



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

UP TO 26 November 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

Ward

Conservation Area:

Case No: 07/02913/FUL
Ref No: W
Date Valid: 26 November 2007
Grid Ref: 454180 108520
Team:
Applicant: Mrs Janice Wilcock
Proposal: Conservatory
Location:

Case Officer:

Decision: **Application Withdrawn**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/00248/FUL
Ref No: W17301/06
Date Valid: 16 February 2007
Grid Ref: 455675 118630
Team: WEST
Applicant: Mr P Skinner
Proposal: Creation of vehicular access, parking and turning area
(RETROSPECTIVE)
Location: 4 Vernon Close Bishops Waltham Southampton Hampshire SO32
1FD

Case Officer: Mr Ian Cousins

Decision: **Application Permitted**

Conditions/Reasons

1 Within 3 months of the date of this permission, details of the surface treatment of the driveway hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented within 6 months of the approval of such details and thereafter retained.

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates or fencing shall be erected along the eastern boundary, adjacent to Beeches Hill, without the prior written consent of the Local Planning Authority.

Reason: In the interests of highway safety.

3 Upon completion of the surfacing of the driveway hereby permitted, the bank to the south of the new access and the flat area of land within the tree protection zone shall be worked over with a long tined fork and then be covered with bark mulch.

Reason: To aerate the upper layer of soil and alleviate the effects of soil compaction in the interests of the health of the tree.

Informatives

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

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

Winchester District Local Plan Review: DP3; DP4; T2

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02238/FUL

Ref No: W10288/06

Date Valid: 11 September 2007

Grid Ref: 455950 117746

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Ridgemed Care Ltd

Proposal: Two storey extension to provide 13 additional elderly care bedrooms

Location: Ridgemed House Rest Home Rareridge Lane Bishops Waltham
Southampton Hampshire SO32 1DX

Decision: Application Refused

Conditions/Reasons

1 The proposal is contrary to the design and development policies of the adopted Winchester District Local Plan Review (DP.3) in that it will:

a) result in an overintensive form of development, out of keeping in form, size and design with the original building resulting in development harmful to the visual amenities of the area.

b) result in a substantial loss of garden area and space around the building to the detriment of the amenities of the existing and new residents and visual amenities of the area; and

b) result in development which would, by reason of its height and siting have an overbearing impact upon neighbouring residential properties to the south and as such would be materially harmful to the visual amenities and outlook of the dwellings.

(iv) the proposed dwelling would cause harm to neighbours' amenity by overshadowing their rear gardens.

(v) the proposed garage is too small to provide adequate parking, this is likely to cause parking on-street, harming the safety and convenience of users of the adjoining highway.

2 The proposal is contrary to 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.

Informatives

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

Winchester District Local Plan Review: DP1, DP3, DP4, RT4, HE4, T5

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02459/FUL

Ref No: W17573/05

Date Valid: 3 October 2007

Grid Ref: 455279 118391

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr P Williams

Proposal: Single storey timber framed conservatory (RESUBMISSION)

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

Decision: **Application Refused**

Conditions/Reasons

1 The proposal is contrary to the countryside, environmental and design policies of the Winchester District Local Plan Review (CE23 and DP3) in that it would result in increased visual intrusion having a materially harmful impact in the countryside and would be unsympathetic to the character of the existing building, by reason of its size, siting and design.

Informatives

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

Hampshire County Structure Plan Review: none

Winchester District Local Plan Review 2006: CE23, DP3.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02466/FUL

Ref No: W02184/11

Date Valid: 3 October 2007

Grid Ref: 457104 117498

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr J D Green

Proposal: Change of use of barn from agricultural to storage barn for building materials plant and vehicles.

Location: Hoe Farm Barns Jervis Court Lane Swanmore Hampshire

Decision: **Application Withdrawn**

Conditions/Reasons

1 The proposed change of use of the building to a builders yard would be contrary to policies DP3 and CE17 in that:

(i) the type of activity and traffic generated would harm the character of the rural road network here and rural amenity generally and cause an unacceptable level of disturbance and adverse impact on other uses and users of the lane.

(ii) the extent of the proposed operation has not been clearly defined on the plans, with the red line of the application site encompassing a large area of farm land and the existing farm yard, both of which would be inappropriate for commercial use.

