

PLANNING DEVELOPMENT CONTROL COMMITTEE – 9 February 2012

PLANNING APPEALS – SUMMARY OF DECISIONS - From 1st January 2011 to 31st December 2011

REPORT OF THE HEAD OF PLANNING MANAGEMENT

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RECENT REFERENCES:

PDC919 – Planning Appeals Summary of Decisions – 12 January 2012

EXECUTIVE SUMMARY:

This report sets out a summary of appeal decisions received during the periods:

- 1 January 2011 – 31 March 2011 (Appendix A)
- 1 April 2011 – 30 June 2011 (Appendix B)
- 1 July 2011 – 30 September 2011 (Appendix C)
- 1 October 2011 – 31 December 2011 (Appendix D)

Copies of each appeal decision are available on the Council's website.

In summary, the decisions for the period 1 January 2011 – 31 March 2011 provides details of 31 appeals in total. Of these there were:

- 9 allowed
- 22 dismissed

In summary, the decisions for the period 1 April 2011 – 30 June 2011 provides details of 28 appeals in total. Of these there were:

- 13 allowed
- 14 dismissed
- 1 Withdrawn

In summary, the decisions for the period 1 July 2011 – 30 September 2011 provides details of 29 appeals in total. Of these there were:

- 2 split decisions (part allowed/part refused)
- 7 allowed
- 19 dismissed
- 1 withdrawn

In summary, the decisions for the period 1 October 2011 – 31 December 2011 provides details of 26 appeals in total. Of these there were:

- 2 split decisions (part allowed/part refused)
- 9 allowed
- 14 dismissed
- 1 enforcement notice quashed

RECOMMENDATION:

That the Report be noted.

PLANNING DEVELOPMENT CONTROL COMMITTEE – 9 February 2012

PLANNING APPEALS – SUMMARY OF DECISIONS - From 1st January 2011 to 31st December 2011

Report of the Head of Planning Management

Summary of appeal decisions received during the period January to March 2011

Item No: 1			
Date of Inspector's Decision:	24th January 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	09/01864/FUL	Ref No:	W20163/02
Case Officer:	Mr Dave Dimon		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	1 no. window to southeast elevation, 1 no. infill to end bay, 1 no. 14ms x 21 ms hardstanding to side and front elevation (RETROSPECTIVE)
Location:	Land Adjacent To 6 Manor Farm Green Twyford Hampshire

Item No: 2			
Date of Inspector's Decision:	24th January 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	09/01202/FUL	Ref No:	W20163/01
Case Officer:	Mr Dave Dimon		

Original Decision Type: (Planning Applications ONLY)	Committee Decision
Was Decision Overturned at Committee?	Yes

Proposal:	Construction of a pond (RETROSPECTIVE) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location:	Land Adjacent To 6 Manor Farm Green Twyford Hampshire

Item No: 3			
Date of Inspector's Decision:	23rd March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):		Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	09/01447/LDC	Ref No:	LDC/493
Case Officer:	Mr Rob Riding		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Continued use of land for class B8 (storage and distribution) from agricultural
Location:	Old Sewage Works Site Botley Road Bishops Waltham Hampshire

Item No: 4			
Date of Inspector's Decision:	16th February 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing;			

P – Public Inquiry; H - Householder	
Case No:	09/02690/OUT
Ref No:	W05836/03
Case Officer:	Lorna Hutchings
Original Decision Type: (Planning Applications ONLY)	
Was Decision Overturned at Committee?	No

Proposal:	Residential development to provide 33 no. dwellings and a new access
Location:	Pumping Station Spring Gardens Alresford Hampshire

Summary of Inspector's Decision

Appeal allowed. The main issues were whether it would be inappropriate to release this reserve housing site (policy H2) now having regard to the current availability of land and need for housing development in the next five years. Measured against the development plan targets there is a significant shortfall in the five year supply of housing land. The Inspector considered that both the Secretary of State's intention to abolish Regional Strategies and the 'Option 1' targets can carry little weight and therefore the determination of the application should be in accordance with the development plan. The Council accepted that the release of this 'reserve' site revolves around the adequacy of housing land supply and in light of the identified and significant shortfall in principle the site should be released now.

The only detailed matter for consideration was new access therefore highway safety and the adequacy of Spring Gardens to serve the development was considered. The Inspector noted the proposed access is at the optimum point with good visibility in both directions. A footway could be provided or a pedestrian through route and would overcome the concerns about road safety. The existing overflow car park was considered unsightly, it was not considered a safety issue to lose it and it was considered that a casual car park within the site would not be enforceable.

It was concluded that as no protected species on site were recorded and the potential value for wildlife is limited the risk to protected species is low. No overriding need was found for further exhaustive investigations before outline permission is granted and mitigation would maintain biodiversity interests within the community, and avoid and overcome any significant harm to wildlife and to protected species.

Affordable housing and other contributions were secured through legal agreement.

Item No: 5			
Date of Inspector's Decision:	8th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00851/FUL	Ref No:	W03298/19
Case Officer:	Lorna Hutchings		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Relief of condition no. 2 of planning permission DRD3295/3; agricultural occupancy condition
Location:	Allens Cottage Allens Farm Lane Exton Southampton Hampshire SO32 3NW

Item No: 6			
Date of Inspector's Decision:	17th January 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00739/FUL	Ref No:	W04642/05
Case Officer:	Mrs Julie Pinnock		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Change of use of existing five bedroom house to a house in multiple occupation providing 11 letting rooms with shared facilities, associated parking, cycle and bin store (RESUBMISSION)
Location:	28 Chilbolton Avenue Winchester

	Hampshire SO22 5HD
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Summary of Inspector's Decision

The Inspector considered the main issues to be the effect of the proposal firstly on the character of the area and secondly on the amenity of nearby residents. The Inspector notes that the council refused permission on the basis that the proposal was of a commercial nature and that the intensification of occupiers would have a detrimental impact on neighbouring residents. Permission was also refused on the grounds that the proposal would be contrary to the Chilbolton Avenue LADS as it would not respect the character of the area. The Inspector was not clear how the proposal would impact the character of the area given that no external changes are proposed to the building. Although a large area for parking if proposed to the front of the property the Inspector considered that the parking would be largely shielded from public view and would not appear out of keeping with the area. The Inspector did not consider therefore that the proposal would have a detrimental impact on the character of the area.

The Inspector considered that the proposal would amount to a continued residential use rather than a commercial one and that the occupation of the dwelling by single persons such as nurses and students would not automatically mean there would be unacceptable impacts to the neighbours. The inspector also considered the concerns with regard to smells from the bin store and notes that nuisance can be dealt with through other legislation. The Inspector did not consider that the proposal would have a detrimental impact on neighbouring properties.

Given the likely occupants and likely low levels of car ownership, the Inspector does not consider the impact of car parking to be an issue. With regard to concerns relating to the nature of the occupants being at odds with nearby family housing, the Inspector notes that Chilbolton Avenue contains a mix of residential properties including flats and a care home and does not consider that the proposal would be out of keeping in this location. The Inspector therefore allowed the appeal subject to conditions.

Item No: 7			
Date of Inspector's Decision:	11th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/00090/FUL	Ref No:	W16260/06

Case Officer:	Nick Parker
Original Decision Type: (Planning Applications ONLY)	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	Demolition of an existing double garage and erection of a three storey detached dwelling house
Location:	47 Monks Road Winchester Hampshire SO23 7EQ

Item No: 8			
Date of Inspector's Decision:	25th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00226/FUL	Ref No:	W09764/05
Case Officer:	Mr James Jenkison		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of one 5 bedroom detached house including basement and accommodation within the roofspace, attached 2 bedroom annex and triple garage
Location:	Jefferies Yard Wintershill Durley Hampshire

Item No: 9			
Date of Inspector's Decision:	25th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs

W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/02483/OUT	Ref No:	W11740/07
Case Officer:	Mr Nick Fisher		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Removal of B8 use and demolition of commercial buildings and associated structures and replacement with 2 No. dwellings (RESUBMISSION)
Location:	Stables At Cuckoo Bushes Lordswood Highbridge Winchester Hampshire SO50 6HR

Item No: 10			
Date of Inspector's Decision:	4th March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00948/FUL	Ref No:	W18039/02
Case Officer:	Andrea Swain		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	6 no. 2 bed houses on land to the rear of 10 - 14 Grange Road, with access from John Arlott Court, parking and landscaping
Location:	Land To The Rear Of 10 - 14 Grange Road Alresford Hampshire

Item No: 11			
Date of Inspector's Decision:	23rd February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01694/TPO	Ref No:	TPO/1661 01
Case Officer:	Mr Thomas Gregory		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Oak 15% crown reduction. 1no. Oak Reduce branches overhanging garden by 15%.
Location:	Oakhaven Clubhouse Lane Waltham Chase Southampton Hampshire SO32 2NN

Item No: 12			
Date of Inspector's Decision:	3rd March 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01282/FUL	Ref No:	W07418/15
Case Officer:	Nick Parker		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Winter quarters for travelling theatre circus
Location:	Grig Ranch Titchfield Lane Wickham Fareham

	Hampshire PO17 5NT
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Summary of Inspector's Decision

The Inspector concluded that there was an unmet need for this type of development in the countryside and that the proposals would make effective economic use of the existing buildings and hard standings and this weighed in favour of the development. The Inspector did not consider that a temporary permission would give enough security to the venture, given the outlay for the new specialist equipment.

