



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

UP TO 17 December 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

Bighton Ward The Alresfords

Conservation Area:

Case No: 07/02492/FUL

Ref No: W08378/06

Date Valid: 19 October 2007

Grid Ref: 462267 133635

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Dr And Mrs S Rothwell

Proposal: Erection of dormer window to front; Conservatory and single storey rear extension with balcony above and balustrade surround to rear

Location: The Birches Goscombe Lane Gundleton Alresford Hampshire
SO24 9SP

**Decision: Application Permitted
Conditions/Reasons**

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: CE23, DP3

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/01790/FUL

Ref No: W00911/04

Date Valid: 8 August 2007

Grid Ref: 454558 117730

Team: WEST

Case Officer: Lorna Hutchings

Applicant: H And H Builders

Proposal: Detached two bed dwelling

Location: 2 Ashburton Villas Winchester Road Bishops Waltham
Southampton Hampshire SO32 1BR

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

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

3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- existing and proposed ground levels and finished floor levels;
- car parking layout;
- hardsurfacing materials;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant:

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

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

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

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

5 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 the dwellings hereby permitted are occupied. Development shall be carried out in accordance with the approved details.

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

6 The ground and floor window(s) in the side elevations of the development hereby permitted (as shown on the approved plans) shall be glazed in obscure glass and thereafter retained.

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

7 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 development hereby permitted.

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

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

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

9 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.

10 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.

11 Details of the provision to be made for the storage and disposal of refuse from the dwellings 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 dwellings hereby approved are occupied.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: T5.

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

3. A formal application for connection to the public sewerage system is required in order to service the proposed development. To initiate a sewer capacity check to identify the appropriate connection to the point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (01962 858600) or www.southernwater.co.uk. Prior to the commencement of the development, details will also need to be submitted to and approved by Southern Water of the measures which will be undertaken to protect the public sewers.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02367/FUL

Ref No: W16927/02

Date Valid: 27 September 2007

Grid Ref: 454264 118014

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Mapledean Developments Ltd

Proposal: Demolish existing four bed dwelling at Audruicq and replace with 2 no. two bed maisonettes; construct 3 no. two bed dwellings; 5 no. three bed dwellings and 1 no. four bed dwelling in the rear gardens of Pepperbox, Audruicq; Amberly; Hillcote and Windy Ridge; construct new access through Audruicq

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

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

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

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

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-enforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

5 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars to be submitted with the landscape scheme subject to condition 4 and including trees 2 (sycamore), 3 (sycamore), 4 (hawthorn), 5 (English oak) 6 (weeping willow), 9 (oak) 11 (horse chestnut) as set out in the submitted arboricultural statement and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

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

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

6 The proposed access and drive, including the footway 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.

Reason: To ensure satisfactory means of access.

7 The gradient of the drive shall not exceed 8% within 6 metres of the edge of the adjoining carriageway.

Reason: In the interests of highway safety

8 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 15 metres from the highway boundary.

Reason: In the interests of highway safety.

9 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.

Reason: In the interests of highway safety.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

11 The windows at 1st floor level in the elevations or roof slopes of the dwellings on the plots of the approved plans listed below and hereby permitted shall be glazed in obscure glass and thereafter retained.

East elevation to dwellings on plot 1 & 2 (facing toward Pepperbox).
East facing roof slope to dwelling on plot 3 (facing toward 'The Hawthorns').
East elevation to dwelling on plot 4 (facing toward 'The Hawthorns').
North facing roof slope to dwelling on plot 6 (facing toward 59 Churchill Avenue).
North flank elevation to dwelling on plot 8 (facing 71 Churchill Avenue).
South facing elevation of plot 11 (facing toward Hillcote).

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

12 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 elevation(s) listed below hereby permitted.

East elevation to dwellings on plot 1 & 2 (facing toward Pepperbox).
East facing roofslope to dwelling on plot 3 (facing toward 'The Hawthorns').
East elevation to dwelling on plot 4 (facing toward 'The Hawthorns').
North facing roofslope to dwelling on plot 6 (facing toward 59 Churchill Avenue).
North flank elevation to dwelling on plot 8 (facing 71 Churchill Avenue).
South facing elevation of plot 11 (facing toward Hillcote).

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

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

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

14 The dwellings on plots 1-4 and 11 must have no more than two bedrooms and must not exceed 75 square metres in area measured to the inside surface of the external walls.

Reason: To comply with Policy H7 of the Adopted Winchester District Local Plan Review 2006 for the provision of small dwellings.

15 The dwellings shall be constructed in accordance with the approved plans and at no stage thereafter shall any of the dwellings hereby approved be combined to form a larger dwelling unit.

Reason: To ensure that a mix of small and larger dwellings is retained in accordance with Policy H7.

16 Notwithstanding the levels shown on approved plans AWR/PL/200 D and AWL/PL127 details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

17 None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of grey water and storm water within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

NB: The scheme to be submitted for approval should be prepared in consultation with Southern water and should incorporate measures such as water butts.

Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

18 Prior to work commencing on the site details for the provision and retention of cycle parking in a satisfactory manner shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

Reason: To ensure the provision of cycle parking and to promote sustainable forms of transport.

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: T5,
Adopted Winchester District Local Plan Review: DP1, DP3, DP4, RT4, T4, T3, T4, T5

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

The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02484/FUL

Ref No: W

Date Valid:

Grid Ref: 455816 117261

Team: WEST

Case Officer:

Applicant: Neil Robinson

Proposal: Construction of front porch using existing canopy

Location: 9 Cherry Gardens Bishops Waltham Southampton Hampshire
SO32 1SD

Decision: **Application Withdrawn**

Bishops Waltham

Ward

Bishops Waltham

Conservation Area:

Case No: 07/02730/LIS

Ref No: W00879/31LB

Date Valid: 1 November 2007

Grid Ref: 455355 117439

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Barclays Bank Plc

Proposal: Install new external CCTV camera and light

Location: Barclays Bank Plc The Square Bishops Waltham Southampton
Hampshire SO32 1GH

Decision: Application Refused
Conditions/Reasons

1 The proposed development is contrary to Winchester District Local Plan policy DP3 and HE14 in that the proposed alterations to install an external light and CCTV camera would appear as modern accretions and detract from the special interest of this Grade I ISTAR listed building which has a largely unaltered front facade.