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE17

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02570/FUL

Ref No: W06233/02

Date Valid: 16 October 2007

Grid Ref: 454183 117815

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs Finney

Proposal: Single storey side extension

Location: 1 Priory View Albany Road Bishops Waltham Southampton Hampshire SO32 1BY

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The ground floor window(s) in the north-east side wall elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02584/FUL

Ref No: W17390/04

Date Valid: 18 October 2007

Grid Ref: 456775 119009

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs Stevenson

Proposal: Erection of detached garage (AMENDMENT TO W17390/03)

Location: Beeches The Hangers Bishops Waltham Southampton Hampshire
SO32 1FZ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

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

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

3 The garage unit and living accommodation which form the subject of this application shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling (The Brick House).

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, CE6
PPS7
South Downs Planning Guidelines 2007

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 06/01904/FUL

Ref No: W18848/02

Date Valid: 24 May 2006

Grid Ref: 448171 122355

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: George Wimpey UK Ltd

Proposal: Redevelopment of site to comprise 26 dwellings with associated parking and means of access on land at Francis Yard, The Copse and the Hall

Location: Colden Common Village Hall Main Road Colden Common
Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

4 The existing access(es) to the site shall be stopped up and abandoned and the footway 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.

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

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

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

6 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 the Arboricultural Survey and Tree Protection Measures report ref: TF/TS/D560 dated August 2006 and in accordance with BS5837.

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

7 No development approved by this planning permission shall be commenced until a scheme for the method of working/construction has been submitted and approved in writing by the local planning authority.

Reason Piling or other penetrative foundation designs and associated boreholes should not penetrate through the clay layer into the underlying chalk aquifer.

8 No development shall be commenced until a scheme has been submitted to and approved in writing by the local planning authority in respect of the following details; the provision of a surface water regulation system is designed and implemented to the satisfaction of the planning authority and supported by detailed calculations. The runoff generated from the proposed development must not increase the risk of flooding offsite. The scheme must include a maintenance programme to establish ownership of the drainage system.

Reason to prevent flooding and ensure future maintenance.

9 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings and garages and hardsurfaced areas of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, T5, T6, H5, R2
Winchester District Local Plan Review: H2, DP3, DP1, DP6, H5, H7, T2, RT4

The approved plans are;

164 - PLN - 001F
1164 - PLN - 007B
TF/AIA/D560
1164 - PLN - 002C
HQQ/01
HSG/01
1164 - PLN - 003
1164 - PLN - 005
1164 - PLN - 006B
1164 - PLN - 007B
1164 - PLN - 004A
TF/TS/D560
164 - PLN - 100
164 - PLN - 101

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02155/FUL

Ref No: W13127/02

Date Valid: 2 October 2007

Grid Ref: 447185 121843

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr I Lett

Proposal: Extension to existing conservatory

Location: Haroma Brambridge Eastleigh Hampshire SO50 6HZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02444/LIS

Ref No: W03063/02LB

Date Valid: 16 October 2007

Grid Ref: 447979 122854

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs Elizabeth O'Connor

Proposal: Installation of wood burning stove; widening of existing fire place by 12 inches

Location: The Dell 27 Main Road Colden Common Winchester Hampshire SO21 1RP

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: HE.14
PPG15

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02465/FUL

Ref No: W20870

Date Valid: 3 October 2007

Grid Ref: 447703 121630

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Owens

Proposal: Two storey side extension

Location: 2 Valley Close Colden Common Winchester Hampshire SO21 1UN

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

4 A plan showing the erection of protective fencing in accordance with BS5837:2005 to protect the tree protected by a preservation order located in the rear garden shall be submitted to the Local Planning Authority for written approval prior to the commencement of development.

No demolition, construction or ground-works shall commence on the site before written approval for the fencing is issued. The fencing shall not be removed until construction has totally finished. No materials or equipment shall be stored within the protected area.

Reason In the interests of tree protection.

Informatives

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

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

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/02431/FUL

Ref No: W10198/01

Date Valid: 1 October 2007

Grid Ref: 446554 124507

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr Wayne Taylor

Proposal: Two storey side extension and first floor extension over the existing garage

Location: Sherbrooke Otterbourne Road Compton Winchester Hampshire
SO21 2RT

Decision: **Application Refused**

Conditions/Reasons

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

i) The proposed development would result in an excessive building bulk adjacent to/abutting an existing residential property, detrimental to the visual outlook and amenities of the occupier of such property and would result in loss of light to the neighbouring property.

Informatives

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/02521/FUL

Ref No: W10217/01

Date Valid: 17 October 2007

Grid Ref: 446243 124770

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr And Mrs C D Richmond

Proposal: Two storey side extensions and two storey rear extension;
detached double garage with study over.