The Inspector tied the development to the appellant and family members in order to ensure that nearby amenities were not harmed by alternative travelling circuses.

Item No: 13			
Date of Inspector's Decision:	15th March 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	I	Costs:	No application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/02594/FUL	Ref No:	W20528/01
Case Officer:	Mr Neil March		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use of land for use as a residential gypsy site with 4 pitches and ancillary development (RETROSPECTIVE)
Location:	Copperfields Pestead Lane Soberton Southampton Hampshire SO32 3RJ

Item No: 14			
Date of Inspector's Decision:	29th March 2011	Inspector's Decision:	Appeal Dismissed

Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/00891/FUL	Ref No:	W03094/15
Case Officer:	Mr Nick Fisher		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Redevelopment of the site comprising 14 no. dwellings and erection of new building to provide commercial use. Demolition of all existing structures on the site. New vehicular access from Francis Copse linking into Boyes Lane
Location:	Dunford's Business Park Main Road Colden Common Hampshire

Item No: 15			
Date of Inspector's Decision:	9th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00784/FUL	Ref No:	W02604/04
Case Officer:	Mr Nick Fisher		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of a six bedroom house and detached garage. Proposed closing of the existing access and introduction of a new access.
Location:	Alexandra House Hambledon Road Denmead Waterlooville Hampshire PO7 6ES

Item No: 16			
Date of Inspector's Decision:	10th March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	09/02291/LIS	Ref No:	W13229/08LB
Case Officer:	Mr Andrew Rushmer		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Insertion of 3 conservation style roof lights in east roof slope (amended plans dated 27.11.2009 which slightly alter the position of the rooflights in order to suit the existing timber roof structure)
Location:	Black Farm Avington Winchester Hampshire SO21 1DA

Item No: 17			
Date of Inspector's Decision:	10th March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01416/LIS	Ref No:	W13229/09LB
Case Officer:	Mr Andrew Rushmer		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed new dormer windows to north and south elevations (RESUBMISSION)
Location:	Black Farm

	Avington Winchester Hampshire SO21 1DA
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Item No: 18			
Date of Inspector's Decision:	31st March 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/00685/FUL	Ref No:	W08785/05
Case Officer:	Mr James Jenkison		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of a new dwelling, access to Capers End Lane and parking spaces. Relinquish the independent use of the annex to Capers End and its incorporation into Capers End as ancillary accommodation
Location:	Capers End Capers End Lane Curdridge Southampton Hampshire SO32 2DT

Item No: 19			
Date of Inspector's Decision:	18th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/02578/FUL	Ref No:	W07292/05
Case Officer:	Mr James Jenkison		
Original Decision Type:	Committee Decision		

(Planning Applications ONLY)	
Was Decision Overturned at Committee?	Yes

Proposal:	Erection of a 2-storey detached dwelling in the north section of the rear garden of Stedham House, including the partial demolition and renovation of the existing outbuilding at the front of the site (Resubmission) (WITHIN THE CURTILAGE OF A LISTED BUILDING)
Location:	Stedham House South Hill Droxford Hampshire SO32 3PB

Item No: 20			
Date of Inspector's Decision:	11th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01010/FUL	Ref No:	W00484/25
Case Officer:	Miss Megan Birkett		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Demolition of existing building and erection of office building with associated car parking, refuse and cycle enclosures (RESUBMISSION)
Location:	Long Barn Winchester Road Alresford Hampshire

Item No: 21			
Date of Inspector's Decision:	18th February	Inspector's Decision:	Appeal Dismissed

	2011		
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01542/FUL	Ref No:	W21653/01
Case Officer:	Mr Simon Avery		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Alterations to convert two dwellings into 1 no. three bedroom dwelling and erection of 1 no. two bedroom detached dwelling with detached single garage (RESUBMISSION)
Location:	Vine Cottage Sciviers Lane Lower Upham Hampshire

Item No: 22			
Date of Inspector's Decision:	14th February 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):		Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02224/TPO	Ref No:	WTPO/1820/20
Case Officer:	Andrew Giles		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Hornbeam (T1) - Overall reduction and reshaping by 3m, Hornbeam (T2) - reduction back into the height of the old pollard points at approximately 4-5m above ground level, Lawson Cypress (T3) Reduction in height by 3m.
Location:	20 Bath Place Winchester Hampshire SO22 5HH

Item No: 23			
Date of Inspector's Decision:	14th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/00151/FUL	Ref No:	W21443/01
Case Officer:	Andrea Swain		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Demolition of single garage and greenhouse and erection of two storey detached dwelling, off street parking and associated hard and soft landscaping (Resubmission) (AMENDED PLANS received 22.03.2010 showing a change in roof form, amounting to a pitched roof replacing the flat roof/parapet wall element, and timber cladding of the rear elevation).
Location:	Four Winds 27 Grange Road Alresford Hampshire SO24 9HB

Summary of Inspector's Decision

The appeal only addresses the matters that formed the basis of the council's first reason for refusal. The inspector described the context of the surrounding area and how the proposed dwelling would sit in the street scene stating that 'the gaps between the proposed new dwelling and the side elevations of the dwellings on either side if it would be uncharacteristically small in the context of the surrounding area'. It was therefore concluded that the unduly cramped appearance of the proposed new dwelling and its uncomfortably close proximity to the dwellings on either side of it, would result in the dwelling appearing out of keeping with its surroundings and would unacceptably detract from the feeling of spaciousness that is characteristic of the street scene in this part of Grange Road. The proposed development would thereby have an adverse effect on the character and appearance of the local environment in terms of layout and design and in that respect it would conflict with policy DP3 of the Winchester District Local Plan Review.

Item No: 24			
Date of Inspector's Decision:	7th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00594/FUL	Ref No:	W03148/02
Case Officer:	Miss Megan Birkett		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Form New Access to Classified Highway
Location:	Woodlands Green Lane Hambleton Waterlooville Hampshire PO7 4SX

Item No: 25			
Date of Inspector's Decision:	28th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01597/FUL	Ref No:	W12810/03
Case Officer:	Nick Parker		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Demolition of existing dwelling and erection of 6 no. two bedroom, 1 no. three bedroom and 5 no. four bedroom dwellings with associated parking, garages and bicycle sheds
Location:	Devonia Rareridge Lane

	Bishops Waltham Southampton Hampshire SO32 1DX
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Item No: 26			
Date of Inspector's Decision:	17th March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02099/FUL	Ref No:	W00653/15
Case Officer:	Mr Nick Fisher		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of a detached garage
Location:	Land Adj To Pipers Field Chilbolton Avenue Winchester Hampshire

Item No: 27			
Date of Inspector's Decision:	29th March 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01739/FUL	Ref No:	W01898/19
Case Officer:	Mr Dave Dimon		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Replacement of existing dwelling with detached four bedroom dwelling
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Location:	Lower Chase Farm Lower Chase Road Swanmore Southampton Hampshire SO32 2PB
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Item No: 28			
Date of Inspector's Decision:	7th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01403/FUL	Ref No:	W21857
Case Officer:	Mrs Anna Hebard		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Two storey side extension single storey rear extension
Location:	13 Bridgets Lane Martyr Worthy Winchester Hampshire SO21 1AR

Item No: 29			
Date of Inspector's Decision:	1st February 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01862/FUL	Ref No:	W10131/03
Case Officer:	Andrea Swain		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Extension of the rear terrace incorporating
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	a spa pool and close boarded fence (RETROSPECTIVE)(RESUBMISSION)
Location:	Wimborne Uplands Road Denmead Waterlooville Hampshire PO7 6HF

Summary of Inspector's Decision

The Inspector considered the main issue to be the effect of the development on the living conditions of the occupants of Guelder Cottage with regard to outlook, noise and disturbance. The Inspector notes that the applicant has produced evidence that the noise levels from the operation of the plant for the swim spa and hot tub would be 29dB(A), with the recommended maximum design range being 50 -55dB(A).

