

Owslebury Ward Owslebury And Curdridge

Conservation Area:

Case No: 07/01761/FUL
Ref No: W20533/01
Date Valid: 26 July 2007
Grid Ref: 450957 122164
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mrs Rosemarie J Lee
Proposal: Change of use of land to personal equestrian use and erection of stables/tack room and horse exercise area (RESUBMISSION)
Location: Land To The North Of Marwell Zoo (Lot 7) Whaddon Lane Owslebury Hampshire

Decision: Application Refused

Conditions/Reasons

01 The proposed development is contrary to policy C1 and C2 of the Hampshire County Structure Plan Review, and policy RT.11, CE.5, DP.3, and DP.4 of the Winchester District Local Plan, and the Council's Supplementary Planning Guidance titled "Equestrian Development" in that the proposed siting of the stables and exercise area are located in a highly visible open area at the site, which would detract from the undeveloped rural character of the area and harm the landscape appearance of the area.

02 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.

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, E6, T5
Winchester District Local Plan: RT.11, T.2, T.3, T.4, CE.5, DP.3, DP.4

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/01899/FUL
Ref No: W08673/30
Date Valid: 8 August 2007
Grid Ref: 456105 116311
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mrs M Robbie
Proposal: Erection of detached garden room
Location: Forest Farm Winchester Road Waltham Chase Southampton Hampshire SO32 2LL

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

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

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

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

04 The outbuilding hereby permitted shall only be used for the purpose of accommodating ancillary domestic 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 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 elevation(s) of out building hereby permitted.

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, E16

Winchester District Local Plan Review Proposals: DP3, DP4, CE2, HE16

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/01905/FUL

Ref No: W07972/04

Date Valid: 31 July 2007

Grid Ref: 460994 113350

Team: WEST

Case Officer: Lorna Hutchings

Applicant: J Haskins

Proposal: Two storey rear extension with ground floor bay window following demolition of existing single storey extension

Location: Oak View Church Road Newtown Fareham Hampshire PO17 6LE

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.

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

03 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, E6.

Winchester District Local Plan Proposals: CE23, DP3.

South Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 07/02075/TPO
Ref No: WTPO/1102/16
Date Valid: 21 August 2007
Grid Ref: 447377 135887
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Alan Painter
Proposal: Fell 1no. Maple tree
Location: 26 Waverley Drive South Wonston Winchester Hampshire SO21
3EF

Decision: Application Refused

Conditions/Reasons

00 The felling of this tree will denude the area of its amenity value. This is an important landscape feature and appears healthy therefore this work is unjustified.

South Wonston Ward Wonston And Micheldever

Conservation Area:

Case No: 07/02097/TPO
Ref No: WTPO/1102/17
Date Valid: 21 August 2007
Grid Ref: 447410 135892
Team: **Case Officer:** Mr Kevin Cloud
Applicant: Mr Alan Painter
Proposal: Fell 2no. Scots Pine trees in rear garden
Location: 10 Rowan Close South Wonston Hampshire SO21 3JA

Decision: Application Refused

Conditions/Reasons

00 The removal of these healthy pines is not justified as they are an important landscape feature. Their removal will be detrimental to the amenity of the area.

Whiteley **Ward** **Whiteley**

Conservation Area:

Case No: 07/01900/FUL
Ref No: W20798
Date Valid: 14 August 2007
Grid Ref: 453242 108570
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs R And L Snell
Proposal: Conservatory to rear
Location: 18 Leafy Lane Whiteley Fareham Hampshire PO15 7HL

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 Proposals: DP3

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/01857/FUL

Ref No: W03676/03
Date Valid: 7 August 2007
Grid Ref: 458130 111195
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr R A Parker And Ms L Blanchard
Proposal: First floor rear extension
Location: The Nest 10 Southwick Road Wickham Fareham Hampshire PO17 6HS

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.

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 other than those expressly authorised by this permission shall, at any time, be constructed in the first floor of the east elevation(s) of extension hereby permitted.