Location: Fern Hill Shepherds Lane Compton Winchester Hampshire SO21
2AD

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02203/FUL

Ref No: W01598/10

Date Valid: 8 October 2007

Grid Ref: 451786 129820

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs A Mitchell

Proposal: Two storey rear extension with balcony and open sided terrace below (amendment to existing planning permission W01598/08); detached double garage with store (amended design to existing planning permission W01598/09); erection of 2.1m high brick boundary wall

Location: Three Acres Chapel Lane Easton Winchester Hampshire SO21 1HQ

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 A new hedgerow shall be planted and established to the rear of the wall hereby approved. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise 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.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: CE23

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/02149/FUL

Ref No: W20856

Date Valid: 28 September 2007

Grid Ref: 448911 133090

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr M Oakley

Proposal: 2 no. four bed detached and 2 no. two bed semi detached dwellings following demolition of existing bungalow

Location: Red Marley 1 Nations Hill Kings Worthy Winchester Hampshire SO23 7QY

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to policy DP3 and DP4 of the Winchester Adopted Local Plan Review 2006 for the following reasons:

i) Due to the location and elevated position of the buildings within the site, the development will appear to be unduly prominent within the street-scene and contrary to the rural character and appearance of the area surrounding the junction with Nations Hill and Springvale Road. The development fails to sympathetically reflect the topography of the area and relative heights of surrounding properties. As such the development is contrary to the spatial characteristics of the area.

ii) The form and identical style of units three and four fails to reflect the diverse form and styles of development within the area and is detrimental to the visual amenity of the area, as such the development fails to respond positively to the character and appearance of the locality.

2 The proposed development is contrary to policies DP3, DP4, DP5 of the Winchester District Council Local Plan Review Adopted 2006 for the following reasons:-

i) The proposed development will have an overbearing relationship upon the occupiers of nearby properties, the development will appear to be visually prominent and intrusive. The development will result in direct overlooking and perceived overlooking upon a neighbouring property. Furthermore the development will lead to the visual enclosure with built form of a neighbouring building.

ii) The rear private garden area serving unit two is inadequate and will not meet the needs of the occupiers of the this unit. The private garden area serving unit one will be highly visible from the public realm (Springvale Road) thus affording the occupants little privacy. The use

of this area for domestic purposes and provision of domestic paraphernalia will erode the rural character of the area surrounding the junction.

3 The proposed development is contrary to policies DP1 and DP4 of the Winchester City Council Adopted Local Plan 2006 for the following reasons:-

1) The proposed landscaping plan which has been submitted with the scheme contains insufficient and inaccurate information, in combination with the access arrangements, and proposed layout, the development will have a detrimental impact upon the appearance and character of the area. The proposal contains an excessive amount of hard-standing area / parking area, there is inadequate planting to soften these areas, thus creating a harsh urban appearance when viewed from the street-scene;

4 The proposal is contrary to policies DP1, DP3 and DP4 of the Winchester City Council Adopted Local Plan Review 2006 for the following reasons:-

i) Insufficient Arboricultural Information has been supplied to allow the Local Planning Authority to fully assess the impact of the development upon the trees on the site and significant beech tree located in close proximity to the site. Consequently the Local Planning Authority is not satisfied that the development could be carried out without the loss of important landscape features, the loss of which will be detrimental to the visual amenities of the area.

A full Arboricultural Impact Appraisal and Method Statement is required.

5 The proposal is contrary to policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for the 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.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, H7, RT4, T2, T3, T4

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02445/FUL

Ref No: W00088/08

Date Valid: 1 October 2007

Grid Ref: 448635 133739

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Evans

Proposal: Two storey rear extension

Location: Pilgrim Heights 2 Laburnum Drive Kings Worthy Hampshire SO23 7LR

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 The first floor windows in the side (south eastern) elevation serving the en-suite bathroom of the extension hereby permitted shall be glazed in obscure glass and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP3

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02513/TPC

Ref No: W05659/05TPOCA

Date Valid: 10 October 2007

Grid Ref: 449780 132664

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr And Mrs Morshead

Proposal: Fell 1no. Silver Birch tree in rear garden 4m from house

Location: 2 Mill Lane Abbots Worthy Hampshire SO21 1DS

Decision: That no objection be raised

Kings Worthy Ward Kings Worthy

Conservation Area:

Case No: 07/02530/FUL
Ref No: W20875
Date Valid: 16 October 2007
Grid Ref: 448871 133864
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr David Watt
Proposal: Demolition of existing garage; loft conversion including dormer window
Location: 2 Brooke Close Kings Worthy Hampshire SO23 7PG

Decision: Application Withdrawn

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02401/FUL
Ref No: W04143/02
Date Valid: 26 September 2007
Grid Ref: 458402 132273
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Dr Thomspen
Proposal: Single storey rear extension; rebuild existing flat roof; former window to front elevation; single storey side extension
Location: Wynhill 31 Grange Road Alresford Hampshire SO24 9HB

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP.3

New Alresford **Ward** **The Alresfords**

Conservation Area:

Case No: 07/02440/FUL

Ref No: W01863/08

Date Valid: 1 October 2007

Grid Ref: 458828 132834

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs R Salter

Proposal: 2 no. sheds; conversion of existing outbuilding into home office

Location: 42 Broad Street Alresford Hampshire SO24 9AN

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The conversion and extension of the existing outbuilding 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 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 unless otherwise agreed in writing.