The inspector accepts that there would be additional noise from persons using the swim spa however notes that the margin available before the recommended noise level was breached is generous and that noise from the use of paddling, play or swimming pools is normal within domestic gardens. Within the evening the Inspector considers that the swim spa is unlikely to be used regularly and that the noise level from the plant, given the distances involved, would not be unacceptably intrusive to the residents of Guelder Cottage.

With regard to the close boarded fence the Inspector considers that this would not give rise to an unacceptable sense of enclosure given the generous garden of Guelder Cottage. The Inspector concluded that the development would not give rise to an unacceptable detrimental impact on the living conditions of the residents of Guelder Cottage and allowed the appeal.

Item No: 30			
Date of Inspector's Decision:	1st February 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01526/FUL	Ref No:	W21873
Case Officer:	Beverley Morris		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(HOUSEHOLDER) Demolition of existing single story side extension and erection of single story side and rear extension
Location:	196 Stockbridge Road Winchester Hampshire SO22 6RP

Summary of Inspector's Decision

The Inspector considered the main issue to be the effect of the proposed extension on the living conditions of number 194, particularly with regard to visual impact. The Inspector noted that the outlook from the side window and door of 194 is on to the temporary structure and brick wall beyond. He added that on account of the narrow gaps between the dwellings and the slight step up to number 196 that the outlook is already very limited and much of the light comes from the second window in the rear elevation.

The inspector concluded that although the side extension would be slightly higher, this would not materially change the outlook so as to represent an increased sense of enclosure or over dominance, and that any reduction in light would be limited.

The inspector also considered that although the rear extension would have French doors and that the boundary wall between number 194 and 196 is relatively low, this would not result in a significant loss of privacy when compared with the existing situation.

Item No: 31			
Date of Inspector's Decision:	8th February 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01629/FUL	Ref No:	W21890
Case Officer:	Miss Megan Birkett		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(AMENDED PLANS) (HOUSEHOLDER) Ground floor internal alterations and rear extension; first floor side extension over the garage
Location:	25 Berewecke Way Winchester Hampshire SO22 6BJ

Summary of appeal decisions received during the period March to June 2011

Item No: 1			
Date of Inspector's Decision:	8th April 2011	Inspector's Decision:	Appeal Dismissed - Costs Allowed
Appeal Procedure (see code below):	P	Costs:	Appellants Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/00591/FUL	Ref No:	W01024/07
Case Officer:	Mr Neil Mackintosh		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use from agricultural to motocross (following temporary permission) and off-road vehicle driving, auto jumbles, collectors fairs and paintballing.
Location:	Tonymoto Down Farm Down Farm Lane Headbourne Worthy Hampshire

Summary of Inspector's Decision

The appeal was dismissed due to the inadequate information submitted to adequately assess the impact of the development on the biodiversity of the site. Inspector concluded that the development, subject to appropriate conditions, would not be detrimental to the living conditions of local residents by reason of noise and disturbance.

An application of costs was made against the Council by the appellant's and a partial award of costs was allowed by the Inspector. The Inspector concluded that the Council acted unreasonably by failing to adequately substantiate its first reason for refusal and in so doing caused the appellant to incur unnecessary expense.

Item No: 2			
Date of Inspector's Decision:	1st April 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs

W – Written representation; **I** – Informal hearing;
P – Public Inquiry; **H** - Householder

Case No:	10/01024/FUL	Ref No:	W21831
Case Officer:	Nick Parker		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of detached dwelling
Location:	Shabana Farm Church Road Newtown Fareham Hampshire PO17 6LL

Item No: 3			
Date of Inspector's Decision:	16th May 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02540/TPO	Ref No:	WTPO/0053/83
Case Officer:	Mr Thomas Gregory		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Ash fell.
Location:	Ashburn Southdown Road Shawford Hampshire SO21 2BX

Item No: 4			
Date of Inspector's Decision:	19th April 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs

W – Written representation; **I** – Informal hearing;
P – Public Inquiry; **H** - Householder

Case No:	09/02627/FUL	Ref No:	W11649/03
Case Officer:	Nick Parker		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 1 no. two bedroom dwelling
Location:	Pigadillo House Swanmore Road Swanmore Southampton Hampshire SO32 2QH

Item No: 5			
Date of Inspector's Decision:	19th April 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01626/FUL	Ref No:	W11649/04
Case Officer:	Nick Parker		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 1 no. two bedroom dwelling (RESUBMISSION)
Location:	Pigadillo House Swanmore Road Swanmore Southampton Hampshire SO32 2QH

Item No: 6			
Date of Inspector's Decision:	22nd June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure	I	Costs:	No Application for Costs

(see code below):			
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01498/FUL	Ref No:	W16955/08
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Continual use of land for use as a single family gypsy site including the stationing of a mobile home and touring caravan (RETROSPECTIVE)
Location:	The Big Muddy Farm Alma Lane Upham Southampton Hampshire SO32 1HE

Summary of Inspector's Decision

This appeal followed a previous appeal that was dismissed as the appellant had been unable to prove gypsy status. The appellant employed a new agent and revealed a great deal of information orally that hadn't been submitted to the Council for consideration and this swayed the Inspector to allow the appeal and overturn the previous appeal dismissal.

Item No: 7			
Date of Inspector's Decision:	20th April 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02404/FUL	Ref No:	W21971
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 2 No. residential dwellings with access, car parking, bin and cycle store and landscaping works
Location:	Avenue Court The Avenue Bishops Waltham

	Hampshire
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Item No: 8			
Date of Inspector's Decision:	28th April 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01380/FUL	Ref No:	W02692/07
Case Officer:	Mrs Jill Lee		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use from 1 no. four bedroom house to 3 no. two bedroom dwellings including new dormer windows
Location:	Oakcroft 83 Jacklyns Lane Alresford Hampshire SO24 9LF

Item No: 9			
Date of Inspector's Decision:	22nd June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01117/FUL	Ref No:	W08655/17
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use of land to campsite for touring caravans (60 pitches) together with provision of reception and shower block buildings and use of existing barn as a club room.
Location:	Knowle Farm

	Mayles Lane Knowle Hampshire
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Summary of Inspector's Decision

The appeal was dismissed solely on the grounds on adverse visual impact on the setting of Knowle village as the proposal was in a field on the edge of the village. This reason for refusal was pushed hard at the hearing and was against the advice of the Landscape Department consultation response. The South East Plan and Core Strategy were referred to as the locality is expected to form part of a green belt at a future date. Council for the Protection of Rural England also made a strong case against the proposal. The site is accessed via a narrow country lane and the refusal decision had 3 good and well researched highway reasons for refusal. Yet the Inspector considered that the traffic and highway safety were acceptable.

Item No: 10			
Date of Inspector's Decision:	12th May 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01006/FUL	Ref No:	W01100/10
Case Officer:	Mr Andrew Rushmer		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	New shop front with disabled access (RETROSPECTIVE)
Location:	19 City Road Winchester Hampshire SO23 8SD

Item No: 11			
Date of Inspector's Decision:	2nd June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01330/FUL	Ref No:	W11578/07
Case Officer:	Andrea Swain		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of two bedroom two storey house with basement accommodation on land to the rear of The Hollies, 31 Main Road
Location:	The Hollies 31 Main Road Littleton Winchester Hampshire SO22 6QQ

Item No: 12			
Date of Inspector's Decision:	16th May 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02983/TPO	Ref No:	WTPO/20/341
Case Officer:	Andrew Giles		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Beech crown lift to 4m. 1no. Sorbus and 1no. Beech fell. 2no. Beech crown lift to 5m..
Location:	Underhill House 2A Beech Copse Winchester Hampshire SO22 5NR

Item No: 13			
Date of Inspector's Decision:	13th June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	W	Costs:	No Application for Costs

(see code below):			
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02247/FUL	Ref No:	W15144/02
Case Officer:	Mr Rob Riding		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Fence to sub-divide gardens to No.22-23 Kingsgate Road (RETROSPECTIVE)
Location:	22 Kingsgate Road Winchester Hampshire SO23 9PG

Item No: 14			
Date of Inspector's Decision:	9th June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00006/FUL	Ref No:	W20855/02
Case Officer:	Miss Megan Birkett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 1 no. new dwelling to the r/o Fieldfares
Location:	Fieldfares 27 Downs Road South Wonston Winchester Hampshire SO21 3EU

Item No: 15			
Date of Inspector's Decision:	24th June 2011	Inspector's Decision:	Appeal Allowed - Costs Allowed

Appeal Procedure (see code below):	W	Costs:	Appellants Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00076/FUL	Ref No:	W21686
Case Officer:	Elaine Walters		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(AMENDED PLANS AND DESCRIPTION) Erection of one 3 storey building and one 4 storey building to provide 99 student bedrooms, following the demolition of 6 dwellings
Location:	Land At Junction Of Sparkford Close And Sparkford Road Winchester Hampshire

Summary of Inspector's Decision

Design/height/layout

The appeal Inspector found that: "the proposed scheme does not amount to an over-development of the site and although enjoying a prominent corner position the overall design and scale of the accommodation blocks would sit comfortably within the street scene..."

