



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

UP TO 27 August 2007

For Guidance

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

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

APPLICATION CODES AND DESCRIPTION

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

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01565/LIS

Ref No: W04455/10LB

Date Valid: 5 July 2007

Grid Ref: 455385 117443

Team: WEST

Case Officer: Andrea Swain

Applicant: Mr Paul Philippe Glover

Proposal: Inlet and outlet air conditioning vents to side window

Location: Post Office High Street Bishops Waltham Southampton Hampshire
SO32 1AB

Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan: HE14

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01663/FUL

Ref No: W20732

Date Valid: 3 July 2007

Grid Ref: 454221 118193

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Cooper

Proposal: Two storey side extension and detached garage

Location: 47 Ashton Close Bishops Waltham Southampton Hampshire SO32
1FP

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review: DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01928/APN

Ref No: WAG/APN/290

Date Valid: 2 August 2007

Grid Ref: 456655 119458

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr H, Mrs A And Mr A Ruddle

Proposal: Steel framed barn

Location: Little Metlands Farm Limekiln Lane Bishops Waltham Southampton
Hampshire SO32 1FY

Decision: That no objection be raised

Boarhunt

Ward

Boarhunt And Southwick

Conservation Area:

Case No: 07/01672/OUT
Ref No: W03772/04
Date Valid: 4 July 2007
Grid Ref: 459906 110397

Team: WEST **Case Officer:** Mr James Jenkison

Applicant: Mr Ray Tipping

Proposal: 2 no. detached dwellings and access; demolition of existing dwelling (Outline application for consideration of Access and Layout).

Location: Merryvale Southwick Road North Boarhunt Fareham Hampshire PO17 6JH

Decision: **Application Refused**

Conditions/Reasons

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

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan Review and policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3, R2
Adopted Winchester District Local Plan Review 2006: DP3, H4, RT4

Supplementary Planning Guidance: Implementation of Infilling Policy.

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area: Corhampton And Meonstoke Conservation Area

Case No: 07/01670/LIS
Ref No: W02504/14LB
Date Valid: 11 July 2007
Grid Ref: 461345 119856

Team: EAST **Case Officer:** Mrs Julie Pinnock

Applicant: Mrs J Tarmey

Proposal: Insertion of new casement window on north elevation

Location: Hales Farm House High Street Meonstoke Southampton
Hampshire SO32 3NH

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 - large scale elevations 1:10 of the window and full size sections showing:-

(i) the new sill in relation to the opening in which it is to be set.

(ii) the mouldings to be used on the glazing bars.

(iii) the relationship of the opening window to the frame which should follow a traditional form.

(iv) comparable sections for existing and proposed windows.

(v) self supporting brick arch.

If you need more information on casement windows, please ask for leaflet 5, if sash windows ask for leaflet 4.

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E17

Winchester District Local Plan Review 2006: HE5, HE14

Denmead

Ward

Denmead

Conservation Area:

Case No: 07/01567/FUL

Ref No: W03751/07

Date Valid: 2 July 2007

Grid Ref: 465957 110985

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Coombs

Proposal: New roof to bungalow with dormers and double garage

Location: Rosemount Furzeley Road Denmead Waterlooville Hampshire PO7 6TX

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP3, DP6, CE.23

Denmead

Ward

Denmead

Conservation Area:

Case No: 07/01665/FUL

Ref No: W18592/01

Date Valid: 3 July 2007

Grid Ref: 466027 111404

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs Hall

Proposal: Conservatory to rear

Grid Ref: 460336 117456
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs P Oglesby
Proposal: Demolition of existing extension; replacement two storey side extension
Location: Grooms Cottage Midlington Hill Droxford Southampton Hampshire SO32 3PU
Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review: DP3; CE6; CE23

Hursley Ward Compton And Otterbourne

Conservation Area:
Case No: 07/01686/LIS
Ref No: W08276/06LB
Date Valid: 5 July 2007
Grid Ref: 439597 126203
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs B Stevens
Proposal: Replacement of existing window with french doors
Location: Hunters Moon Upper Slackstead Braishfield Winchester Hampshire SO51 0QL
Decision: **Application Permitted**

Conditions/Reasons

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

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

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

(See advice notes on Mortars and Pointing attached).