Reason: To maintain the architectural interest of the building.

3 Prior to the commencement of the extension and conversion of the existing outbuilding, revised drawings and details of the northern elevation of the existing outbuilding shall be submitted too and approved in writing by the Local Planning Authority. The proposed development shall be carried out in full accordance with the revised approved plans.

Reason To ensure that the development relates well to the character and appearance of the Listed Building and Conservation Area.

4 The extension and conversion of the existing out-building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwelling-house extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To ensure that the proposed out-building remains in a residential / domestic use ancillary to the dwelling-house in the interests of the residential amenity of the occupiers of nearby dwellings.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, HE6, HE14, HE15, HE16

New Alresford

Ward

The Alresfords

Conservation Area:

Case No: 07/02671/TPC

Ref No: W09777/05TPOCA

Date Valid: 25 October 2007

Grid Ref: 458597 132597

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Popham

Proposal: 2no. Lawsons Cypress - fell ; 1no. Yew tree - fell; 1no. Robinia tree - fell ; 1no. Eldar tree - fell

Location: Ferndale House Pound Hill Alresford Hampshire SO24 9BP

Decision: **Application Withdrawn**

Conditions/Reasons

Owslebury

Ward

Owslebury And Curdrige

Conservation Area:

Case No: 07/02456/FUL

Ref No: W03792/02

Date Valid: 2 October 2007

Grid Ref: 450929 125577

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs J Birkill

Proposal: Single storey rear glazed extension; single storey side extension;
new windows and balconies to first and second floors

Location: Orchard House Morestead Hill Morestead Winchester Hampshire
SO21 1LZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review 2006: DP3, CE6 and CE23

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02555/FUL
Ref No: W20883
Date Valid: 15 October 2007
Grid Ref: 456260 115437
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr And Mrs Cox
Proposal: 2 storey rear extension
Location: 2 Portland House Forest Road Waltham Chase Southampton
Hampshire SO32 2LA

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 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, roof lights or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation(s) of development hereby permitted.

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02172/FUL

Ref No: W20855

Date Valid: 26 September 2007

Grid Ref: 446306 135865

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr H Mowat

Proposal: Erection of three bedroom bungalow with detached single garage to the rear of 27 Downs Road

Location: Fieldfares 27 Downs Road South Wonston Winchester Hampshire SO21 3EU

Decision: Application Refused

Conditions/Reasons

- 1 The proposal is contrary to policies DP.1 and DP.3 of the Winchester District Local Plan Review, in that the proposed dwelling by virtue of its size, siting and proximity to the boundaries of the site would create a cramped development and results in a form of development that is out of keeping with the spatial characteristics and green appearance of the area.
- 2 The proposal is contrary to policy DP.3 and DP.5 of the Winchester District Local Plan Review in that:
 - (i) the development would result in unsatisfactory on site amenity space for both the occupiers of the existing and proposed dwelling.
 - (ii) the development would result in unsatisfactory living conditions for the occupiers of the new dwelling with a north facing rear garden which would be overlooked from the west by an existing two storey tree house in the garden of 25 Downs Road.
- 3 The proposal is contrary to Policy DP.1 of the Winchester District Local Plan Review in that there is no contextual survey or analysis of existing features within and adjacent to the site to demonstrate how the site and its context have influenced the layout of the proposal. The development as proposed is harmful to the character of the area.
- 4 Notwithstanding the reasons for refusal above, based on the inaccurate information submitted with the application the local planning authority does not have confidence that the development could be carried out in accordance with the submitted drawings. The garage dimensions are quoted as 3m x 6m however on the drawings they scale 2.8m x 5m. The proposal is therefore contrary to policy DP.1 of the WDLPR which requires applications to be supported by a contextual survey and analysis, and an accurate site survey plan.
- 5 The proposal is contrary to Policy RT.4 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 and would not provide a satisfactory level of amenity for the occupiers of the dwelling.