Impact on neighbours

The appeal Inspector considered that: "residents living close to a University campus cannot reasonably expect the same levels of peace and tranquillity as those living in areas not habituated by students... it is better to have large groups of students in purpose built properly managed residences because the effect on neighbours can be managed more easily... it is preferable to locate such residences as near as possible to campus to reduce and contain noise disturbance as students come and go between the University and their accommodation." Further, given the proposed pedestrian link to Medecroft "it [is] highly probable that student footfall along this section of Sparkford Road would not materially increase as a result of the proposal." "This would dramatically reduce the numbers of student vehicles parked within the site along with the related comings and goings." Increased takeaway food deliveries and taxis could park within the courtyard, therefore "I am satisfied such vehicle movement would not cause an unacceptable increase in levels of noise or disturbance from nearby residents." "The operation of the accommodation in accordance with the submitted Management Plan could be secured by the imposition of an appropriately worded planning condition." The Inspector further concluded that: "the development would not unduly harm the outlook, levels of privacy and levels of natural light enjoyed by nearby residents."

Highways/Parking

The appeal Inspector was satisfied that “build[ing] student accommodation without private car parking... has resulted in car usage amongst students in halls of residence at the University being extremely low...the appeal site is very close to the University campus and the city centre, a regular bus service the city centre passes the site and some 52 cycle spaces are to be provided”.

Item No: 16			
Date of Inspector's Decision:	6th April 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02738/FUL	Ref No:	W07120/02
Case Officer:	Miss Megan Birkett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Raise roof to provide first floor accommodation
Location:	71 Church Lane Colden Common Winchester Hampshire SO21 1TR

Item No: 17			
Date of Inspector's Decision:	5th April 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02265/FUL	Ref No:	W18260/04
Case Officer:	Mr Rob Riding		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Conservatory
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Location:	3 Ballakitch Laura Close Compton Winchester Hampshire SO21 2FD
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Item No: 18			
Date of Inspector's Decision:	12th April 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02673/FUL	Ref No:	W21705/01
Case Officer:	Mr Simon Avery		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(HOUSEHOLDER) Two storey rear extension (RESUBMISSION)
Location:	6 Ranelagh Road Winchester Hampshire SO23 9TA

Item No: 19			
Date of Inspector's Decision:	15th June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02683/FUL	Ref No:	W07888/05
Case Officer:	Nick Parker		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Retention of the use of the land for the display and sale of motor vehicles
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Location:	Smart Cars Spikes Yard New Road Swanmore Southampton Hampshire SO32 2PF
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Item No: 20			
Date of Inspector's Decision:	15th June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01665/FUL	Ref No:	W01140/30
Case Officer:	Lorna Hutchings		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use to B1(c), B2 and B8 to be used for the storage, distribution, displaying showroom and sale of bathroom equipment in addition to a trade counter.
Location:	Ashquay Properties Limited Unit 4 Winchester Trade Park Easton Lane Winchester Hampshire SO23 7FA

Summary of Inspector's Decision

The Inspector noted that the Council has argued that the site is in an unsustainable location, but in so doing the Inspector also noted that the site is highly accessible by alternative modes of transport other than the private car, and considered the site to be ideally located to allow for conjoined trips as part of a visit to the trade park and the retail outlets which are within walking distance. Furthermore, he noted statistics provided by the appellant showing that the appellant company's existing stores in Salisbury, Southampton, Basingstoke and Portsmouth delivered some £200,000 worth of products to Winchester residents between August 2008 and July 2009. He considered this to be indicative of a clear demand for the business, which could be served

more locally than at present. Therefore, he concluded that the proposal would not have an unduly detrimental effect on travel patterns and car use. Furthermore, the Inspector stated that he shared the appellant company's view that the proposal would not attract large numbers of customers because a bathroom is an infrequent, non-impulse purchase and the nature of the goods means that a small amount of stock requires a relatively large area to be displayed. The Inspector considered this opinion to be supported by footfall figures, and given these factors, concluded that the proposal would not unduly harm the vitality and viability of Winchester Town Centre.

The Inspector stated that whilst the Council argues that the proposal would result in the loss of an employment site, the unit has been vacant for well over a year. Moreover, he noted that it is not the only vacant unit within the Trade Park, and that this indicates ample availability of this type of unit for B1, B2 and B8 users. Furthermore, he noted that six full-time jobs would be created, and considered that the proposal would improve the overall appearance and perception of the Trade Park. He also noted that the Council's Head of Economy and Arts has expressed a view that the proposal would not detract from the Council's Economic Strategy.

The Inspector also drew attention to the Ministerial Statement dated 23 March 2011 titled 'Planning for Growth' which stresses that significant weight should be attached to the need to secure economic growth and employment when determining planning applications, and that the positive economic factors of the proposal also weigh heavily in its favour.

Finally, the Inspector noted that the appeal proposal amounts to a 'Sui Generis' use, and stated that for the avoidance of doubt, he considered it necessary to limit the planning permission to the specific use proposed, as other similar operations with a retail element may not be appropriate at this site.

Item No: 21			
Date of Inspector's Decision:	18th May 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/03283/TPO	Ref No:	WTPO/1820/22
Case Officer:	Andrew Giles		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	7no. Conifers fell.		
Location:	15 Bath Place		

	Winchester Hampshire SO22 5HH
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Item No: 22			
Date of Inspector's Decision:	31st May 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02559/FUL	Ref No:	W20776/01
Case Officer:	Miss Megan Birkett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Loft conversion including rear dormer and raised ridge; new front bays; single storey rear side extension and associated internal alterations
Location:	12 Elm Road Winchester Hampshire SO22 5AG

Item No: 23			
Date of Inspector's Decision:	2nd June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/03027/FUL	Ref No:	W07761/09
Case Officer:	Elaine Walters		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Double garage and store with studio over (RESUBMISSION)
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Location:	Fir Tree Cottage Borough Farm Sloe Lane Micheldever Winchester Hampshire SO21 3AA
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Item No: 24			
Date of Inspector's Decision:	13th June 2011	Inspector's Decision:	Appeal Withdrawn
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/03288/FUL	Ref No:	W02692/08
Case Officer:	Lorna Hutchings		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use from 1 no. four bedroom house to 3 no. two bedroom dwellings including new dormer windows, associated parking and landscaping (RESUBMISSION)
Location:	Oakcroft 83 Jacklyns Lane Alresford Hampshire SO24 9LF

Item No: 25			
Date of Inspector's Decision:	10th June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02881/FUL	Ref No:	W22042
Case Officer:	Trish Price		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at	No		

Committee?	
Proposal:	(HOUSEHOLDER) Access to front area via Forest Road to create off road parking (RETROSPECTIVE) Single storey rear extension; loft conversion; front porch.
Location:	1 Apless View Forest Road Worlds End Hambleton Waterlooville Hampshire PO7 4QX

Item No: 26			
Date of Inspector's Decision:	10th June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/03095/FUL	Ref No:	W05047/04
Case Officer:	Nick Parker		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Two storey attached annexe with games room over; car port
Location:	The Old Cottage Dores Lane Braishfield Romsey Hampshire SO51 0QJ

Item No: 27			
Date of Inspector's Decision:	10th June 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing;			

P – Public Inquiry; H - Householder			
Case No:	10/02688/FUL	Ref No:	W18023/06
Case Officer:	Mr Simon Avery		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Erection of detached garage
Location:	23 Laura Close Compton Winchester SO21 2FD

Item No: 28			
Date of Inspector's Decision:	16th June 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02699/FUL	Ref No:	W08780/02
Case Officer:	Mr Nick Fisher		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed re-roofing of the existing house with a zinc alloy roofing material. Proposed erection of a South facing dormer extension within the raised roof space. Erection of an attached timber car port to the front of the house with associated side boundary wall. Erection of a porch to the front of the house. Proposed alterations to the side (eastern) elevation to include the removal of a side door, removal of a window and the insertion of a first floor window. Proposed replacement of the existing windows with double glazed units. Proposed introduction of zinc alloy cladding beneath the windows upon the front and rear elevations. Removal of leylandi upon the front elevation, replacement with a hedgerow. Proposed re-surfacing of the driveway area with associated level changes to the front of the house
Location:	18 Quarry Road Winchester Hampshire SO23 0JG