02 Reason: To maintain the character of the listed building.

03 No works shall commence on site before the following details have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

03 - large scale elevations 1:10 of the window and full size sections showing:-

(i) the new sill in relation to the opening in which it is to be set.

(ii) the mouldings to be used on the glazing bars.

(iii) the relationship of the opening window to the frame which should follow a traditional form.

(iv) comparable sections for existing and proposed windows.

If you need more information on casement windows, please ask for leaflet 5, if sash windows ask for leaflet 4.

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

Informatives

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Review: DP3, HE14

Hursley

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01734/TPC
Ref No: W20745/TPOCA
Date Valid: 10 July 2007
Grid Ref: 442753 125178
Team:

Case Officer: Mr Kevin Cloud

Applicant: Mrs Mandy Brechin
Proposal: Fell 10 no. Leylandii trees
Location: Corner Cottage 18 Meredun Close Hursley Winchester Hampshire
SO21 2JB
Decision: That no objection be raised

Kings Worthy **Ward** **Kings Worthy**

Conservation Area:
Case No: 07/01674/FUL
Ref No: W20734
Date Valid: 4 July 2007
Grid Ref: 448730 134507
Team: EAST **Case Officer:** Mr Mark Croucher
Applicant: Mr Richard Noris
Proposal: Pitched roof to flat roof garage/porch. Alterations to windows and
tiling. (Retrospective)
Location: 25 The Pastures Kings Worthy Hampshire SO23 7LU
Decision: Application Permitted

Informatives

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

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

Littleton And Harestock **Ward** **Littleton And Harestock**

Conservation Area:
Case No: 07/01170/FUL
Ref No: W20636
Date Valid: 8 May 2007
Grid Ref: 445657 131815
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: Mr And Mrs S Larcombe
Proposal: Demolition of existing bungalow and garage and erection of 1 no
five bedroom dwelling and garage
Location: Avalon Cottage Deane Down Drove Littleton Winchester
Hampshire SO22 6PP
Decision: Application Withdrawn

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/01661/FUL

Ref No: W11616/04

Date Valid: 3 July 2007

Grid Ref: 445489 127502

Team: WEST

Case Officer: Elaine Walters

Applicant: D Everest

Proposal: 1 no 4 bedroom dwelling and detached garage with home office

Location: 2 Lake Drive Olivers Battery Winchester Hampshire SO22 4PB

Decision: **Application Withdrawn**

Otterbourne

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/01589/FUL

Ref No: W03010/02

Date Valid: 4 July 2007

Grid Ref: 445801 123997

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr And Mrs Green

Proposal: Two storey rear extension; entrance lobby and conservatory

Location: Wayside Poles Lane Otterbourne Winchester Hampshire SO21
2DZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

03 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

Applicant: Mr S F Harvey
Proposal: New vehicular access onto Back Lane
Location: 2 Berry Meadow Cottages Back Lane Southwick Hampshire PO17
6EQ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

02 Reason: To ensure satisfactory means of access.

03 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

03 Reason: In the interests of highway safety.

04 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

04 Reason: In the interests of highway safety.

05 A new hedgerow shall be planted and established along the line marked green and labelled 'C' on the approved plans. 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.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, T6
Winchester District Local Plan Policies: DP3, T2

Twyford	Ward	Colden Common And Twyford
Conservation Area:		
Case No:	07/01616/FUL	
Ref No:	W20258/01	
Date Valid:	3 July 2007	
Grid Ref:	448773 124149	
Team:	WEST	Case Officer: Mr James Jenkison
Applicant:	Mrs A Irving-bell	
Proposal:	Erection of stables	
Location:	Gabriels Farm Stables Park Lane Twyford Hampshire	
Decision:	Application Permitted	

Conditions/Reasons

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

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

02 The roof of the proposed stable shall be finished in a dark green matt colour scheme and walls finished in dark wood stain unless otherwise agreed in writing by the Local Planning Authority.