Informatives

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

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.5, DP.6, RT.4, H.3, H.7, T.2, T.3, T4

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

Conservation Area:

Case No: 07/02426/TPO
Ref No: WTPO/1096/15
Date Valid: 28 September 2007
Grid Ref: 446376 135786
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Ian Hammond
Proposal: Crown thin 1no. Beech tree by 4% maximum to south of property
Location: 16 Blackthorn Close South Wonston Winchester Hampshire SO21
3BU

Decision: **Application Permitted**

1. No limbs with a diameter greater than 50mm to be severed

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

Conservation Area:

Case No: 07/02517/FUL
Ref No: W01661/17
Date Valid: 10 October 2007
Grid Ref: 447249 135587
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: South Wonston Skate Park Group
Proposal: Construction of concrete skate park
Location: Recreation Ground Lower Road South Wonston Winchester
Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 No floodlighting, whether freestanding or affixed to an existing structure, shall be provided on site at any time.

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

3 Details of the proposed tree planting as shown on drawing numbers 3901- sk101 and 3907- sk102 shall be submitted to and approved in writing by the Local Planning Authority before development commences. These details shall specify species and size. The scheme approved shall be carried out in the first planting season following the commencement of works on the site. If within a period of 5 years from the date of planting, any trees die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP11, CE28, RT8, RT13

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Swanmore

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02415/TPO

Ref No: WTPO/1068/22

Date Valid: 27 September 2007

Grid Ref: 457440 116689

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr M F Smith

Proposal: Fell 4no. Ash trees in rear garden border adjacent to Swanmore Road

Location: Dorthwaite House 1 Donigers Dell Swanmore Southampton Hampshire SO32 2TL

Decision: Application Refused

Conditions/Reasons

- 1 The proposed tree work is unjustified and will diminish the area of amenity.

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02310/FUL

Ref No: W07390/08

Date Valid: 17 September 2007

Grid Ref: 448269 125505

Team: WEST

Case Officer: Lisa Booth

Applicant: Mr And Mrs P Baker

Proposal: Single storey front extension; two storey side extension including garage

Location: Woodhatch Cottage Coxs Hill Twyford Winchester Hampshire SO21 1PQ

(As amended by plans received on 1 October 2007)

Decision: Application Permitted

Conditions/Reasons

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, CE23, HE4, HE5, HE14, HE16.

3. The wall indicated on the proposed drawings is hereby not approved as it has not been considered or advertised as part of the planning application. The development of the wall requires planning permission as it is within the curtilage of the listed building and will need listed building consent where attached to the main building. The erection of such a wall will likely detrimentally affect a tree protected by virtue of its location within the Conservation Area.

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02531/FUL

Ref No: W09657/05

Date Valid: 11 October 2007

Grid Ref: 448091 124548

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mr John Ellis

Proposal: Change of use from office to residential

Location: 18 - 19 High Street Twyford Winchester Hampshire SO21 1RF

Decision: Application Refused

Conditions/Reasons

1 The proposed development is contrary to Policy E2 of the Adopted Winchester District Local Plan Review 2006 in that it would result in the loss of employment land in the village of Twyford.

Informatives

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

Winchester District Local Plan Review 2006: E2

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/02085/FUL
Ref No: W11313/06
Date Valid: 16 October 2007
Grid Ref: 453069 108810
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Greenhills Property No. 33 Ltd
Proposal: Extension to commercial building and internal courtyard infills
Location: Fusion 3 1200 Parkway Whiteley Hampshire

Decision: Application Refused

Conditions/Reasons

- 1 The proposed development is contrary to policies T4 of the Winchester District Local Plan Review in that:
- (i) The development would provide approximately 684msq of additional floor space, but no additional parking has been proposed thereby leading to a shortfall of on site parking provision. The development would therefore 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.

Informatives

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

Winchester District Local Plan Review 2006: DP3, T4

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/02362/FUL
Ref No: W20882
Date Valid: 16 October 2007
Grid Ref: 453491 108530
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Commander J And Dr K Kyd
Proposal: Single storey side extension; conversion of existing double garage into accomodation
Location: 55 Leafy Lane Whiteley Fareham Hampshire PO15 7HL

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

3 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 south elevation(s) of development hereby permitted.