Summary of Inspector's Decision

Appeal Allowed - The Inspector considered the main issue to be the impact on the character of the area. In this respect, the proposals were considered acceptable, as there are other examples of zinc roofing in the surrounding area, and the grey/green coating would sit comfortably against the back-drop of trees and vegetation. In addition, the existing building is set into the slope of the site, so the Quarry Road elevation appears as single storey, and the Inspector was of the view that the proposals would have little impact on the perceived scale from this side. When viewed from Petersfield Road and beyond, the proposed pod at roof level would effectively create a third storey. However, the adopted St Giles Hill Neighbourhood Design Statement (NDS) accepts that three storey buildings could be acceptable in the area. In this case the proposal would be clearly visible but it is a feature of the area that some houses are prominent due to the topography. Although the extension would add another floor to the south elevation, it would balance the existing fenestration and the zinc cladding below the windows would integrate the roof extension into the overall design of the house. The proposed 3 storey element would maintain a satisfactory relationship with No 16 to the west and would not dominate the buildings on rising ground to the east. When viewed from the south the house, as now, would be seen against the trees and would sit comfortably in its surroundings.

The impact on residential amenity was also considered, but was deemed to be acceptable. It was noted that there would be an element of overlooking of neighbouring gardens in the area. However, such overlooking is relatively common in urban areas but is more prevalent in this location due to the topography. Several properties are already overlooked from No 18 and its garden and the addition of the pod at roof level would not have any significant effect on the level of privacy enjoyed by the occupiers of neighbouring dwellings. 'Little Green', which is directly down the slope from the appeal property, is approximately 60 metres from the rear elevation of No 18. This is significantly in excess of what would be regarded as an acceptable separation distance in an urban area.

Summary of appeal decisions received during the period July to September 2011

Item No: 1			
Date of Inspector's Decision:	29th September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	P	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/02412/OUT	Ref No:	W00942/19
Case Officer:	Nick Parker		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Development of approximately 93.1 hectares of land at Barton Farm to the east of Andover Road, Winchester to provide 2000 dwellings (to include 40% affordable housing); a local centre including: a new primary school, a children's pre-school nursery, a retail food store up to 2000 sq m, a community building, a health centre, a district energy centre, car parking and other commercial, leisure and community floor space (to include use classes A1 (food and non-food retail), class A2 (financial and professional services), class A3 (restaurants and cafes), class A4 (drinking establishments), class A5 (hot food take away), class D1 (non-residential institutions), class D2 (assembly/leisure) and class B1 (a) (offices)); formal and informal recreational spaces; park and ride facility for up to 200 cars; land for allotments; hard and soft landscaping; storm water attenuation and foul and surface water drainage measures; the re-routing of Andover Road through the site; the closure of Andover Road to vehicular traffic in the vicinity of Henry Beaufort School; the creation of a pedestrian and cycle route along the route of Andover Road; new roads infrastructure; the formation of new public rights-of-way across the site and new route linking the railway underpass to Worthy Road; improvement and upgrading of existing public rights of way; provision of and diversion of services as necessary and provision of on- and off-site infrastructure necessary to facilitate development of the site (OUTLINE).
Location:	Barton Farm Andover Road Winchester Hampshire SO22 6AX

Summary of Inspector's Decision

The Secretary of State for Communities and Local Government dismissed the appeal by Cala Homes to build 2,000 houses on the Barton Farm site to the north of Winchester on 28th September 2011.

The Secretary of State supported his Planning Inspector's conclusion that there were no overriding issues with the site itself which justified refusal. Instead, he said that any decision by him would undermine Winchester's own ability to plan for their future. He therefore concluded that the matter must be decided locally. This supports the Council's original refusal on the grounds that it was premature.

Item No: 2			
Date of Inspector's Decision:	4th August 2011	Inspector's Decision:	Appeal Part Allowed/Part Dismissed
Appeal Procedure (see code below):	I	Costs:	WCC Costs Allowed Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01740/FUL	Ref No:	W07077/11
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Removal of Condition 4 imposed on permission 07/01598/FUL & removal of Condition 3 imposed on permission 08/02001/FUL - Relief is sought from both conditions		
Location:	Blanchard Wells Ltd The Meadows Forester Road Soberton Heath Southampton Hampshire		

Summary of Inspector's Decision

A public Inquiry focussed on the layering of planning permissions in relation to a builders yard. The Inspector agreed with the appellant that a 1994 planning permission still has effect if implemented and if subsequent planning permissions simply build on top of it but the use remains the same, so there is no need to re-impose conditions. However, the 1994 permission did not have an hours of use condition and a latter planning permission imposed one. The appellant argued that this was not allowable and tried to have the condition completely removed. However, the Council maintained that the new development - offices with understorey carparking - allowed the intensification of the use of the site that would not be possible under the 1994 permission as the new development allowed carparking to be separated from the working yard and the offices allowed for more staff, allowing more contracts etc.. This intensification was considered to be harmful to neighbours amenities. The

Inspector accepted the Councils view and retained the hours of use condition with modifications. A neighbouring resident appeared and gave evidence that supported the Councils case. The appeal shows that Council supports local businesses but also seeks to firmly protect neighbours amenities. Village Design Statement useful in that it mentioned peace and quiet and tranquillity as being valued by the local community. Also notable that the officer report and decision notice for the development the hours of use condition was attached to specified that proposal was contrary to policy and set out why the hours of use condition was necessary.

Item No: 3			
Date of Inspector's Decision:	12th July 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	P	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	09/00890/LDC	Ref No:	WLDC/462/01
Case Officer:	Miss Janine Wright		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Replacement mobile home (RESUBMISSION)		
Location:	Shirrel Copse Pricketts Hill Shedfield Hampshire		

Item No: 4			
Date of Inspector's Decision:	12th July 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	P	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	08/01070/LDC	Ref No:	WLDC/462
Case Officer:	Miss Janine Wright		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Replacement mobile home		
Location:	Shirrel Copse Pricketts Hill Shedfield Hampshire		

Item No: 5			
Date of Inspector's Decision:	4th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	WCC Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02548/FUL	Ref No:	W07077/13
Case Officer:	James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Retention of over-spill car park (RETROSPECTIVE)
Location:	Blanchard Wells Ltd The Meadows Forester Road Soberton Heath Southampton Hampshire

Summary of Inspector's Decision

Same public inquiry as the appeals for conditions on Blanchard Wells builders yard site. A new car parking area had been constructed in a field next to the builders yard where planning permission had been granted for a stable and manege. Appellant tried to claim all car parking was necessary. Council gave evidence that the car park was only ever observed as having a few cars parked there and that all photographic evidence supported this. HCC car parking standards were also used to establish that there was only a need for 5 additional parking spaces and that these could be provided within the builder's yard rather than on the adjoining land. The appellant showed a lack of commitment to sustainable travel methods. The visual impact was also considered, not just the car parking surface but the fact that it would allow parked vehicles with their own visual impact. This was considered to be more harmful than a stable and ménage, which were expected in the countryside.

Item No: 6			
Date of Inspector's Decision:	4th August 2011	Inspector's Decision:	Appeal Part Allowed/Part Dismissed
Appeal Procedure (see code below):	I	Costs:	Appellants Costs Dismissed WCC Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02090/FUL	Ref No:	W07077/12
Case Officer:	James Jenkison		
Original Decision Type:	Delegated Decision		

Was Decision Overturned at Committee?	No
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Proposal:	Partial variation in Condition 5 imposed on permission W07077/01 Relief from Condition 6 imposed on permission 07/01598/FUL and Relief from Condition 5 imposed on permission 08/02001/FUL
Location:	Blanchard Wells Ltd The Meadows Forester Road Soberton Heath Southampton Hampshire

Summary of Inspector's Decision

This was the same public inquiry as the appeals for hours of use conditions on Blanchard Wells builders yard site. The proposal was to increase the storage height from 2 metres to 3 metres. The important issue was that the reason for the condition was to safeguard amenities, which included more than just visual amenity, which the appellant tried to argue. Council successfully maintained that increasing the storage height of materials and equipment would allow more intensive use of the site which would harm neighbours amenities and the appeal was dismissed in this respect. For example a 2 metre height limit would only allow mini-diggers whereas a 3 metre height limit would allow storage of large construction machinery and its loading and unloading onto larger lorries and transporters causing much greater noise and disturbance. 3 metre height limit would also allow much larger container size skips, and their loading and unloading onto larger lorries. Increase in height limit would also allow a 50% increase in storage capacity. Village Design Statement useful was in that it mentioned peace and quiet and tranquillity as being valued by the local community. This appeal is interesting as it shows that a proposal that might appear to have only a small increase in height limit for storage in fact has a significantly bigger impact. It also demonstrates the importance of well worded reasons for conditions.