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: HE14

Boarhunt Ward Boarhunt And Southwick

Conservation Area:

Case No: 07/02559/FUL
Ref No: W18114/01
Date Valid: 30 October 2007
Grid Ref: 460110 110212
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Mr Mark Lavis
Proposal: Remove storage tank and replace with new
Location: S I S Chemicals Ltd Southwick Road North Boarhunt Fareham
Hampshire PO17 6JP

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 Should any contamination be found during the development hereby approved, works shall cease until such time as a method statement detailing appropriate mitigation measures has been submitted to the Local Planning Authority. Works shall not recommence until the method statement and means of mitigation therein have been approved in writing by the local planning authority.

Reason: In order to prevent contamination to controlled waters.

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: DP10, CE18

Bramdean And Hinton Ampner Ward Cheriton And Bishops Sutton

Conservation Area:

Case No: 07/02273/FUL

Ref No: W01137/03

Date Valid: 13 September 2007

Grid Ref: 463497 127962

Team: EAST **Case Officer:** Mr Tom Patchell

Applicant: Mev, Mdp And D Butler

Proposal: Proposed stable block, tack room and alterations (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) *

Location: Slys Farm Tithelands Lane Bramdean Alresford Hampshire SO24 0JJ

**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 stable block, tack room and detached hay store hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E7

Winchester District Local Plan Review Proposals: DP.3, CE.6 and RT.11

Colden Common Ward Colden Common And Twyford

Conservation Area:

Case No: 07/02541/FUL

Ref No: W20415/02

Date Valid: 17 October 2007

Grid Ref: 447729 122367

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mrs C Percy

Proposal: Single storey front extension; garage conversion to form accommodation with pitched roof over; lowering of the roof; revised parking layout

Location: West House Lower Moors Road Colden Common Winchester Hampshire SO21 1SN

**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 parking area including the garage shall be provided in accordance with the approved plans and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

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

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

4 The trees / hedge located upon the boundary with Lower Moors Road as shown on plan 874/06-01 shall be retained at a height above 2 metres unless otherwise agreed in writing by the Local Planning Authority. Should the trees / hedge die or become deceased it shall be replaced in the next planting season and be allowed to grow to a height above 2 metres, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing the prominence of the extension within the street-scene.

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

Reason: In the interests of the amenity of the occupants 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: DP3, DP4, DP10.

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02571/FUL

Ref No: W20905

Date Valid: 24 October 2007

Grid Ref: 447886 121560

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr And Mrs S Havord

Proposal: Single storey rear extension with conservatory; loft conversion with side dormer (Part Retrospective)

Location: Timbers 80 Church Lane Colden Common Winchester Hampshire SO21 1TS

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 and dormer 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 dormer 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

Colden Common

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02586/FUL

Ref No: W20910

Date Valid: 1 November 2007

Grid Ref: 447679 121936

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Flood

Proposal: Conservatory to rear

Location: 60 Tees Farm Road Colden Common Winchester Hampshire SO21
1UQ

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 conservatory 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

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02384/FUL

Ref No: W11312/07

Date Valid: 25 September 2007

Grid Ref: 461238 120128

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Simon Greenly

Proposal: Replacement 2 bay car port

Location: Church End Cottage Bucks Head Hill Meonstoke Southampton
Hampshire SO32 3NA

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.

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, E16
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.8, CE.5, CE.6, CE.23, HE.4

Corhampton And Meonstoke

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02594/FUL

Ref No: W20887

Date Valid: 17 October 2007

Grid Ref: 461314 120499

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Ms J Burt And Mr C Joyce

Proposal: New roof, loft conversion with 3 dormers, replace existing conservatory and front porch and side carport

Location: Sunhaven Rectory Lane Meonstoke Southampton Hampshire SO32 3NF

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.
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.

Compton And Shawford

Ward

Compton And Otterbourne

Conservation Area:

Case No: 07/02553/FUL

Ref No: W12865/04

Date Valid: 26 October 2007

Grid Ref: 446868 124390

Team: WEST

Case Officer: Lorna Hutchings

Applicant: Mr And Mrs T Swan

Proposal: Demolition of existing dwelling; erection of detached five bed dwelling

Location: Serendipity Southdown Road Shawford Winchester Hampshire SO21 2BY

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

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

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

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor north and south elevations elevation(s) of dwelling 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: None.

Winchester District Local Plan Review 2006: H3, H7, DP3, DP4, T1.

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/02629/FUL
Ref No: W01036/02
Date Valid: 19 October 2007
Grid Ref: 442009 135007
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr And Mrs Peter And Lynda Hands
Proposal: Two storey front extension; following demolition of existing
outbuilding: new chimney
Location: Crawley Court Cottage Peach Hill Lane Crawley Winchester
Hampshire SO21 2QB

Decision: Application Withdrawn

Crawley Ward Sparsholt

Conservation Area:

Case No: 07/02719/FUL
Ref No: W05177/06
Date Valid: 31 October 2007
Grid Ref: 441529 133871
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: A F Monk (Rookley) Ltd
Proposal: Side and rear extensions to existing grain store and associated
apron areas
Location: Folly Farm Peach Hill Lane Crawley Winchester Hampshire SO21
2PH

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

Reason: To 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:-
Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: CE5, CE13, DP3
3. The applicant's attention is drawn to the fact that access is via Crawley Byway No1 and that;
 - a) all vehicles accessing the site via this right of way should give way to pedestrians, horse riders and cyclists,
 - b) any damage caused by traffic to the surface of the right of way will be required to be restored to the satisfaction of the Rights of Way Officer and
 - c) the Highway Authority is not obliged to provide a surface suitable for the passage of vehicles.