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Wickham **Ward** **Wickham**

Conservation Area: Wickham Conservation Area
Case No: 07/01648/FUL
Ref No: W20729/01
Date Valid: 29 June 2007
Grid Ref: 456912 111487
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr And Mrs Watts
Proposal: Erection of single storey and 2-storey side extension including studio and guest accommodation and basement
Location: Lower Wickham Lodge Winchester Road Wickham Fareham Hampshire PO17 5EX

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, HE14

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/01649/LIS

Ref No: W20729

Date Valid: 29 June 2007

Grid Ref: 456912 111487

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs Watts

Proposal: Erection of single storey and 2-storey side extension, basement and internal alterations, demolition of conservatory and part of outbuilding and external wall

Location: Lower Wickham Lodge Winchester Road Wickham Fareham
Hampshire PO17 5EX

Decision: Application Permitted

Conditions/Reasons

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

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

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

- (a) new basement access and perimeter railings at front of property;
- (b) new entrance door and portico to north elevation;
- (c) new gates and means of enclosure to the service yard;
- (d) structural details relating to new openings in the existing fabric;
- (e) new staircase in newly formed entrance hall;
- (f) details of new arched opening in family room;
- (g) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (h) all new windows, to include profiles of frame members and glazing bars;
- (i) large scale (1:20) elevations and representative sections of the extension to the property;
- (j) roof coverings to the extension, including glazed roof to studio;
- (k) all hard and soft landscaping works adjoining the property.

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

3 Before any work is undertaken in pursuance of this consent to alter by way of partial demolition any part of the building, structural engineer's drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineer's drawings and/or method statement thus approved.

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

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

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

5 The development hereby permitted shall be constructed using facing 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 shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the character of the listed building.

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

Reason: To protect the character and appearance of the (listed) building.

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

Reason: To protect the character and appearance of the (listed) building.

Informatives

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

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

Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: HE14

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

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02283/LIS
Ref No: W09300/02/LB
Date Valid: 1 October 2007
Grid Ref: 447699 129590
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Dr And Mrs D M Taub
Proposal: Balustrad round exterior stairwell and ironwork on one window
Location: 16 Romsey Road Winchester Hampshire SO23 8TP

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: HE14

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02312/AVC
Ref No: W01140/25A
Date Valid: 1 October 2007
Grid Ref: 449480 130198
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: B Mark Stevens
Proposal: Illuminated fascia sign
Location: Unit 7 Winchester Trade Park Easton Lane Winchester Hampshire SO23 7FA

Decision: Application Refused

Conditions/Reasons

1 The proposed development does not in accord with the objectives set by policies DP.3, HE.10, HE.11, W.1 of the Winchester District Local Plan Review Revised Deposit 2003 and the Council's supplementary Planning Guidance entitled Design Guidance for the Control of Shopfronts and Signs, in that:

(i) The proposed illuminated sign will, having regard to its form, size, siting, colours, illumination and materials undesirably exacerbate the accumulation of visually detracting advertising within the trade park to the detriment of the appearance of the trade park as a whole and the character of the area in general, especially at night;

(ii) The proposed illuminated signage relates poorly to the appearance of the building in terms of size, scale, and visual prominence, and will have a detrimental impact upon visual amenity.

2 Development as proposed would result in an undesirable precedent that would prejudice the Council's ability to control similar development within the Trade Park in the interests of maintaining the quality of appearance set by the original planning permission.

Informatives

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, HE10, HE11, W1

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02320/FUL

Ref No: W19371/02

Date Valid: 4 October 2007

Grid Ref: 446474 129377

Team: EAST **Case Officer:** Mr Robert Ainslie

Applicant: Linden Homes Southern Ltd

Proposal: Amendments to approved landscaping scheme of planning permission W19371 including alterations to hard and soft landscaping and external works

Location: Site Of 1 - 7 Chilbolton Avenue Winchester Hampshire

Decision: Application Permitted

Conditions/Reasons

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

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

2 A detailed scheme for the provision of children's play facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use. The scheme shall be suitable for children up to 6 years of age, surfaced in a manner that is able to withstand the intensity of use and fitted with play equipment that has been designed, manufactured and installed in full accordance with BS EN 1176 and BS EN 1177.

Reason: To accord with the requirements of the Winchester City Council Open Space Strategy and ensure that adequate recreational space and facilities are available to serve the new development.

Informatives

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

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

Hampshire County Structure Plan Review: No relevant policies
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, H3, RT4, T2, T4

3. The applicant is advised that this approval relates solely to the amendments to the landscaping scheme and the conditions on the original approval (W19371) are still relevant and need to be complied with.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02317/FUL

Ref No: W20847

Date Valid: 2 October 2007

Grid Ref: 448195 129878

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Gareth van den Bogaerde

Proposal: Ground floor single storey extension to kitchen at rear of property

Location: 52 Hyde Abbey Road Winchester Hampshire SO23 7DA

Decision: Application Withdrawn

Conditions/Reasons

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02345/FUL

Ref No: W09878/05

Date Valid: 20 September 2007

Grid Ref: 448244 129597

Team: WEST

Case Officer: Lisa Booth

Applicant: Amsric Foods Ltd

Proposal: Change of use from retail A1 to takeaway food A5; new shopfront;
new extraction unit and formation of fenced bin store

Location: Threshers 47 Upper Brook Street Winchester Hampshire SO23
8DG

Decision: Application Permitted

Conditions/Reasons

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

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

2 Details for the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

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

3 A full acoustic report to assess the noise from air conditioning, extract ventilation and refrigeration plant shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the noise protection recommendations shall be completed before the unit is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that neighbouring residents are not disturbed by noise.