Item No: 7			
Date of Inspector's Decision:	14th July 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application of Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	09/02623/FUL	Ref No:	W20917/03
Case Officer:	Mrs Jill Lee		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 2 no. two bedroom dwellings and 2 no. three bedroom chalet dwellings with associated parking, car port
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	and access
Location:	Land To The Rear Of 5 - 11 Kynegils Road Winchester Hampshire

Item No: 8			
Date of Inspector's Decision:	3rd August 2011	Inspector's Decision:	Appeal Allowed - Costs Allowed
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/00675/FUL	Ref No:	W20759/04
Case Officer:	Andrea Swain		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 2 no. 4 bedroom detached dwellings and 2 no. 2 bedroom semi detached dwellings (Resubmission)
Location:	The Butts Warnford Road Corhampton Hampshire

Summary of Inspector's Decision

The Inspector considered the main issues to be the effect on the character and appearance of the area; the effect on the living conditions of neighbouring occupiers with particular reference to outlook; the supply of public open space and sports facilities in the district and the archaeology of the site. The Council raised concern with regard to the orientation of the two four bedroom houses away from Warnford Road. However, the Inspector concluded that the spatial characteristics of the area are not defined by development which fronts onto Warnford Road and therefore the layout of the proposed development would not appear out of place nor detract from the established character of the area. He went on to say that, because of the screening afforded by the existing hedge, the dwellings would be largely unseen from Warnford Road. Also of concern to the Council was the effect of the development on views across the site, contrary to the Village Design Statement (VDS). The Inspector concluded that the height and density of the existing hedge across the Warnford Road boundary precludes any significant views into the countryside beyond it, apart from glimpses of the tops of trees on the opposite side of the road. As such the proposal was in accordance with the VDS, criteria (i) and (ii) of policy DP3 and the advice in PPS1 and PPS3.

In considering the impact on neighbours the Inspector disagreed with the Council's view that the development would cause loss of openness to the occupants of numbers 2, 3 and 4 The Butts. He concluded that views cannot be taken into consideration when deciding planning applications and that the

occupiers of these dwellings would not suffer any significant loss of outlook as a result of the development. He cited the fact that the two detached houses would be behind a hedge and of sufficient distance from the existing dwellings for there to be no unacceptable adverse impact.

With regard to the issue of public open space and sports facilities, the applicants submitted a signed Unilateral Undertaking in respect of contributions towards the cost of providing or improving outdoor recreational space and sports facilities within the Parish. From the information submitted, the Inspector concluded that the payment is necessary to make the development acceptable in planning terms.

Turning to the issue of archaeology, the Inspector concluded that, although the Local Authority require adequate provision for the protection of archaeological material to be in place before planning permission is granted, this can be overcome by the imposition of a planning condition.

The Inspector also considered other matters brought to his attention including a restrictive covenant on the site and the fact that the hedge, which needs to be modified to provide access to the two detached houses, is not in the appellant's ownership. He concluded that these are civil matters not for his consideration. He also considered matters relating to traffic generation, highway safety, parking provision, loss of privacy, overdevelopment, drainage and refuse storage. He concluded that there was nothing sufficient to outweigh the considerations that led him to his conclusions on the main issues. Accordingly, he allowed the appeal.

The Inspector also found that the Council had failed to adequately substantiate its reasons for refusal, by reference to the development plan and all other material considerations, causing the appellant to incur the cost of the appeal. As such a full award of costs was justified.

Item No: 9			
Date of Inspector's Decision:	16th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01973/LDC	Ref No:	W05615/06
Case Officer:	Legal		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Enclosure of first floor inset balcony (CERTIFICATE OF LAWFULNESS)		

Location:	The Old Fire Station Upper Basingwell Street Bishops Waltham Southampton Hampshire SO32 1PF
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Item No: 10			
Date of Inspector's Decision:	9th August 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02710/AVC	Ref No:	W04183/24A
Case Officer:	Beverley Morris		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	2 no. internally illuminated wall mounted fascia signs (RESUBMISSION) (AMENDED APPLICATION FORM)
Location:	Site Of The Chimneys Burnett Close Winchester Hampshire

Item No: 11			
Date of Inspector's Decision:	9th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02456/FUL	Ref No:	W20237/04
Case Officer:	Nick Parker		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of agricultural worker dwelling and garage
Location:	Cathedral Farm Mayhill Lane Swanmore Southampton Hampshire SO32 2QW

Item No: 12			
Date of Inspector's Decision:	12th August 2011	Inspector's Decision:	Appeal Dismissed

Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dimissed
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W – Written representation; **I** – Informal hearing;
P – Public Inquiry; **H** - Householder

Case No:	10/02733/FUL	Ref No:	W22020
Case Officer:			
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of a general purpose agricultural building and retention of existing access track (PART RETROSPECTIVE)
Location:	Moris Farm Hurst Lane Owslebury Winchester Hampshire SO21 1JQ

Item No: 13			
Date of Inspector's Decision:	20th July 2011	Inspector's Decision:	Appeal Dismissed – Partial Costs Allowed
Appeal Procedure (see code below):	W	Costs:	Appellants Partial Costs Awarded
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01568/FUL	Ref No:	W11419/06
Case Officer:	Lorna Hutchings		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 1 no. two bed detached and 1 no. three bed detached dwellings with new access and associated landscaping
Location:	Land Rear Of 30 Main Road Littleton Hampshire

Item No: 14			
Date of Inspector's Decision:	1st September 2011	Inspector's Decision:	Appeal Allowed - Costs Allowed
Appeal Procedure (see code below):	I	Costs:	Appellants Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02396/FUL	Ref No:	W21965
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Case Officer:	Lorna Hutchings
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	Erection of detached 3 bedroom house and single garage with access from Dodds Lane
Location:	Honeysuckle House Chapel Road Swanmore Southampton Hampshire SO32 2QA

Item No: 15			
Date of Inspector's Decision:	6th September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02117/FUL	Ref No:	W04166/09
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	change of use from equestrian use to mixed use rural enterprise and temporary dwelling for use as an essential rural worker's dwelling in support and retention of stables as built (RETROSPECTIVE)
Location:	Land Adjacent To Mayhill Stud Farm Swanmore Road Swanmore Hampshire

Item No: 16			
Date of Inspector's Decision:	16th August 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02328/FUL	Ref No:	W21595/01
Case Officer:			
Original Decision Type:	Delegated Decision		
Was Decision Overturned at	No		

Committee?	
Proposal:	Demolition of existing dwelling and outbuildings on site and construction of 1 no. two bedroom dwelling with garage, accesses and landscaping
Location:	Boneshill Cottage Coombe Lane West Meon Petersfield Hampshire GU32 1NB

Item No: 17			
Date of Inspector's Decision:	5th August 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/00206/AGA	Ref No:	WAG/166/05
Case Officer:	Ian Cousins		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Erection of hay/straw storage barn
Location:	Church Meadows St Annes Lane Shedfield Hampshire

Summary of Inspector's Decision

The Inspector considered the main issues to be the impact of the proposal on the character and appearance of the area. The Inspector considered that although the proposed pole barn would be larger than any of the other buildings on the site it would not be out of scale and the open sides would reduce the apparent visual bulk of the building. The Inspector notes that the group of buildings are visible from the access and a number of points along the road and considers that the barn whilst visible will be viewed as part of the existing group and against a dense backdrop of trees. The Inspector notes that this appeal considers only the siting and appearance of the proposal and considers that although the building would be visible it would not be materially harmful to the character or appearance of the area, being the type of development to be expected within the working countryside. The Council's reason for refusal relates to the cumulative impact of the proposal with other buildings, however the Inspector considers that it is preferable for the barn to be sited within a group rather than in isolation. The Inspector did not consider the proposal to conflict with the local plan and allowed the appeal.