Denmead Ward Denmead

Conservation Area:

Case No: 07/02636/FUL
Ref No: W20892
Date Valid: 22 October 2007
Grid Ref: 464966 111501
Team: EAST **Case Officer:** Mrs Julie Pinnock
Applicant: C And G Building Contractors
Proposal: Demolition of existing dwelling and erection of 2 no. two bedroom semi-detached dwellings
Location: Thatch Cottage Bunkers Hill Denmead Waterlooville Hampshire PO7 6UB

Decision: Application Refused
Conditions/Reasons

- 1 The proposal represents an undesirable additional dwelling for which there is no overriding justification in area of countryside.

- 2 The proposal fails to demonstrate how the application meets the 7 criterion in the Council's Supplementary Planning Document (SPD) titled "Implementation of Local Plan Infilling Policy" adopted in July 2006. The Council considers that the proposal does not meet criterion 1, 3, 6 and 7 of this SPD. These 4 criteria seek to provide development in an area that has a range or local facilities that can be conveniently and safely accessed from the site on foot, or has safe walking distance to another settlement, or has convenient pedestrian access to a good public transport service to a centre which has these facilities; does not provide safe vehicular access to the highway; would result in the loss of a natural feature; does not respect and respond positively to the particularly character of the locality, therefore the proposal is contrary to Policy H.4 of the Winchester District Local Plan Review 2006.

- 3 Notwithstanding reason for refusal 2 above, the development as proposed would not accord with policy DP.1 and DP.3, of the Winchester District Local Plan Review in that the proposal would give rise to a form of development that would by reason of its layout, siting, height and design in itself and in relation to adjoining buildings, spaces and views represents a cramped and visually intrusive form of development not considered to be in sympathy with the appearance or character of the area, or the street scene.

- 4 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.

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02514/FUL
Ref No: W07585/04
Date Valid: 18 October 2007
Grid Ref: 451400 116745
Team: WEST **Case Officer:** Lorna Hutchings
Applicant: Mr And Mrs M Barnett
Proposal: Replacement 5 bed dwelling (RESUBMISSION)
Location: Baytrees Durley Brook Road Durley Southampton Hampshire
SO32 2AR

Decision: Application Refused
Conditions/Reasons

1 The proposed development is contrary to policies DP3 and CE23 the Winchester District Local Plan and the advice contained in Planning Policy Statement 7 in that:

- i) it would result in the loss of a small dwelling; and
- ii) by reason of its scale, height, size and bulk, the proposed new dwelling would not reflect the form or character of the existing dwelling and would result in an intrusive form of development detrimental to the visual amenities of the countryside.

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: CE23, DP3, DP4.

Durley Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02662/TPO
Ref No: WTPO/1814/01
Date Valid: 24 October 2007
Grid Ref: 452689 117893
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr R J Saint
Proposal: 1no. Oak tree - crown reduce by 10% (AMENDED DESCRIPTION)
Location: Swiss Cottage Sciviers Lane Durley Southampton Hampshire
SO32 2AG

Decision: Application Permitted

Conditions/Reasons

Limit of work - the work hereby permitted shall be limited to crown reduction by no more than 10%

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

Hursley **Ward** **Compton And Otterbourne**

Conservation Area:

Case No: 07/02373/FUL

Ref No: W02400/04

Date Valid: 1 October 2007

Grid Ref: 443530 124699

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: Mr And Mrs Gloyn

Proposal: Replacement detached double garage and widening of existing access

Location: Bunstead Cottage 117 Bunstead Lane Hursley Winchester
Hampshire SO21 2LQ

Decision: **Application Withdrawn**

Itchenstoke And Ovington **Ward** **Itchen Valley**

Conservation Area:

Case No: 07/02266/FUL

Ref No: W15168/05

Date Valid: 12 September 2007

Grid Ref: 456277 132444

Team: EAST **Case Officer:** Mrs Jill Lee

Applicant: Itchen Stoke Estates

Proposal: Change of use from agricultural building to storage of luxury mobile
toliets and maintenance workshop with ancillary office, external
cleaning bays and trailer area (RESUBMISSION)

Location: Manor Farm Alresford Road Itchen Stoke Alresford Hampshire
SO24 0QT

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 for the alterations to the barn 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 The external storage area hereby permitted shall only be used for the storage of trailers which shall not be stacked and shall be limited to the area shown within the dotted lines on plan 746/PO2 rev D.

Reason: To protect the amenities of the countryside and maintain a good quality environment.

4 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.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

6 The use of the building and site hereby permitted shall be limited to the storage and maintenance of mobile toilets with associated external cleaning bays, trailer store and ancillary office and for no other purpose without the prior written consent of the local planning authority.

Reason: To prevent uses arising which may be inappropriate or over intensive for the site and to retain a good quality environment.

7 No development approved by this planning permission shall be commenced until a scheme for the disposal of trade effluent has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that trade effluent is dealt with in a satisfactory manner and to ensure there is no pollution to underlying ground water protection zone two.

8 Prior to any work commencing on site details of the proposed disposal of foul and surface water shall be submitted to and agreed in writing by the local planning authority.

Reason: To ensure that the site is adequately drained.

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, DP10, CE5, CE17, T7, HE4, HE6, HE8, HE16 and HE17.

Itchen Valley

Ward

Itchen Valley

Conservation Area:

Case No: 07/02537/LIS

Ref No: W11117/05LB

Date Valid: 11 October 2007

Grid Ref: 451544 132820

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr And Mrs C Pinder

Proposal: Demolition of existing extension to North elevation and demolition of to storey extension on West elevation; replacement two storey side extension with pitched roof and single storey rear extension with pitched roof

Location: Martyr Worthy Manor Church Lane Martyr Worthy Winchester Hampshire SO21 1DY

Decision: **Application Withdrawn**

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 07/02538/FUL

Ref No: W11117/04

Date Valid: 11 October 2007

Grid Ref: 451544 132820

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr And Mrs C Pinder

Proposal: Demolition of existing extension to North elevation and demolition of to storey extension on West elevation; replacement two storey side extension with pitched roof and single storey rear extension with pitched roof

Location: Martyr Worthy Manor Church Lane Martyr Worthy Winchester Hampshire SO21 1DY

Decision: **Application Withdrawn**

Itchen Valley Ward Itchen Valley

Conservation Area:

Case No: 07/02664/FUL

Ref No: W20804/01

Date Valid: 24 October 2007

Grid Ref: 454286 133205

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr J. Coomber

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

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

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 The existing hedgerow identified on the proposed ground floor plan shall be retained and maintained at a minimum height of 2 metres along the boundary with Ramsay Road unless otherwise agreed in writing by the Local Planning Authority, the hedge shall also be kept in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

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

Reason: In the interests of highway safety.

