



Meeting	Planning Committee
Date and Time	Wednesday, 10th June, 2026 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (www.youtube.com/winchestercc) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 clear working days (by 4.30pm on Thursday, 4 June 2026) before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

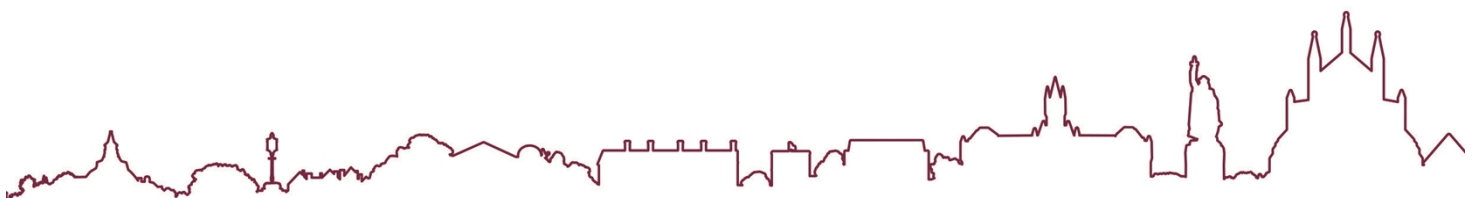
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs), non-registerable interests (NRIs) and on Pre-determination or Bias in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Minutes of the previous meeting**

Minutes of the previous meeting held on 26 May 2026 (to follow)



Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but prior to 4.30pm on Thursday, 4 June 2026 via email: planningcommittee@winchester.gov.uk OR Tel: on (01962) 848 339.on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

	Report Number	Ward
4.	Where appropriate, to accept the Update Sheet as an addendum to the Report	
5.	Planning Applications (WCC Items 6 & 7) (Report and Update Sheet refers)	
6.	Gravel Hill Farm, Gravel Hill, Shirrell Heath, Southampton (Case number: 25/02463/FUL) (Pages 9 - 52)	Whiteley & Shedfield
7.	Marne Villa, 36 Main Road, Littleton, Winchester, SO22 6QQ (Case number: 26/00619/HOU) (Pages 53 - 78)	Wonston & Micheldever
8.	Planning and Enforcement Appeals Quarterly Report - 1 January to 31 March 2026 (Pages 79 - 96)	All Wards

Please note: At the discretion of the Chair, the order in which the Planning Appeals - Quarterly Report (Item 8 above) is considered on the agenda may change depending on the progress made on the day of the meeting.

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



2 June 2026

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk
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**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson:
Rutter (Liberal Democrats)

Vice-Chairperson:
Williams (Liberal Democrats)

Conservatives

Langford-Smith

Liberal Democrats

Ablitt
Aron
Gordon-Smith
Laming
Small

Independent & Green Group

White

Conservatives

Godfrey and Horrill

Deputy Members Liberal Democrats

Clear and Pett

Independent & Green Group

Cook and Lee

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on

Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning committee meets on average once every four weeks. The membership of the committee is drawn from elected city councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as "delegated decisions"). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the committee meeting, the councillors and officers will be introduced. Any councillor's declarations of interest will also be announced at this point. If the interest is considered by the councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda

will set out those items which the committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with issues such as landscape, design and historic environment may also be available at committee to provide advice on such matters and a legal representative will attend all Planning committee meetings.

Public participation:

There will be a period of public participation, as follows:

- Objectors (3 minutes in total),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (5 minutes each),
- and supporters of the application (3 minutes in total).

The process is controlled by procedures to ensure fairness to both objectors and supporters. **To register to speak at the meeting, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4:30pm at least THREE clear working days before the meeting,**(Thursday, 4 June 2026) in order to allow the meeting to be managed as efficiently as possible.

Please keep to the time allocated.

After each speaker's category, there will be an opportunity for the committee to ask questions of the speakers, if the committee considers it necessary to clarify any matters of fact that arise.

Aside from this, the committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

Further information about speaking at the Planning Committee can be [found here](https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee). (<https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee>)

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the committee to ask questions of the officers and clarification, if necessary, of public speakers.

The Councillors' Debate

The Councillors will then debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or
- defer (usually for a site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the committee to allow it to be reconsidered after the site visit has been held. The item will be reconsidered in its entirety, including public participation where those registering to speak will be given the opportunity to address the committee.

If the committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually, the precise wording for the reasons for refusal will be delegated to the Service Lead Built Environment in consultation with the Chair. A summary of the committee's reasons will be included in the minutes.

Voting

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chair may exercise a casting vote and that vote may be cast in any way they wish.