02 Reason: To protect the amenities of the countryside.

Informatives

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

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

Hampshire County Structure Plan Review: C1, C2
Adopted Winchester District Local Plan Review 2006: RT11

Whiteley	Ward	Whiteley
Conservation Area:		
Case No:	07/01514/FUL	
Ref No:	W19794/01	

Date Valid: 4 July 2007
Grid Ref: 452715 110014
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr Ashley Broon
Proposal: Erection of boundary fence
Location: 3 Lavender Court Whiteley Hampshire PO15 7FD
Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

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

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

Winchester Town Ward St Michael

Conservation Area:
Case No: 07/01315/FUL
Ref No: W03806/11
Date Valid: 1 June 2007
Grid Ref: 447609 128162
Team: WEST **Case Officer:** Elaine Walters
Applicant: Mr And Mrs Harwood
Proposal: Erection of entrance gate
Location: Mithril 51 St Cross Road Winchester Hampshire SO23 9RE
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 The gates shall be electronically remotely operated, with a battery operated back-up system in the event of a power failure. The gates shall not be manually operated. The gates shall not be brought into use before electronic remote operating system and the battery operated back-up system have been installed and thereafter the system shall be maintained in full working order and retained permanently on the gates unless otherwise agreed in writing with the Local Planning Authority.

02 REASON: To ensure traffic entering the site can wait off the road, in the interests of highways safety.

Informatives

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

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

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/01524/FUL

Ref No: W01771/17

Date Valid: 27 June 2007

Grid Ref: 447993 129583

Team: WEST

Case Officer: Elaine Walters

Applicant: DimT Restaurants

Proposal: Alterations to existing shop front entrance and replacement awning

Location: Savannah 8 - 9 Jewry Street Winchester Hampshire SO23 8RZ

Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Prior to the commencement of development, details of the proposed mounting and housing of the awning, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

02 Reason: To ensure the development maintains the appearance of the Conservation Area.

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

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

Informatives

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review: DP3, HE9, HE10

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/01531/FUL

Ref No: W20022/01

Date Valid: 4 July 2007

Grid Ref: 448767 129127

Team: EAST

Case Officer: Lorna Hutchings

Applicant: Peter Wedderburn

Proposal: Conservatory to rear

Location: 10 St Giles Close Winchester Hampshire SO23 0JJ

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16.
Winchester District Local Plan Proposals: H3, DP3, HE4, HE5.

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/01624/FUL

Ref No: W13320/05

Date Valid: 5 July 2007

Grid Ref: 447398 129691

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: James Sadler

Proposal: (Amended Description) Amendment to application W13320/03 -
Replace wooden garage door with steel door (RETROSPECTIVE)

Location: 5 West End Terrace Winchester Hampshire SO22 5EN

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16

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

Winchester Town

Ward

St John And All Saints

Conservation Area:
Case No: 07/01642/LBC
Ref No: W20727/LBCA
Date Valid: 27 June 2007
Grid Ref: 448755 128971
Team: EAST **Case Officer:** Ms Nichola Whitehead
Applicant: Mr Nick Taylor
Proposal: Demolition of existing lean-to.
Location: 25 Highcliffe Road Winchester Hampshire SO23 0JE
Decision: **Application Permitted**