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

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

6 Prior to any development commencing, details of the proposed cycle store shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the new dwelling and thereafter maintained in accordance with the approved details.

Reason: To ensure satisfactory provision for parking cycles.

7 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 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.

8 The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles.

Reason: To ensure that parking provision is provided at the site.

9 Details of the proposed boundary treatment for the side (south western boundary) shall be submitted to the Local Planning Authority and approved in writing by the Authority prior to the commencement of development. Once approved these details shall be fully adhered to unless otherwise agreed in writing.

Reason: In the interest of the amenity of the occupants of nearby residents.

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, RT4, T2

2. A formal application to connect to the public sewer system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd Anglo St, James House, 39a Southgate Street, Winchester, SO23 9EH.tel 01962 858600.

Kings Worthy

Ward

Kings Worthy

Conservation Area:

Case No: 07/02608/TPO

Ref No: WTPO/1659/04

Date Valid: 17 October 2007

Grid Ref: 449148 133859

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mrs Laura Jones

Proposal: 2no. Sycamore trees in rear garden - crown reduce by 15% crown lift to 5m. and remove 2no. overhanging limbs

Location: 11 Fryers Close Kings Worthy Winchester Hampshire SO23 7LP

Decision: **Application Permitted**

Informatives

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

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

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02290/TPO

Ref No: WTPO/1470/06

Date Valid: 24 September 2007

Grid Ref: 451738 142914

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr John Gostling

Proposal: 2no. Horse Chestnut trees - crown lift to 3m.; remove branches to give 1m clearance to window and property of no.31 Brunel Close
(AMENDED DESCRIPTION)

Location: 33 Brunel Close Micheldever Station Winchester Hampshire SO21
3BX

Decision: Application Permitted **Conditions/Reasons**

Limit of works - the tree work hereby consented shall be limited to lifting of the crown to no more than 3 metres above ground level. Pruning to give 1 metre clearance from property shall be limited to the removal of branches in the outer crown only with a maximum branch diameter of 30mm.

Reason - to safeguard the amenity value and health of the trees

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

Micheldever

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02614/FUL

Ref No: W20889

Date Valid: 18 October 2007

Grid Ref: 451946 143785

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr C Hewlett

Proposal: Two storey front extension, conservatory to rear and detached double garage

Location: Coxford Farm House Overton Road Micheldever Station
Winchester Hampshire SO21 3BD

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, porch and conservatory 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the two storey extension and 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.

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, CE23

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02575/TPO
Ref No: WTPO/0121/202
Date Valid: 16 October 2007
Grid Ref: 458409 131523
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs M R Powell
Proposal: 1no. Horse Chestnut tree in front garden - complete removal of
4no.limbs and thinning by 20%
Location: 8 Shepherds Down Alresford Hampshire SO24 9PP

Decision: Application Permitted
Informatives

The prescribed works is seen as superfluous and it may accelerate the tree's decline. A lighter reduction is recommended without the loss large lateral limbs.

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02604/TPO
Ref No: WTPO/0121/203
Date Valid: 18 October 2007
Grid Ref: 458284 131554
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mr M D Brook
Proposal: 1no. Deodar Cedar in front garden - remove 4no. lowest limbs;
1no. Hornbeam tree in rear garden - crown thin by 10% and crown
lift to 4m from ground level (AMENDED DESCRIPTION)
Location: 1 Fair View Alresford Hampshire SO24 9PR

Decision: Application Permitted
Conditions/Reasons

Limit of works - The work hereby consented to 1 no. hornbeam shall be limited to the removal of no more than 10% of the live crown. Pruning to give 4 metres crown clearance shall be limited to the removal of peripheral minor branches only and shall not include removal of limbs back to the parent stem.

Reason - to safeguard the amenity value and health

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

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

Conservation Area:

Case No: 07/02627/TPO

Ref No: WTPO/0121/204

Date Valid: 30 October 2007

Grid Ref: 458854 131681

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr And Mrs Dobner

Proposal: 1no. Sycamore tree - crown thin by 10% and crown lift to 4m from ground level; 1no. Sycamore tree crown thin by 10% (AMENDED DESCRIPTION)

Location: 17 Sun Hill Crescent Alresford Hampshire SO24 9NJ

Decision: Application Permitted
Conditions/Reasons

limit of work - the work hereby permitted shall be limited to crown thin of trees removing no more than 10%of live crown.

Reason - to safeguard the amenity value and health of the trees

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02707/TPO
Ref No: WTPO/0121/205
Date Valid: 29 October 2007
Grid Ref: 458225 131689
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs Fentiman
Proposal: 1no. Field Maple tree - crown lift to 6m and thin by 10%; 1no.
Horse Chestnut tree - crown lift to 6m and thin by 10%; fell 1no.
Sycamore tree
Location: 30 Fair View Alresford Hampshire SO24 9PR

Decision: Application Refused
Conditions/Reasons

Reason: The proposed pruning works are excessive. Removal of the sycamore will have an unacceptable impact on the amenity of the area

New Alresford Ward The Alresfords

Conservation Area:

Case No: 07/02749/TPC
Ref No: W07845/07TPOCA
Date Valid: 2 November 2007
Grid Ref: 458818 132870
Team: EAST **Case Officer:** Mr Kevin Cloud
Applicant: Mrs E Ryan
Proposal: Fell 4no. Leyland Cypress trees on northern boundary; fell 5no.
Lawson Cypress trees ; fell 2no. Western Red Cedar trees ; fell
1no. Leyland Cypress tree - all on eastern boundary; fell 1no.
Lawson Cypress tree on southern boundary
Location: 50 Broad Street Alresford Hampshire SO24 9AN

Decision: That no objection be raised
Conditions/Reasons

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.