A Member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there

is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

Filming and broadcast notification

This meeting will be recorded and broadcast live on the Council's YouTube channel. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Disabled access

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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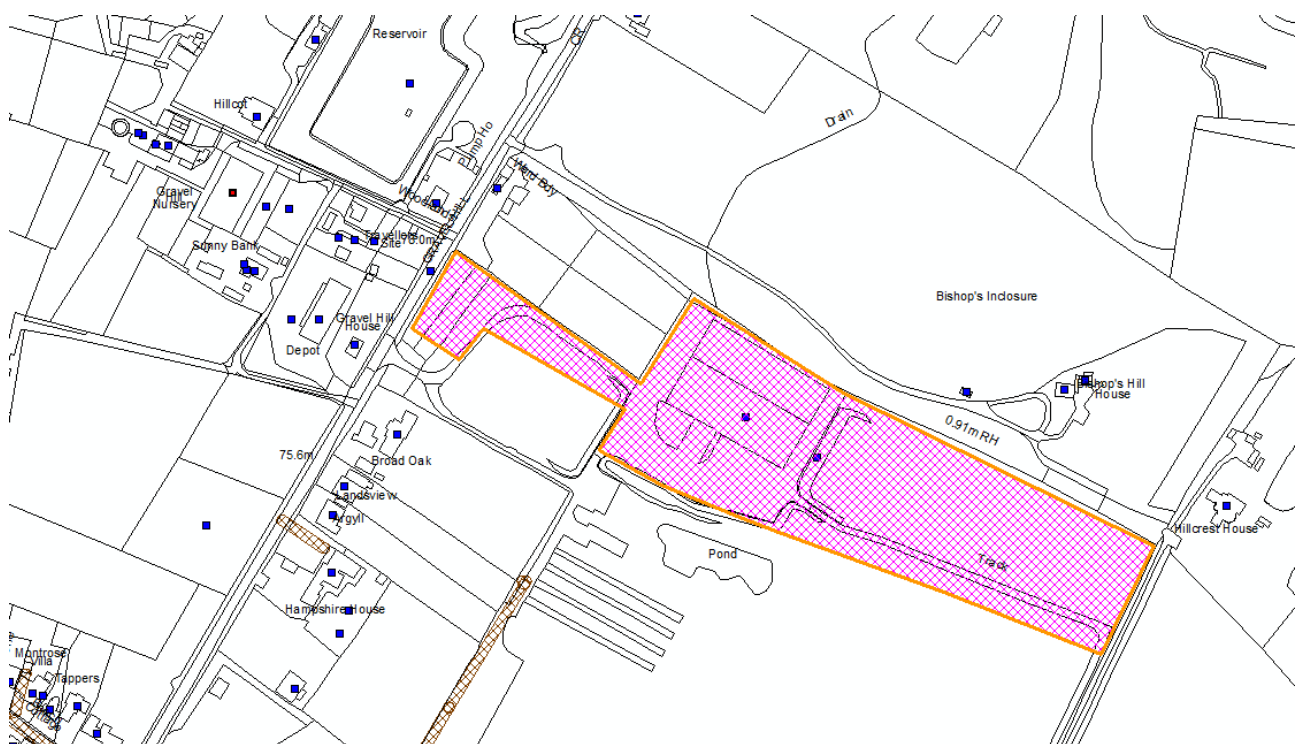
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/02463/FUL
Proposal Description: Change of use from Use Class B1c/B2/B8 (19/00001/FUL) to Sui Generis bespoke to Turbocam including minor alterations to Rooflights and new external plant enclosure.
Address: Gravel Hill Farm Gravel Hill Shirrell Heath Southampton Hampshire
Parish, or Ward if within Winchester City: Shedfield Parish Council
Applicants Name: Mathew Brussee
Case Officer: Joe Toole
Date Valid: 17 December 2025
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 25/02463/FUL](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The application has been recommended for **permission** as it is considered to be in keeping with the character and appearance of the area, would not have an adverse impact on the surrounding residential amenity and is considered acceptable on transport, ecology and drainage grounds.

General Comments

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The application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

Amended plans received on 04th February 2026 which reduced the amount and extent of rooflights within the roof plan.

Site Description

The application site is situated along the Gravel Hill in Shirrell Heath where the site is accessed from. Access to the site involves passing through two gates. The first gate is located directly off Gravel Hill, providing entry to a hardcore driveway that leads to a second gate. This second gate gives access to the hardstanding area that surrounds the industrial building. This single industrial building is set well back from the road with soil bunds to the south, east and southwest of the site. The site currently has permission for a B1c/B2/B8 use with ancillary office space on the first floor of the industrial building. Bishop's Inclosure and Corner Copse (designated SINC and Ancient Woodland) form the site's northern boundary.