4 Details of the provision to be made for the storage and disposal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the premises are occupied.

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

5 The use hereby permitted shall not be open to customers outside the following times 11.00 hours to 23.00 hours.

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: DP3, SF3, HE5, HE9

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02346/AVC

Ref No: W09878/06A

Date Valid: 20 September 2007

Grid Ref: 448244 129597

Team: WEST

Case Officer: Lisa Booth

Applicant: Amsric Foods Ltd

Proposal: (AMENDED DESCRIPTION) 1 no: externally illuminated fascia sign with entrance fascia panel; 1 no: non-illuminated poster sign

Location: Threshers 47 Upper Brook Street Winchester Hampshire SO23 8DG

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review 2006: SF3, HE5, HE9, HE10, HE11

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02355/FUL

Ref No: W01259/16

Date Valid: 28 September 2007

Grid Ref: 447580 128072

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr Tim Paget

Proposal: Conversion of existing building in to 2 no. dwellings with single storey rear and first floor extensions

Location: White Horse Inn 55 St Cross Road Winchester Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

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

4 Two long term secure and undercover cycle parking spaces per unit shall be provided prior to the occupation of the dwelling units hereby permitted, and thereafter retained.

Reason: To ensure that satisfactory cycle parking is provided.

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

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

Informatives

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

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

Hampshire County Structure Plan Review: E16.

Winchester District Local Plan Review 2006: UB3, HE1, HE4, HE5, HE14, HE16, H3, T1, T4, W7, H3, H7, RT4.

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area

Case No: 07/02356/LIS

Ref No: W01259/17LB

Date Valid: 28 September 2007

Grid Ref: 447580 128072

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr Tim Paget

Proposal: External and internal alterations to form additional dwelling with single storey rear and first floor extensions, alterations to internal walls and doors; alteration to fenestration

Location: White Horse Inn 55 St Cross Road Winchester Hampshire

Decision: **Application Permitted**

Conditions/Reasons

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

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

2 The development hereby permitted shall be constructed using facing 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 shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

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

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

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

4 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- (a) new basement window and access to cellar from Cripstead Lane, including any alterations to external paving;
- (b) new staircase between basement, ground and first floors - design and construction details at 1:20 or larger scale;
- (c) first floor rear extension, including interface with existing building and details of lead roof and lantern - sections and elevations at 1:20, and details at a larger scale;
- (d) detailed schedule of works and methodology for removal of floor joists between ground floor beams to facilitate insertion of new staircase;
- (e) detailed schedule of works and methodology for alterations to timber butt-beaded panelling at second floor level, to form new bathroom;
- (f) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (g) all new windows, to include profiles of frame members and glazing bars;
- (h) large scale (1:20) elevations and representative sections of the ground floor extension to the property;
- (i) roof coverings to the ground floor extension, including conservation rooflights;
- (j) all hard and soft landscaping works adjoining the property, including new openings through existing brick walls.

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

5 The existing double-hung sash window at first floor level in the northern part of the property shall be carefully removed and re-used as part of the first floor extension, unless otherwise agreed in writing by the Local Planning Authority.

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

6 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

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

7 All new partitions shall be scribed around the existing ornamental mouldings, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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

8 No cleaning of external masonry, other than a gentle surface clean using a nebulous water spray, is authorized by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

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

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

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

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

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.
3. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: E16.
Winchester District Local Plan Review 2006: HE1, HE4, HE5, HE14, HE16.

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

Conservation Area:

Case No: 07/02378/TPO

Ref No: WTPO/0665/42

Date Valid: 26 September 2007

Grid Ref: 448820 129082

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Burnett

Proposal: 1 no. Yew tree in rear garden on boundary with St Giles Hill -
sectional removal of tree to ground level and removal of arrisings

Location: 2 St Giles Close Winchester Hampshire SO23 0JJ

Decision: **Application Permitted**

Conditions/Reasons

1 Following the removal of the tree hereby consented, a heavy standard ash 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.

Reason

Trees make an important contribution to the character of the district 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.