Item No: 18			
Date of Inspector's Decision:	17th August 2011	Inspector's Decision:	Appeal Dismissed - Costs Refused
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00030/OUT	Ref No:	W21996/01
Case Officer:	Mr James Jenkison		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed erection of 2 no. detached dwellings; 1 no. three bedroom and 1 no. two bedroom (OUTLINE) (AMENDED DESCRIPTION)
Location:	Land Adjacent Beechcroft Vicarage Lane Curdridge Hampshire

Item No: 19			
Date of Inspector's Decision:	20th September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00194/FUL	Ref No:	W14591/04
Case Officer:	Jane Rarok		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use and extension to outbuilding within the residential curtilage to provide ancillary residential accommodation (Class C3)
Location:	Sherwood Grove Riversdown Road West Meon Petersfield Hampshire GU32 1JS

Item No: 20			
Date of Inspector's Decision:	1st July 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02433/FUL	Ref No:	W21974
Case Officer:	Ian Cousins		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Erection of open fronted double bay garage
Location:	Beeches Durley Brook Road Durley Southampton Hampshire SO32 2AR

Item No: 21			
Date of Inspector's Decision:	27th July 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02811/FUL	Ref No:	W22034
Case Officer:	Mr Nick Fisher		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Two storey front extension
Location:	2 Poets Way Winchester Hampshire SO22 5BX

Item No: 22			
Date of Inspector's Decision:	16th August 2011	Inspector's Decision:	Appeal Withdrawn
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00561/FUL	Ref No:	W22166
Case Officer:	Megan Birkett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of replacement detached two bedroom dwelling with integral garage and carport
Location:	Oakley Alresford Road Cheriton Alresford Hampshire SO24 0QG

Item No: 23			
Date of Inspector's Decision:	5th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00543/FUL	Ref No:	W22178
Case Officer:	Beverley Morris		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Replacement of existing single glazed timber windows with new PVCu double glazed units (WITHIN THE CURTILAGE OF A LISTED BUILDING)
Location:	30 Bell House Headley Close Alresford Hampshire SO24 9XE

Item No: 24			
Date of Inspector's Decision:	14th September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/03272/FUL	Ref No:	W07133/05
Case Officer:	Trish Price		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Conversion of existing shed into a garage with room over
Location:	Stoke Down New Road Meonstoke Southampton Hampshire SO32 3NN

Item No: 25			
Date of Inspector's Decision:	4th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/00622/FUL	Ref No:	W20906/01
Case Officer:	Megan Birkett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) New single storey side return extension to the rear
Location:	10 Southview Winchester Hampshire SO22 5EL

Item No: 26			
Date of Inspector's Decision:	4th August 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/00384/FUL	Ref No:	W21921/01
Case Officer:	Anna Hebard		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Three storey rear extension (RESUBMISSION)
Location:	Malvern Hambledon Road Denmead Waterlooville Hampshire PO7 6EP

Item No: 27			
Date of Inspector's Decision:	5th August 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/03275/FUL	Ref No:	W10177/17
Case Officer:	Mr James Jenkison		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Detached garden room and greenhouse
Location:	Narnia Upham Street Upham Southampton Hampshire SO32 1JA

Item No: 28			
Date of Inspector's Decision:	21st September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/00827/TPO	Ref No:	WTPO/1514/04
Case Officer:	Thomas Gregory		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	2no. Sycamore fell. 3no. Sycamore crown reduce by 30ft.
Location:	The Coach House 27 Main Road Hursley Winchester Hampshire SO21 2JW

Item No: 29			
Date of Inspector's Decision:	21st September 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs

W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder
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Case No:	11/01059/TPO	Ref No:	WTPO/1707/03
Case Officer:	Andrew Giles		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Robinia fell.
Location:	59 Dean Lane Winchester Hampshire SO22 5JR

Summary of appeal decisions received during the period October to December 2011

Item No: 1			
Date of Inspector's Decision:	9th December 2011	Inspector's Decision:	Enforcement Notice Quashed
Appeal Procedure (see code below):	P	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/02598/FUL	Ref No:	W
Case Officer:	Mr Tom Patchell		
Original Decision Type: (Planning Applications ONLY)			
Was Decision Overturned at Committee?	No		

Proposal:	Use of land as travelling showman's site with the use of 4 no. buildings; 2 no. dayrooms and 2 no. stable and store buildings (RETROSPECTIVE)
Location:	Carousel Park Basingstoke Road Micheldever Winchester Hampshire SO21 3BW

Summary of Inspector's Decision

Following the determination of the appeals against the Enforcement Notices the Inspector considered that he did not have to determine this appeal.

Item No: 2			
Date of Inspector's Decision:	21st November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/01674/FUL	Ref No:	W
Case Officer:	Miss Megan Birkett		
Original Decision Type:	Delegated Decision		

(Planning Applications ONLY)	
Was Decision Overturned at Committee?	No

Proposal:	Change of use of the land at Woodland View Stables to site a mobile home for use as a temporary essential workers dwelling in support of a revised rural enterprise (RETROSPECTIVE) (RESUBMISSION)
Location:	Woodland View Stables Portsmouth Road Fishers Pond Eastleigh Hampshire SO50 7HF

Item No: 3			
Date of Inspector's Decision:	21st November 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01673/FUL	Ref No:	W
Case Officer:	Megan Birkett		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of the permitted equestrian use to include Small scale Boxer dog breeding enterprise ,retention of kennels and runs and use of part of the existing permitted equestrian building in support of the enterprise (RETROSPECTIVE) (RESUBMISSION)
Location:	Woodland View Stables Portsmouth Road Fishers Pond Eastleigh Hampshire SO50 7HF

Item No: 4			
Date of Inspector's Decision:	19th October 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	10/03287/FUL	Ref No:	W
Case Officer:	Lewis Oliver		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Residential development following demolition of existing dwelling comprising 7 no. three bedroom and 3 no. two bedroom dwellings with associated carports, parking and landscaping (MAY AFFECT THE SETTING OF A LISTED BUILDING AND CONSERVATION AREA)
Location:	Townsend Northend Lane Droxford Southampton Hampshire SO32 3QN

Summary of Inspector's Decision

South Downs National Park called in this application. The main issues were the effect of the proposal on the character and appearance of the area and in particular whether it would preserve the landscape quality of the National Park, the setting of the Conservation Area and the settings of nearby listed buildings and whether it would be necessary for the scheme to contribute to the provision of transport infrastructure and public recreational open space and the supply of affordable housing.

The Inspector found that the form of development proposed is broadly a square formation of buildings around a courtyard giving a strong sense of place. No harm was identified resulting from the mass, height, roof profiles and detailing of the scheme. There was adequate space in the scheme and visual breaks formed; roof profiles would differ but would add more informal less urban and less ubiquitous character to the housing. The natural beauty, wildlife and cultural heritage of the National Park would be conserved and enhanced by the creation of new built development within it despite close up views. The proposal would respect the distinctiveness and character of both Droxford, Conservation Area and the surrounding countryside. The settings of

Fir Hill and Northend House would be preserved due to the separation distances.

In the absence of any mechanism to secure a transport contribution, the proposal was found unacceptable as it would impose an additional burden on the transport infrastructure and conflict with the aims of policy. The open space contribution sought however failed to meet the tests of the Circular or the CIL Regulations 2010. The evidence was not convincing that the appellant took adequate measures to ensure the viability of the scheme, and therefore it would be unreasonable for the full cost of any shortfall to now be absorbed by the omission of affordable housing. The costs application was refused.

Item No: 5			
Date of Inspector's Decision:	1st December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01462/FUL	Ref No:	W
Case Officer:	Lorna Hutchings		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of use of existing barn buildings from agricultural use to residential use (class C3) demolition of existing implement store and erection of timber garage building (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) *
Location:	Hydes Barn Fawley Lane Morestead Hampshire

Item No: 6			
Date of Inspector's Decision:	15th December 2011	Inspector's Decision:	Appeal Dismissed - Costs Refused
Appeal Procedure (see code below):	W	Costs:	Appellants Costs Dismissed

W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/00571/FUL	Ref No:	W
Case Officer:	Mr Simon Avery		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Use of land as residential garden
Location:	Park Place Nursery Titchfield Lane Wickham Fareham Hampshire PO17 5HB

Item No: 7			
Date of Inspector's Decision:	18th November 2011	Inspector's Decision:	Appeal Allowed - Costs Refused
Appeal Procedure (see code below):	I	Costs:	WCC Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00238/FUL	Ref No:	W
Case Officer:	Mr James Jenkison		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Replace existing buildings for the manufacture, assembly, storage and sale of timber products (included associated offices) with new buildings for the same purpose and additional landscaping. (Amendment to previous planning permission-09/02607/FUL)
Location:	High Ridge Farm Hospital Road Shirrell Heath Southampton Hampshire SO32 2JR