Olivers Battery

Ward

Olivers Battery And Badger Farm

Conservation Area:

Case No: 07/02667/FUL

Ref No: W20913

Date Valid: 2 November 2007

Grid Ref: 445904 127432

Team: WEST

Case Officer: Mr Neil Mackintosh

Applicant: Mr And Mrs Cornberg

Proposal: Replacement detached four bed dwelling house following demolition of existing bungalow

Location: 41 Compton Way Olivers Battery Winchester Hampshire SO22 4HW

Decision: **Application Withdrawn**

Shedfield

Ward

Shedfield

Conservation Area:

Case No: 07/02265/TPO

Ref No: WTPO/1725/01

Date Valid: 19 October 2007

Grid Ref: 457319 114057

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Douglas And Anne Moir

Proposal: 1no. Monterey Cypress tree - prune to give 2 metres clearance from garage (AMENDED DESCRIPTION)

Location: High Entropy Winters Road Shirrell Heath Southampton Hampshire SO32 2JT

Decision: **Application Permitted**
Conditions/Reasons

Limit of works - the work hereby permitted shall be limited to the raising of the crown, by removal of smaller diameter branches not exceeding 50mm, to give 2 metres crown clearance over and around the garage.

Reason - to minimise the impact to the lower crown of the tree which already has adequate clearance above the garden and driveway.

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02663/TPO
Ref No: WTPO/1155/04
Date Valid: 24 October 2007
Grid Ref: 456358 115687
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Nigel Spelman
Proposal: 2no. Oak trees - crown reduce by 15% (AMENDED
DESCRIPTION)
Location: 33 The Ridings Waltham Chase Southampton Hampshire SO32
2TR

Decision: Application Permitted
Conditions/Reasons

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02876/TPC
Ref No: W
Date Valid: 10 December 2007
Grid Ref: 457686 113766
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr Lunn
Proposal: 2no. Oak trees - clear epicormic and deadwood over garden, thin by 10% and prune cojoined canopy area and crown lift 4no. lower branches adjacent Birch tree
Location: Scourie Twynhams Hill Shirrell Heath Southampton Hampshire SO32 2JL

Decision: Not Required

Shedfield Ward Shedfield

Conservation Area:

Case No: 07/02980/HCS
Ref No: W16956/07
Date Valid: 28 November 2007
Grid Ref: 454156 113299
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Piers Ockenden
Proposal: Proposed agricultural improvement by infilling with inert wastes
Location: Raglington Farm Botley Road Shedfield Southampton Hampshire SO32 2HL

Decision: That no objection be raised
Informatives

1. A landscaping scheme should be submitted to, and approved by, Hampshire County Council. Such a scheme should include the retention and reinforcement of the hedgerow on the western edge of the site and should be implemented as soon as possible.
2. Any conditions considered necessary by Hampshire County Council should be monitored and enforced in order to ensure highway safety and the protection of the amenities of nearby residents.

Soberton

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02605/FUL

Ref No: W07077/08

Date Valid: 18 October 2007

Grid Ref: 460435 114007

Team: WEST

Case Officer: Mr James Jenkison

Applicant: Blanchard Wells Ltd

Proposal: Temporary siting of Portacabin office buildings on land adjacent to builders yard including temporary parking.

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

Decision: Application Permitted
Conditions/Reasons

1 Prior to the portacabins being placed on the site and prior to the site being used as car parking for the adjacent builders yard the applicant shall notify the Local Planning Authority in writing of the implementation of planning permission reference 07/01598/FUL.

Reason: the site is in an unsustainable countryside location where the siting of portacabins and provision of car parking for purposes other than agriculture would not normally be permitted.

2 The permission hereby granted shall be for a limited period expiring twelve calendar months from the implementation of planning permission reference 07/01598/FUL on or before which date the portacabins shall be removed from the land and use of the site for car parking (other than for purposes ancillary to the lawful agricultural or equestrian use of the land) shall cease and the land restored to its former condition, or other such condition as may be agreed by the Local planning Authority, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: the site is in an unsustainable countryside location where the siting of portacabins and provision of car parking for purposes other than agriculture would not normally be permitted.

3 The temporary car parking and portacabin offices the subject of this planning permission shall only be used for purposes incidental to the adjacent builders yard site and for no other purposes.

Reason: the site is in an unsustainable countryside location where the siting of portacabins and provision of car parking for purposes other than agriculture would not normally be permitted.

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, T1

South Wonston

Ward

Wonston And Micheldever

Conservation Area:

Case No: 07/02645/FUL

Ref No: W20893

Date Valid: 22 October 2007

Grid Ref: 446465 135795

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr And Mrs Peters

Proposal: Two storey side extension and open porch at front
(RESUBMISSION)

Location: 28 Blackthorn Close South Wonston Winchester Hampshire SO21
3BU

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

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

4 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

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, T2, T4

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

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

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

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 07/02485/TPO
Ref No: WTPO/1439/03
Date Valid: 17 October 2007
Grid Ref: 443488 131090
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Mr E H Bush
Proposal: 1no. Yew tree - crown reduction by 15% crown lift to 3m and
remove skirt interfering with outhouse; 1no. Yew tree - crown
reduction by 15% (amended) and crown lift to 3m
Location: Rudgwick Cottage Woodman Lane Sparsholt Winchester
Hampshire SO21 2NS

Decision: Application Permitted

Sparsholt Ward Sparsholt

Conservation Area:

Case No: 07/02723/TPC
Ref No: W08048/11TPOCA
Date Valid: 31 October 2007
Grid Ref: 443707 131424
Team: WEST **Case Officer:** Mr Kevin Cloud
Applicant: Lord Bridgeman
Proposal: .1no. Cedrus Atlantica Glauca - crown raise to 3m above ground
level with 10% - 15% crown reduction
Location: Watley House Locks Lane Sparsholt Winchester Hampshire SO21
2LU

Decision: That no objection be raised

Twyford

Ward

Colden Common And Twyford

Conservation Area:

Case No: 07/02682/FUL

Ref No: W00250/09

Date Valid: 26 October 2007

Grid Ref: 448909 124082

Team: WEST

Case Officer: Elaine Walters

Applicant: Mr Dermot Mullins

Proposal: Replacement conservatory to side of property

Location: Gabriels Farm House Park Lane Twyford Winchester Hampshire
SO21 1QU

Decision: Application Permitted
Conditions/Reasons

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

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: DP3, CE23

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02601/LIS
Ref No: W01580/07LB
Date Valid: 18 October 2007
Grid Ref: 454008 120662
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs D M Ashe
Proposal: Single storey rear extension; internal alterations
Location: Penhale Cottage Shoe Lane Upham Southampton Hampshire
SO32 1JJ

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 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 architectural interest of the 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:-

Winchester District Local Plan Review 2006: HE14

Upham Ward Owslebury And Curdrige

Conservation Area:

Case No: 07/02611/FUL
Ref No: W01580/08
Date Valid: 18 October 2007
Grid Ref: 454008 120662
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs D M Ashe
Proposal: Single storey rear extension
Location: Penhale Cottage Shoe Lane Upham Southampton Hampshire
SO32 1JJ

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
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; CE23; HE4; HE5; HE14

3. The applicant is advised that this consent should be implemented in conjunction with the conditions as set out in listed building approval reference 07/02601/LIS.

Warnford

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02720/LIS

Ref No: W10962/02LB

Date Valid: 31 October 2007

Grid Ref: 462466 123156

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr & Mrs T. Hiscox

Proposal: First floor rear extension and replacement porch

Location: Old Ford Cottage River Lane Warnford Southampton Hampshire
SO32 3LD

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 provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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.

3 The brick arches to the existing door opening at ground floor level, and the new window at first floor level shall have cambered arches, rather than the flat soldier arches shown on drawing no. 1389/05. The covering to the flat part of the roof extension shall be of lead, dressed in a traditional fashion.

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 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.

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: 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 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 external door to rear elevation, to include profiles of frame members and glazing bars;
- (b) new porch structure and details of its interface with the existing rear elevation;
- (c) new first floor window in the rear elevation, to include profiles of frame members and glazing bars, and relationship of frame and cill to the external wall.

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. 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, HE14, CE6 and CE23

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.

West Meon

Ward

Upper Meon Valley

Conservation Area:

Case No: 07/02550/FUL

Ref No: W09517/17

Date Valid: 22 October 2007

Grid Ref: 463894 124031

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr And Mrs Middleton

Proposal: Chimney flue

Location: Court Barn Floud Lane West Meon Petersfield Hampshire GU32
1JE

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 external section of the flue shall be painted black, and shall remain this colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests in maintaining the historic appearance of the building.

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, DP4, CE23, HE14, HE16

Whiteley Ward Whiteley

Conservation Area:

Case No: 07/02665/FUL
Ref No: W20900
Date Valid: 24 October 2007
Grid Ref: 452693 109849
Team: WEST **Case Officer:** Mr Mark Croucher
Applicant: Mrs Cook
Proposal: Conservatory
Location: 118 Thyme Avenue Whiteley Fareham Hampshire PO15 7GF

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 conservatory hereby permitted shall match those used in the existing building.

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

Informatives

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

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

Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP3, H3

Wickham Ward Wickham

Conservation Area:

Case No: 07/02612/FUL
Ref No: W04963/02
Date Valid: 18 October 2007
Grid Ref: 458517 111079
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mr And Mrs J Bronson
Proposal: Demolition of existing garage and erection of two storey side extension with attached double garage
Location: Rookery Nook Southwick Road Wickham Fareham Hampshire PO17 6HX

Decision: Application Refused
Conditions/Reasons

1 The proposal is considered to be contrary to policy DP3 and CE23 of the Winchester District Local Plan (review) 2006 in that the proposed development, by virtue of its scale, mass and design, will result in an extension that would dominate and appear at odds with the existing dwelling and therefore would be visually detrimental to the character of the area.

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

Wickham Ward Wickham

Conservation Area:

Case No: 07/02625/FUL
Ref No: W02009/39
Date Valid: 19 October 2007
Grid Ref: 455056 108714
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr J And Mrs M Kness
Proposal: Change of use of land to equestrian and erection of stables on land to the rear of Little Fontley (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location: Little Fontley Fontley Road Titchfield Fareham Hampshire PO15 6QX

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

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

4 The land associated with the use hereby permitted shall not be used for the storage or parking of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels, unless authorised in writing by the Local Planning Authority.

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

5 No external lighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time without the written consent of the local planning authority.

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

Informatives

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: G1
Winchester District Local Plan Review 2006: CE1, CE28, RT11, DP3

3. The prior written consent of the Environment Agency is required for any works within 8 metres of the top of the bank of the River Meon.

4. Wickham Footpath No.24 runs along the south-eastern boundary of the site and no works should be carried out which may affect this right of way without the prior consent of Hampshire County Council, as Rights of Way Authority.

Wickham **Ward** **Wickham**

Conservation Area:

Case No: 07/02668/LIS
Ref No: W02523/11LB
Date Valid: 25 October 2007
Grid Ref: 458633 111762
Team: WEST **Case Officer:** Elaine Walters
Applicant: Pippa Harris Burland
Proposal: Demolition of wall
Location: Rookesbury Park School Southwick Road Wickham Fareham
Hampshire PO17 6HT

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 Any repairs or repointing of historic wall will be undertaken using matching stone and lime mortar to those on the existing wall.

Reason: To maintain the character of the listed building.