Informatives

1. Following the removal of the tree hereby consented, a heavy standard ash 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 Barnabas

Conservation Area:

Case No: 07/02394/TPO

Ref No: WTPO/1021/20

Date Valid: 25 September 2007

Grid Ref: 446501 130505

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs A M Sterling

Proposal: 1no. Sycamore tree - crown lift to 5m. leaving side boughs to 1m. from main trunk; 1no. Ornamental Ash tree - crown lift to 5m. minor works to remove overhanging branches

Location: 2 Hampton Lane Winchester Hampshire SO22 5LF

Decision: Application Permitted

Informatives

1. No major scaffold limbs to be removed

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02395/TPO

Ref No: WTPO/1021/21

Date Valid: 25 September 2007

Grid Ref: 446493 130485

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs A M Sterling

Proposal: 1no. Sycamore tree - remove branch overhanging driveway of 2
Hampton Lane

Location: 4 Hampton Lane Winchester Hampshire SO22 5LF

Decision: **Application Permitted**

Conditions/Reasons

1 No major scaffold limbs shall be removed and the consented works shall only involve the removal of branch tips.

Reason:

In the interest of visual amenity and health of the tree

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02410/FUL

Ref No: W20862

Date Valid: 27 September 2007

Grid Ref: 448371 130337

Team: WEST

Case Officer: Elaine Walters

Applicant: Genesis Prop. Dev.

Proposal: Partial demolition and rebuild of house at side/rear; installation of
roof light and amendment to doors/windows

Location: 31 Nuns Road Winchester Hampshire SO23 7EF

Decision: **Application Withdrawn**

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02411/FUL

Ref No: W20863

Date Valid: 27 September 2007

Grid Ref: 447358 130713

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr M And Mrs C Holmes

Proposal: Erection of single storey extension and decking at rear; front porch

Location: March End 7 Lynford Way Winchester Hampshire SO22 6BW

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

3 The chimney hereby approved shall be constructed of the same brick as the house and shall not be glass reinforced plastic.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays.

Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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

Winchester Town Ward St Paul

Conservation Area:

Case No: 07/02429/FUL
Ref No: W15394/01
Date Valid: 1 October 2007
Grid Ref: 447093 129822
Team: EAST **Case Officer:** Mr Andrew Rushmer
Applicant: Mr Sam Sharpe
Proposal: Two storey rear extension
Location: 22 Milverton Road Winchester Hampshire SO22 5AU

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02441/FUL

Ref No: W20884

Date Valid: 19 October 2007

Grid Ref: 448186 130171

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr And Mrs Keneally

Proposal: Loft conversion with rear dormer

Location: 4 Saxon Road Winchester Hampshire SO23 7DJ

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies DP3, HE4 and HE5 of the Winchester District Local Plan Review in that:

(i) The proposed dormer by reason of its size, siting and design would adversely affect the character of the existing building and would constitute an unduly prominent and intrusive form of development detrimental to the character and appearance of the conservation area.

(ii) The proposed dormer, by reason of its height and design, would adversely affect the setting of the Grade II* listed building.

(iii) The proposed dormer, if allowed, would make it difficult to refuse similar proposals, the cumulative impact of which would further harm the character and appearance of the Conservation Area.

Informatives

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

Hampshire County Structure Plan Review: E16

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

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02467/FUL

Ref No: W17878/01

Date Valid: 3 October 2007

Grid Ref: 446238 130144

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Dr And Mrs Bill

Proposal: First floor side extension

Location: 103 Teg Down Meads Winchester Hampshire SO22 5NG

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Informatives

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

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

Conservation Area:

Case No: 07/02297/FUL

Ref No: W16154/03

Date Valid: 17 October 2007

Grid Ref: 447497 139477

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr And Mrs Marcus

Proposal: 2 storey side extension to side and rear; replacement detached garage with accomodation over

Location: Hazel Cottage Wonston Road Wonston Hampshire SO21 3LS

Decision: **Application Refused**

Conditions/Reasons

1 The proposed development is contrary to policies DP3, CE23, HE5 and H3 of the Winchester District Local Plan and the advice contained in PPG15 in that:

- i) The level of accommodation contained within the detached garage is tantamount to a separate unit of residential accommodation, separate from the main dwelling. The site is outside of the established settlement boundary where new housing is only acceptable if it is for the purposes of agriculture or forestry.
- ii) By reason of their inappropriate scale, form, fenestration and details, the proposed extensions would fail to preserve or enhance the character and appearance of the Wonston Conservation Area and would significantly change the character of the existing dwelling.

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE23, HE5 and H3.