03 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, C1
Winchester District Local Plan Review Proposals: DP3, CE23

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/00740/FUL
Ref No: W18389/02
Date Valid: 22 March 2007
Grid Ref: 449265 129077
Team: EAST **Case Officer:** Mrs Jane Rarok
Applicant: Winchester City Council
Proposal: Demolition and replacement of 8 no. existing garages
Location: Garage Court Fivefields Road Winchester Hampshire

Decision: Application Withdrawn

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 further details of the materials to be used in the construction of the external surfaces of the garages 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 a satisfactory visual relationship between the new development and the existing.

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

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

04 04 An Arboricultural Impact Appraisal Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed:

- i. as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the Method Statement. Contact Kevin Cloud on 10962 848317;
- ii. prior to the commencement of construction of special surfacing under the tree canopies so that a pre-commencement site visit can be carried out. Contact Kevin Cloud on 10962 848317;
- iii. no arboricultural work shall be carried out to trees other than those specified and in accordance with the Method Statement;
- iv. any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority.

04 Reason: To ensure that the proposed development does not damage tree roots of the protected trees.

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:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/00987/LIS

Ref No: W11179/09LB

Date Valid: 14 May 2007

Grid Ref: 448162 129448

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Starbucks Coffee (UK) Ltd

Proposal: Replacement advertising panels and internal alterations

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

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 The combined depth of the locators and mounted built up, fret cut letters to be attached to the fascia of the building shall not exceed 25mm.

02 Reason: To ensure that these important features which are essential to the architectural character of the listed building are not damaged.

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, H14

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

Conservation Area:

Case No: 07/01410/FUL

Ref No: W09336/01

Date Valid: 27 July 2007

Grid Ref: 447630 130102

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr Matthew Denton

Proposal: Second floor extension to extend existing dormer at rear

Location: 17 Fairfield Road Winchester Hampshire SO22 6SF

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 use for the proposed extension shall accord with the annotated details shown on plan Denton/Winchester/2007/01. The use of UPVC cladding is not permitted.

02 To ensure that appropriate materials are used in the interests of maintaining the style and character of the building.

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 Adopted 2006: DP3, DP4

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/01786/FUL

Ref No: W20758

Date Valid: 30 July 2007

Grid Ref: 449225 128913

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs M Aspin

Proposal: Single storey side and rear extension

Location: 36 Gordon Avenue Winchester Hampshire SO23 0QQ

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 other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation of the extension hereby permitted.

03 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: 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 Paul**

Conservation Area:

Case No: 07/01830/FUL

Ref No: W01668/22

Date Valid: 20 July 2007

Grid Ref: 447807 130163

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Vodafone Ltd

Proposal: Installation of new 20m lattice tower; including 3 no. Vodafone antennae at 17.6m high; 6 no. H3G and T-UK antenna at 14.9m high; 1 no. T-UK 600mm dish at 14.4m; 2 no. Vodafone 300mm dishes at 17.1m; 1 no. H3G 300mm dish at 14.1m; ground based equipment.

Location: Hunts Frozen Foods Andover Road Winchester Hampshire SO23 7BT

Decision: **Application Withdrawn**

Conditions/Reasons

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

Conservation Area:

Case No: 07/01839/FUL
Ref No: W13727/01
Date Valid: 26 July 2007
Grid Ref: 445790 128865
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Mrs M Ward
Proposal: Two storey side extension and porch
Location: 2 Branksome Close Winchester Hampshire SO22 5PZ

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 the two storey side extension by reason of its height, scale and mass and relationship to the neighbouring dwelling a single storey building will be a visually dominant feature in the street scene which does not respond positively to the character and appearance and variety of the local environment.

02 The proposed development is contrary to policy UB3 of the Hampshire County Structure Plan and policy DP.3 of the Winchester District Local Plan Review in that the two storey extension represents an un-neighbourly form of development in that it would have a detrimental impact upon the living conditions of the occupiers of 3 Branksome Close as a result of the loss of light to the only window to a habitable room in this single storey dwelling.

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

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

Conservation Area:

Case No: 07/01874/FUL

Ref No: W07753/04
Date Valid: 27 July 2007
Grid Ref: 445898 128848
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr P Batten
Proposal: Two storey side extension with integral garage, conservatory to rear and shed replacement (RESUBMISSION)
Location: 22 Woodfield Drive Winchester Hampshire SO22 5PX

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 side extension 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.