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE14, HE16

Wickham Ward Wickham

Conservation Area:

Case No: 07/02683/FUL
Ref No: W14007/05
Date Valid: 26 October 2007
Grid Ref: 456258 111702
Team: WEST **Case Officer:** Mrs Jane Rarok
Applicant: Meon Valley Aquatics
Proposal: Change of use of part existing nursery to aquatic sales area
Location: Park Place Nurseries Titchfield Lane Wickham 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 development hereby permitted shall only be used for the purpose of aquatic sales and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2006, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

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: DP3, CE15, CE16

Wickham

Ward

Swanmore And Newtown

Conservation Area:

Case No: 07/02699/FUL

Ref No: W00963/07

Date Valid: 14 November 2007

Grid Ref: 459905 113913

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr J. McCarthy

Proposal: Single storey side extension

Location: Greenacre Heath Road Wickham Fareham Hampshire PO17 6LA

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 north eastern 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:-

Winchester District Local Plan Review 2006: DP3, CE23

Wickham Ward Wickham

Conservation Area:

Case No: 07/02759/FUL
Ref No: W04063/04
Date Valid: 8 November 2007
Grid Ref: 457540 110572
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr M. Way
Proposal: Decking to rear (RESUBMISSION) (RETROSPECTIVE)
Location: Green Trees Hoads Hill Wickham Fareham Hampshire PO17 5BX

Decision: Application Refused
Conditions/Reasons

1 The development is contrary tDP.3 of the Adopted Winchester District Local Review 2006, in that the existing deck by virtue of its height and mass results in an increase level of overlooking to the detriment of the private amenities to the residential occupiers to the north and the erection of a screen fence on the deck at the north side boundary would have an harmful overbearing impact and result in an unacceptable level of overshadowing of the adjacent property to the north.

Informatives

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

Adopted Winchester District Local Plan Review 2006: DP3

Wickham Ward Wickham

Conservation Area:

Case No: 07/02774/FUL
Ref No: W00007/04
Date Valid: 6 November 2007
Grid Ref: 454163 107716
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr And Mrs J And D Chambers
Proposal: Erection of boundary wall and entrance gates (RETROSPECTIVE)
Location: Beaver Lodge Fontley Road Titchfield Fareham Hampshire PO15 6QY

Decision: Application Refused
Conditions/Reasons

1 The fence, wall and gate are contrary to policies G1 and G2 of the Hampshire County Structure Plan Review and policies DP3, CE1, and CE3 of the Adopted Winchester District

Local Plan Review 2006 in that its design, height, length, solidity and materials are detrimental to the countryside character of the locality and the integrity of the Strategic Gap.

Informatives

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

Hampshire County Structure Plan Review: G1, G2
Winchester District Local Plan Review 2006: DP1, CE1, CE2

Wickham Ward Wickham

Conservation Area:

Case No: 07/02914/HCS
Ref No: W03395/13
Date Valid: 15 November 2007
Grid Ref: 454905 108827
Team: WEST **Case Officer:** Mr Neil Mackintosh
Applicant: Mr T Adams
Proposal: Extension to existing building and outside storage bay
Location: 1A Pegham Coppice Laveys Lane Titchfield Fareham Hampshire
PO15 6RX

Decision: Objection raised
Conditions/Reasons

- 1 The proposed development is contrary to Policy G1 of the Hampshire County Structure Plan Review and Policies S16, CE1, CE5, CE10, CE18, DP3, DP4, T1 and T5 of the Winchester District Local Plan Review in that it would;
- a) result in the expansion of commercial activities at Pegham Coppice,
 - b) undermine the appearance and function of the Meon Strategic Gap,
 - c) fail to respect the character of the landscape and result in an intrusive feature in the countryside,
 - d) harm the adjacent Site of Importance for Nature Conservation,
 - e) have an adverse impact on adjoining uses and
 - f) could have significant transport implications for which no Travel Plan has been submitted.

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02446/FUL

Ref No: W02743/03

Date Valid: 22 October 2007

Grid Ref: 449298 130615

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Douglas Jones

Proposal: First floor extension; internal and external alterations including external staircase and liquid water proofing of existing asbestos cement roof covering

Location: Ember House Moorside Road Winchester Hampshire SO23 7RX

Decision: Application Permitted
Conditions/Reasons

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

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

Informatives

1. This permission is granted for the following reasons:
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: T5

Winchester District Local Plan Review 2006: E1, T.1, T.2, T.3, T.4, DP.3

3. 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: 07/02497/TPO

Ref No: WTPO/1820/09

Date Valid: 24 October 2007

Grid Ref: 446585 129462

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr Wayne Powell

Proposal: 2no. Hornbeam trees - remove two overhanging branches near garage in 15 Bath Place

Location: 19 Bath Place Winchester Hampshire SO22 5HH

Decision: Application Permitted
Conditions/Reasons

Limit of works - the work hereby consented shall be restricted to removal of branches not exceeding 25mm and not exceeding a height of 4m above ground level to achieve clearance from property by 2 metres.

Reason - to safeguard the amenity value and health of the trees

Informatives

Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.

Dead wood - under exemption in the legislation, permission is not required for the removal of dead wood from the crown of the tree

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02500/TPO

Ref No: WTPO/1820/10

Date Valid: 24 October 2007

Grid Ref: 446591 129432

Team:

Case Officer: Mr Kevin Cloud

Applicant: Mr W Powell

Proposal: Crown lift to 4m. numerous Leylandii along back fence

Location: 15 Bath Place Winchester Hampshire SO22 5HH

Decision: Application Permitted
Conditions/Reasons

Limit of works - the work hereby consented shall be limited to those trees located within the garden of no 15 Bath Place.