Conditions/Reasons

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

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

02 Within 1 month of demolition all resultant materials shall be removed from site.

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

Informatives

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

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

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

Winchester Town

Ward

St Michael

Conservation Area: Winchester Conservation Area
Case No: 07/01646/LIS
Ref No: W11179/10LB
Date Valid: 10 July 2007
Grid Ref: 448162 129448
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Starbucks Coffee Co. (UK) Ltd
Proposal: Installation of 4 no. air conditioning units and associated equipment on flat roof
Location: Bon Marche 31 High Street Winchester Hampshire SO23 9BL
Decision: **Application Permitted**

Conditions/Reasons

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Review Proposals: DP3, HE14

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/01750/FUL

Ref No: W15936/03

Date Valid: 11 July 2007

Grid Ref: 447878 129508

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Dr B C Skinner

Proposal: Second floor extension with roof balcony over

Location: 1 Trafalgar Street Winchester Hampshire SO23 9DH

Decision: Application Refused

Conditions/Reasons

01 The proposed extension is contrary to policy UB3 of the Hampshire Country Structure Plan, policy DP3, HE4 and HE5 of the Winchester District Local Plan Review in that it would, by reason of its size, siting and design;

(i) not relate sympathetically to the existing building and would constitute an unduly prominent and intrusive form of development detrimental to the character and appearance of the conservation area and

(ii) have a detrimental impact upon amenities of the adjoining property at 1 St Clements Street in terms of a overshadowing/loss of light.

Informatives

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

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

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

Conservation Area:

Case No: 07/01861/TPC
Ref No: W20323/01TPOCA
Date Valid: 25 July 2007
Grid Ref: 447604 128904
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr And Mrs Boyle
Proposal: Fell 2no. Conifers in front garden
Location: The Greys 42 Christchurch Road Winchester Hampshire SO23
9SU

Decision: **That no objection be raised**

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

Conservation Area:

Case No: 07/00414/FUL
Ref No: W08697/12
Date Valid: 28 February 2007
Grid Ref: 446444 140209
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: N K Jackson
Proposal: Conversion of farm building to agricultural workers dwelling and
revocation of W08697/11
Location: Sutton Springs Trout Fishery Bullington Lane Sutton Scotney
Winchester Hampshire

Decision: **Application Permitted**

Conditions/Reasons

01 Prior to the occupation of the dwelling hereby permitted, the window frames and doors shall be painted a dark colour, details of which shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

02 Prior to the occupation of the dwelling hereby permitted details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

02 the alignment, height and materials of all walls and fences and other means of enclosure and boundary treatments;

02 hard surfacing materials;

02 planting plans for new hedging including written specifications (including cultivation and other operations associated with plant establishment), schedule of planting, noting species, planting sizes and proposed numbers and densities;

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

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

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

04 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependents.

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

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no extensions to the dwellinghouse or alterations resulting in additional living accommodation, shall be carried out without the prior written consent of the Local Planning Authority.

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, C2, E6, E7, E8, T2, T6, R2.
Winchester District Local Plan: DP3, DP5, CE.5, CE.8, CE.9, CE.20, RT.4, T.2, T.4

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01626/FUL

Ref No: W04893/03

Date Valid: 2 July 2007

Grid Ref: 447309 139422

Team: EAST

Case Officer: Ms Nichola Whitehead

Applicant: Mr Alan Sherwood

Proposal: Single storey rear extension (RESUBMISSION)

Location: 1 Wonston Green Wonston Road Wonston Winchester Hampshire
SO21 3LR

Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

01. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, E16

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

Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/01669/FUL

Ref No: W00833/21

Date Valid: 3 July 2007

Grid Ref: 447195 138189

Team: EAST

Case Officer: Lorna Hutchings

Applicant: Mr James Gray
Proposal: Lean to side extension to existing cattle shed.
Location: Wonston Manor Farm Wonston Lane Sutton Scotney Winchester
Hampshire SO21 3PD
Decision: **Application Permitted**

Conditions/Reasons

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

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

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

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

Informatives

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

Hampshire County Structure Plan Review: UB3, C1, C2, E6.
Winchester District Local Plan Proposals: DP3, CE13.