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 Adopted 2006: DP3, DP4

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01886/FUL
Ref No: W11253/03
Date Valid: 30 July 2007
Grid Ref: 447972 129323
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mrs M J Mirchandani
Proposal: (AMENDED DESCRIPTION) Replacement single storey extension, alterations to the external facade of the building to include application of smooth render with jointing lines, reinstating chimney stack to south elevation, remove chimney stack on NE elevation,

enlarged and new window openings, replace window with door,
existing boundary wall extended
Location: 19 St Thomas Street Winchester Hampshire SO23 9HJ

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 There shall be no demolition of any part of the building except as detailed on the approved plans. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

02 Reason: In the interests of the preservation and character of the listed building/conservation area and the safety of the public and personnel on site.

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

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

04 The development hereby permitted shall use a render coat with scored joints to match that on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

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

05 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.

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

06 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the substantial completion of the development. 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.

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

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 Proposals: DP1, DP3, HE2, HE5,

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

Conservation Area:

Case No: 07/01924/TPO
Ref No: WTPO/0020/337
Date Valid: 2 August 2007
Grid Ref: 446879 128768
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Doyle
Proposal: Reduce overhanging branches of 1no. Beech tree by approx
1.5mtrs - 2mtrs in front garden
Location: High Wyck Sleepers Hill Winchester Hampshire SO22 4NB

Decision: **Application Permitted**

Conditions/Reasons

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

Conservation Area:
Case No: 07/01938/TPO

Ref No: WTPO/1402/14
Date Valid: 6 August 2007
Grid Ref: 446376 130672
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Tromans
Proposal: 1no. Hazel tree - remove lowest limb following line of fence; 1no. Silver Birch - fell and replace with new Birch
Location: 1 Parkside Gardens Winchester Hampshire SO22 5NA

Decision: Application Permitted

Conditions/Reasons

00 TPO conditions

Following the removal of the tree hereby consented, a heavy standard Silver Birch tree shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01950/TPO
Ref No: WTPO/0506/105
Date Valid: 6 August 2007
Grid Ref: 446404 128965
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Richard Carp
Proposal: 5no. Yew trees - crown lift to 3metres and crown thin by 10% in car park; fell - 1no. Holm Oak 3no. Willow and 1no. Sycamore trees in rear garden
Location: Dawn House Sleepers Hill Winchester Hampshire SO22 4NG

Decision: Application Permitted

Conditions/Reasons

00 Following the removal of the tree hereby consented, 1 no. heavy standard oak and 2 no heavy standard maple trees shall be planted within the area of trees subject to tree felling

and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

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

Conservation Area:

Case No: 07/01956/TPC
Ref No: W13849/01TPOCA
Date Valid: 7 August 2007
Grid Ref: 448228 129043
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Winchester College
Proposal: 1no. Chestnut tree - remove 4no. lower limbs over street and wall
Location: Bursary 7 College Street Winchester Hampshire SO23 9LX

Decision: **That no objection be raised**

Conditions/Reasons

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

Conservation Area:

Case No: 07/01957/TPO
Ref No: WTPO/0655/34
Date Valid: 7 August 2007
Grid Ref: 446945 130186
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs E Moss
Proposal: 1 no. Beech tree - crown lift approx 2mtrs; 1no. Maple tree - crown lift approx 2mtrs
Location: 2 Links Road Winchester Hampshire SO22 5HP

Decision: **Application Refused**

Conditions/Reasons

00 The crown clearance of both trees is adequate given the shape and size of the crown and the status of the road upon which they hang. The work is therefore considered unjustified and will be detrimental to the health of the tree.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01978/TPC