Item No: 8			
Date of Inspector's Decision:	1st November 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00906/TPO	Ref No:	W
Case Officer:	Ivan Gurdler		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Spruce fell.
Location:	43 Bath Place Winchester Hampshire SO22 5HH

Item No: 9			
Date of Inspector's Decision:	24th November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/03115/FUL	Ref No:	W
Case Officer:	Mr James Jenkison		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of 4 houses (2 x 2 bed & 2 x 3 bed) with revised access, parking, bins and bike stores
Location:	Lundy Otterbourne Road Compton Winchester Hampshire SO21 2RT

Item No: 10			
Date of Inspector's Decision:	15th November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/03273/FUL	Ref No:	W
Case Officer:	Miss Megan Birkett		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Replacement four bedroom dwelling
Location:	65 Main Road Colden Common Winchester SO21 1RP

Item No: 11			
Date of Inspector's Decision:	7th December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02411/FUL	Ref No:	W
Case Officer:	Mr Ian Cousins		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of summer house
Location:	Land At Brickyard Road Swanmore Hampshire

Item No: 12			
Date of Inspector's Decision:	14th November 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00882/FUL	Ref No:	W
Case Officer:	Andrew Rushmer		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	New dormers to the rear of numbers 38 - 49 Parchment Street
Location:	38 - 49 Parchment Street Winchester Hampshire SO23 8BA

Item No: 13			
Date of Inspector's Decision:	7th December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01372/OUT	Ref No:	W
Case Officer:	Andrea Swain		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 3 bedroom detached dwelling, parking and associated works (OUTLINE - Access and Layout only)
Location:	Health Design Blinds West Hill Road North South Wonston Hampshire SO21 3HN

Item No: 14			
Date of Inspector's Decision:	21st December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00112/FUL	Ref No:	W
Case Officer:	James Jenkison		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Retention of residential mobile home
Location:	Twelve Oaks Farm Brickyard Road Swanmore Southampton Hampshire SO32 2PJ

Item No: 15			
Date of Inspector's Decision:	7th December 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/01978/FUL	Ref No:	W
Case Officer:	Mr Simon Avery		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Alterations to convert the existing single dwelling into two dwellings
Location:	14 Heathlands

	Shedfield Southampton Hampshire SO32 2JD
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Item No: 16			
Date of Inspector's Decision:	14th December 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/00692/SFUL	Ref No:	W
Case Officer:	Rob Riding		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Construction of a building over existing manege and formation of new manege
Location:	Ashton Farm Ashton Lane Bishops Waltham Southampton Hampshire SO32 1FR

Summary of Inspectors decision

This appeal relates to a planning application on a site within the South Downs National Park (SDNP) where permission was sought for the construction of a building over an existing manege and the formation of a new manege alongside the building. Planning permission was refused at Committee in July 2011, contrary to Officer recommendation, on the grounds that the proposal would have a harmful impact on the landscape by reason of overdevelopment in scale and size and consequently results in visual impact and does not therefore preserve or enhance the character of this part of the SDNP.

The Inspector allowed the appeal and granted planning permission for the development. In its determination the Inspector identified the main issues as being the effect of the development on the character and appearance of the rural area, the surrounding countryside and the amenities of local residents.

In reaching the decision to allow the appeal the Inspector concluded that firstly the building would be of an agricultural scale and appearance and would not be wholly incongruous within the local landscape for that reason. Secondly, the building is proposed on a siting that would be at an appreciably lower ground level than the adjoining land so that only its upper parts would be visible from surrounding viewpoints. Thirdly, vegetation, which could be strengthened, effectively obscures many views of the site. Fourthly, the nearest dwelling to the building is some distance away so their residential amenities would not be harmed. Fifthly, whilst views of the development would be available from public footpaths the visual impact would be substantially reduced by the topography of the area and the trees and hedges. Finally, advice given by the Council's Landscape Officer stated the building would be seen alongside an existing group of farm buildings and not in isolation.

Therefore, having taking into account everything submitted in respect of the development, both in support of and in opposition to the proposal, the Inspector found that the balance weighed in favour of the development and nothing outweighed his conclusions as detailed above.

Item No: 17			
Date of Inspector's Decision:	19th December 2011	Inspector's Decision:	Appeal Part Allowed/Part Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/01379/FUL	Ref No:	W
Case Officer:	Trish Price		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	(HOUSEHOLDER) Conversion of existing roof space to provide additional accommodation with side and rear dormer windows change of roof to form gable end with a juillette balcony and demolition of existing garage and erection of a new detached double garage.		
Location:	Walton Cottage Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH		

Item No: 18			
Date of Inspector's Decision:	21st November 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02462/FUL	Ref No:	W
Case Officer:	Mrs Jane Rarok		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of second timber holiday chalet for let 11 months per year
Location:	Dell Croft Hensting Lane Owslebury Winchester Hampshire SO21 1LE

Item No: 19			
Date of Inspector's Decision:	8th November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01481/FUL	Ref No:	W
Case Officer:	Rob Riding		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) First floor side extension and two storey side extension
Location:	68 Wesley Road Kings Worthy Hampshire SO23 7PX

Item No: 20			
Date of Inspector's Decision:	11th November 2011	Inspector's Decision:	Appeal Part Allowed/Part Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01069/TPO	Ref No:	W
Case Officer:	Andrew Giles		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	1no. Holm Oak crown reduce by 0.5m and crown lift to level of street light.
Location:	Avington Court Marnhull Rise Winchester Hampshire

Item No: 21			
Date of Inspector's Decision:	9th December 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	10/02610/FUL	Ref No:	W
Case Officer:	Ian Cousins		
Original Decision Type: (Planning Applications ONLY)	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Retention of floodlighting to ménage (RETROSPECTIVE) (RESUBMISSION)
Location:	Valley View Stud Shipcote Lane Bishops Waltham Southampton Hampshire SO32 1FG

Summary of Inspector's Decision

The Inspector considered the main issues to be the effect of the development on the character and appearance of the area and on the amenities of local residents, having regard to the rural location of the site within the South Downs National Park.

The Inspector notes that the proposed lights. on poles sunk in to the ground, shine at a low level on to the ménage surface with each unit being no more than 1.5 metres above ground level. The Inspector considered that whilst the glare from the lamps can be seen at close distances, the emitted light over longer distances is screened by the fencing and hedging surrounding the site. The Inspector noted on his visit that from positions on Shipcote Lane, to the north of the site the lights were just visible through the hedge, and similarly to the south and west of the site the lights were only just visible and no more noticeable or visually intrusive than the exterior and interior lights of nearby houses.

Due to the height, direction and elevation of the lamps as well as the screening, the Inspector considered that the impact from the development in terms of visual intrusion to be acceptable and not materially different from other light emission within the area. The inspector concluded that the minor negative impacts of the development are outweighed by the benefits to the rural enterprise in the form of the livery which it supports, without any material conflict with the relevant policies of the development plan. The Inspector allowed the appeal subject to conditions.

Item No: 22			
Date of Inspector's Decision:	15th November 2011	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/01286/FUL	Ref No:	W
Case Officer:	Andrea Swain		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	(HOUSEHOLDER) Rear extension and raising part of the roof to provide a second floor bedroom remodelling and re-roofing the existing.		
Location:	Westbury		

	Sleepers Hill Winchester Hampshire SO22 4NB
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Item No: 23			
Date of Inspector's Decision:	7th December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01645/TPO	Ref No:	W
Case Officer:	Thomas Gregory		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	2no. Oak trees fell.
Location:	8 Hazel Close Colden Common Winchester Hampshire SO21 1DL

Item No: 24			
Date of Inspector's Decision:	15th November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	11/01494/FUL	Ref No:	W
Case Officer:	Mr Rob Riding		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) Two storey rear extension (RESUBMISSION)
Location:	2 Hall Court Botley Road Shedfield Southampton Hampshire SO32 2HL

Item No: 25			
Date of Inspector's Decision:	7th December 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01950/FUL	Ref No:	W
Case Officer:	Trish Price		
Original Decision Type: (Planning Applications ONLY)	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(HOUSEHOLDER) 1 no. rear dormer
Location:	23 Creech View Denmead Waterlooville PO7 6SU

Item No: 26			
Date of Inspector's Decision:	28th November 2011	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Applications for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	11/01252/FUL	Ref No:	W
Case Officer:	Mrs Anna Hebard		

Original Decision Type: (Planning Applications ONLY)	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	(HOUSEHOLDER) Two storey side and rear extension
Location:	Knysna House 64 Main Road Colden Common Winchester Hampshire SO21 1RY