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02566/LIS

Ref No: W18028/07LB

Date Valid: 26 October 2007

Grid Ref: 448021 129856

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: South Winchester Properties Ltd

Proposal: Alterations to buildings in connection with conversion of part of first floor to 1 bed flat and conversion of second floor into 2 no.1 bed flats(AMENDMENT TO W18028/01)

Location: Consol Suncentre 26 Jewry Street Winchester Hampshire SO23 8SB

**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 of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

The introduction of services to the building and the extent of works require to provide service runs and meters within or outside the building are to be agreed in writing with the Local Planning Authority prior to commencement of the works on site.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: DP3, HE14

3. You are advised that the permission hereby granted is for listed building consent only and does not extend or include works which also require planning permission. To that effect, you are advised that planning permission is also required for the provision of the three residential units.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02572/TPO

Ref No: WTPO/0020/339

Date Valid: 18 October 2007

Grid Ref: 447412 127956

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr Bell

Proposal: 1no. Red Cedar tree - crown lift to 5.5m

Location: Sarsen House 5 Mead Road Winchester Hampshire SO23 9RF

Decision: **Application Permitted**

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02580/FUL

Ref No: W20693/01

Date Valid: 18 October 2007

Grid Ref: 447686 130116

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr P Urquhart

Proposal: Single and two storey rear extension (RESUBMISSION)

Location: 8 Cranworth Road Winchester Hampshire SO22 6SD

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.
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 Michael

Conservation Area:

Case No: 07/02622/TPO

Ref No: WTPO/0506/107

Date Valid: 19 October 2007

Grid Ref: 446484 128882

Team: EAST

Case Officer: Mr Kevin Cloud

Applicant: Mr B H Sharpe

Proposal: 7no. Holm Oak trees - crown reduce by 10%; 7no. Conifer trees - crown reduce by 10%; all trees in rear garden

Location: 5 Sleepers Hill Gardens Winchester Hampshire SO22 4NT

Decision: **Application Permitted**

Winchester Town

Ward

St Paul

Conservation Area:

Case No: 07/02628/FUL

Ref No: W20895

Date Valid: 19 October 2007

Grid Ref: 447366 130142

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr & Mrs B Jarvis

Proposal: Single storey side/rear extension

Location: 76 Hatherley Road Winchester Hampshire SO22 6RR

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 window serving the decking area facing toward the neighbouring property to the west hereby permitted shall be glazed in obscure glass and thereafter retained.

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

3 An obscured glass screen to a height of 2mt from the base of the decking shall be erected upon the western elevation of the deck opposite the boundary with 78 / 78a. An elevation showing the obscured glazed scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Once approved the obscured glass screen shall be retained in perpetuity.

Reason: In the interests of protecting the amenity of the occupants of nearby properties.

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, DP4

2. 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.

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02644/LIS

Ref No: W11880/54LB

Date Valid: 22 October 2007

Grid Ref: 447661 129405

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Longblock Management Co. Ltd

Proposal: Installation of communal satellite dish and relocation and renewal of TV aerial

Location: Longblock (No's 25 To 53) Peninsula Square 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 Should the aerial or satellite dish become redundant in the future then the apparatus shall be removed and brickwork pointing made good with lime mortar to match existing.

Reason: To maintain the character 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: E16

Winchester District Local Plan Review 2006: HE14

Winchester Town

Ward

St John And All Saints

Conservation Area:

Case No: 07/02675/FUL

Ref No: W01035/02

Date Valid: 26 October 2007

Grid Ref: 449260 128920

Team: EAST

Case Officer: Ms Anna Rolls

Applicant: Mr & Mrs A Stables

Proposal: Conservatory to rear

Location: 46 Gordon Avenue Winchester Hampshire SO23 0QQ

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 conservatory 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

Winchester Town

Ward

St Michael

Conservation Area:

Case No: 07/02679/FUL

Ref No: W02413/04

Date Valid: 26 October 2007

Grid Ref: 447134 128826

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr & Mrs Nicklin

Proposal: Replace 1.2m close boarded fence with 2m fence to front boundary and 1.8m fence along part of side (western) boundary, new sliding entrance gates.

Location: St Marys Sleepers Hill Winchester Hampshire SO22 4ND

Decision: Application Refused
Conditions/Reasons

1 It has not been demonstrated, on the basis of the information submitted, that the proposals would not have an adverse impact, or threaten the long term retention of trees within the site, or in close proximity to the site, or have an impact on the landscape character of the surrounding area.

The applicant has failed to provide an Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 to demonstrate the impact upon the trees surrounding the site. The proposal is therefore be contrary to Policy DP1, DP4, of the Winchester District Local Plan Review Adopted 2006.

2 The proposal is contrary to policies DP3, DP4 and W1 of the Winchester District Local Plan Review Adopted 2006 and The Sleepers Hill Local Area Design Statement for the following reason:-

The proposed erection of 2m fencing and sliding entrance gates will have a detrimental impact upon the semi rural character of the are. The proposal will have a detrimental impact upon visual amenity and will detract from the felling of space within the area and appearance of vegetation upon the boundary with the highway.

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, W1
The Sleepers Hill Local Area Design Statement

Winchester Town

Ward

St Barnabas

Conservation Area:

Case No: 07/02686/FUL

Ref No: W19379/01

Date Valid: 26 October 2007

Grid Ref: 447285 131184

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr & Mrs S. Robinson

Proposal: Two storey and single storey rear extension

Location: 123 Andover Road Winchester Hampshire SO22 6AX

Decision: Application Permitted

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3,

Winchester Town

Ward

St Bartholomew

Conservation Area:

Case No: 07/02743/FUL

Ref No: W10513/02

Date Valid: 9 November 2007

Grid Ref: 448156 129919

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr.C & Mrs S. Clarke

Proposal: Single storey rear extension

Location: 40 Hyde Abbey Road Winchester Hampshire SO23 7DA

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

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

4 The ground floor window(s) in the eastern elevation of bay window hereby permitted shall be glazed in obscure glass and thereafter retained.

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.

02. 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 Michael

Conservation Area:

Case No: 07/02748/TPC

Ref No: W17371/03TPOCA

Date Valid: 2 November 2007

Grid Ref: 447427 128362

Team: WEST

Case Officer: Mr Kevin Cloud

Applicant: Mr And Mrs Cooper

Proposal: Fell 1no. Conifer tree on rear south boundary ; fell 2no. Holly trees on east side boundary towards rear; remove southern trunks of 1no. Cotoneaster tree on west side boundary

Location: 112 Christchurch Road Winchester Hampshire SO23 9TG

Decision: That no objection be raised
Informatives

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: 07/02358/FUL

Ref No: W00721/08

Date Valid: 26 October 2007

Grid Ref: 448490 139725

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr And Mrs I And R Henderson

Proposal: Addition of solar water heating collectors to provide a non polluting, sustainable energy source

Location: Meadow House Hunton Lane Hunton Winchester Hampshire SO21 3PS

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.