Ref No: W20792/TPOCA

Date Valid: 8 August 2007

Grid Ref: 447424 129437

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Johnson

Proposal: Fell 1no. Sycamore tree

Location: St Georges Mews Lane Winchester Hampshire SO22 4PS

Decision: That no objection be raised

Conditions/Reasons

Informatives

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

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02020/TPC

Ref No: W14299/06TPOCA

Date Valid: 14 August 2007

Grid Ref: 448819 129556

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mr N Fraser

Proposal: 1 no. Walnut tree - crown lift to 4m. above ground level

Location: Land Adjacent To St John's Croft Blue Ball Hill Winchester Hampshire

Decision: That no objection be raised

Conditions/Reasons

Winchester Town Ward St Bartholomew

Conservation Area:

Case No: 07/02032/FUL
Ref No: W19124/01
Date Valid: 15 August 2007
Grid Ref: 447714 130554
Team: EAST **Case Officer:** Mr Robert Ainslie
Applicant: Mr And Mrs S Pickering-Copley
Proposal: First floor side extension
Location: 74A Andover Road Winchester Hampshire SO22 6AG

Decision: Application Withdrawn

Conditions/Reasons

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02048/TPC
Ref No: W04095/07TPOCA
Date Valid: 17 August 2007
Grid Ref: 447436 129547
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Thornton
Proposal: Fell 1no. dead tree bottom of eastern boundary to corner of lane
onto Step Terrace
Location: Devon House 24A West End Terrace Winchester Hampshire SO22
5EN

Decision: Not Required

Conditions/Reasons

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02059/TPC

Ref No: W03955/09TPOCA

Date Valid: 20 August 2007

Grid Ref: 447857 129317

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr T Baker

Proposal: 2 no. Plane trees at front of St Thomas Centre - crown raise to 3m all around and 5m over highway

Location: St Thomas Centre 20 Southgate Street Winchester Hampshire SO23 9EF

Decision: That no objection be raised

Conditions/Reasons

Winchester Town

Ward

Conservation Area:

Case No: 07/02060/TPC

Ref No: W16350/02TPOCA

Date Valid: 20 August 2007

Grid Ref: 447870 129551

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Baker

Proposal: 2no Limes trees in raised bed within the Horse and Rider statue - crown raise to prune clear of statue

Location: Land Adjacent To Three Minsters House High Street Winchester Hampshire

Decision: That no objection be raised

Conditions/Reasons

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

Conservation Area:

Case No: 07/02099/TPC
Ref No: W09291/06TPOCA
Date Valid: 23 August 2007
Grid Ref: 447948 129181
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Gorden
Proposal: 1 no. Cherry tree - crown lift by 2m reduce long end and shape; 1
no. Silver Birch tree - reduce 1m and re-shape; 1 no. Maple tree -
reduce 1m and re-shape - all in rear garden
Location: Beech House St Swithun Street Winchester Hampshire SO23 9HU

Decision: That no objection be raised

Conditions/Reasons

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

Conservation Area:

Case No: 07/02179/TPC
Ref No: W08379/01TPOCA
Date Valid: 4 September 2007
Grid Ref: 448586 129454
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Holroyd
Proposal: In rear garden 1no. Sycamore tree - crown lift low branches over
neighbours property to a 3m clearance
Location: 66 Eastgate Street Winchester Hampshire SO23 8DZ

Decision: That no objection be raised

Conditions/Reasons

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01814/FUL

Ref No: W16040/04

Date Valid: 30 July 2007

Grid Ref: 447474 139353

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr M Carey

Proposal: Single storey front extension; detached 3 bay garage with store over

Location: Upton Cottage Wonston Road Wonston Winchester Hampshire SO21 3LR

Decision: Application Refused

Conditions/Reasons

01 The proposal is contrary to policies UB3, C1, C2, E6 and E16 of the Hampshire County Structure Plan and policies DP.3, DP.4, CE.5, HE.4 and HE.5 and of the Winchester District Local Plan Review in that the detached triple garage with storage room above, by reason of its height, scale, mass and design, would be a visually dominant feature in views from the adjacent public footpaths and therefore would be detrimental to the character and appearance of the Wonston Conservation Area and visually intrusive in the countryside.

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, E6, E16

Winchester District Local Plan Review: DP3, DP4, CE5, HE4, HE5

02. The applicant is advised that a smaller, single storey garage, sited away from the public footpath would be likely to be acceptable.
