

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 13 September 2007

Item No: 8
Case No: 07/01191/LIS / W20474/03LB
Proposal Description: Change of use to a dwelling including a rear extension and associated off site parking at Hunton Lane (RESUBMISSION)
Address: 4 Hunton Down Lane Hunton Winchester Hampshire SO21 3PT
Parish/Ward: Wonston
Applicants Name: Mr R Mackinnon
Case Officer: Mrs Julie Pinnock
Date Valid: 10 May 2007
Site Factors: Hunton Conservation Area
Recommendation: Application Permitted

General Comments

See report on case no: 07/01190FUL

Recommendation

Application Permitted subject to the following condition(s):

Conditions/Reasons

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

1 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 handmade bricks and lime mortar, handmade claytiles, weatherboarding and any colour finish to boarding, French doors and glazed links 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.

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

3 Prior to the commencement of development 1:10 elevations and sections showing the design of the French doors and glazed link shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The French doors and glazed link shall be installed in accordance with the approved details

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

4 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.

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

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

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

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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: UB1, UB3, T2, H10, R2, C2, E6, E16

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.5, CE.5, CE.17, CE.24, HE.4, HE.5, HE.8, HE.13, HE.14, HE.17, RT.4, T.4