Proposal

The application seeks consent for the change of use from Use Classes B1c/B2/B8 to Sui Generis, specifically tailored to meet the operational requirements of the proposed business, Turbocam UK. Turbocam specialise in creating innovative manufacturing solutions for high performance turbomachinery flow path components. Minor external alterations are proposed to the existing building, including the replacement and upgrade to the existing roof with rooflights and the formation of an external plant enclosure on existing hardstanding.

No extension is proposed to the building; the height, scale and mass of the building would remain the same. The gross floor space of the existing building (4,562 square metres) will not change as a result of this application.

Relevant Planning History

- 21/02897/DIC – Discharge of condition 7 of planning application 19/00001/FUL – Refused 31/01/2024
- 19/00001/FUL - Full planning application for the change of use of the existing B2 Industrial Unit to a flexible B1c/B2/B8 use – Permitted 28/05/2019
- 16/01145/FUL - Full planning application for the change of use of the existing horticultural nursery at AE Roberts, Shirrell Heath from agricultural to B2 General Industrial use – Permitted 07/10/2016
- 11/02799/FUL - Siting of 2 no. Portakabin offices for use by business on site (RETROSPECTIVE) – Permitted 31/01/2012
- 09/00856/FUL - Use of land for storage purposes (B8) and retention of office (RETROSPECTIVE) – Refused 14/08/2009
- 97/00855/FUL – Extension to existing store and packing shed to provide additional storage space and cold store – Granted 19/09/1997
- 93/01116/OLD – New Access – Granted 07/01/1993

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- 92/01127/OLD – New office restroom, workshop and packing shed – Granted 31/01/1992

Consultations

Service Lead – Public Protection (Environmental Health) – No objection subject to conditions

- No adverse comments to make regarding predicted noise impacts (subject to recommended conditions).
- Recommend condition on hours of loading and unloading operations.
- Recommend condition securing noise mitigation measures in the roof.
- Recommend condition to secure acoustic fence enclosure for new external plant.
- Recommend condition to secure windows and doors are closed in the evening/night.

Hampshire County Council (Highway Authority) – No objection

- Proposed change of use is expected to result in a reduction of vehicle movements when compared with the existing use.

Nature Space – No objection, recommend informative

- Due to limited scale of work, it is unlikely that the proposal would impact great crested newts or their habitat.
- Recommend informative.

Representations:

Councillors

Cllr Vivian Achwal -: If the intention is for the company to work 24/7 this is something not supported by myself as Ward Councillor and also local residents.

This would cause undue noise from the unit and unwanted traffic, in what is a quiet area of Shirrell Heath.

Shedfield Parish Council – Objection – see full response in Appendix 1 at the end of this report.

78 Objecting Representations received from different addresses citing the following material planning reasons:

- Noise impact
- Extra traffic generation
- 24-hour industrial operation
- Impact on rural character of the area
- Impact on residential amenity
- Highway safety
- HGV traffic
- Outdoor lighting
- Disturbance to wildlife

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- Infrastructure cannot support this change
- Potential flooding
- Concern use of building could be changed to various other uses
- Conditions to protect surrounding trees and vegetation if approved
- Limited public transport
- Overdevelopment of the site
- Insufficient justification and potential policy conflict
- Flawed Noise Impact Assessment
- Limited jobs provided
- Air pollution – health concerns
- No information on drainage
- Lots of other sites available in urban settings
- Relevant of climate change policy

8 Supporting Representations received from different addresses within the Winchester district, 1 representation received from outside with Winchester district, citing the following material planning reasons:

- Limited impact to neighbouring properties.
- Limited noise impact from proposed machinery.
- Less traffic movements than previous use.
- Retention of Employment Land.

1 Neutral Representation

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Biodiversity net gain
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Determining a planning application
- Effective use of land
- Light pollution
- Natural environment
- Noise
- Transport evidence bases in plan making and decision taking

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- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Local Plan 2020 – 2040

- SP1 - Vision and Objectives
- SP2 - Spatial Strategy and Development Principles
- SP3 - Development in the Countryside
- D1 - High Quality, well designed and inclusive places
- D4 - Design Principles for Market Towns and Rural Villages
- D6 - Brownfield development and making best use of Land
- D7 - Development Standards
- T1 - Sustainable and Active Transport and Travel
- T2 - Parking for New Developments
- T3 - Promoting sustainable travel modes of transport and the design and layout of parking for new developments
- T4 - Access for New Developments
- NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district
- NE5 – Biodiversity
- NE6 - Flooding and Flood Risk
- NE7 - Settlement Gaps
- NE9 - Landscape Character
- NE14 - Rural Character
- NE15 - Special Trees, Important Hedgerows and Ancient Woodlands
- E1 - General Vibrant Economy Strategy
- E2 - Spatial Distribution of Economic Growth
- E5 - Enhancing Employment Opportunities
- E6 - Retaining Employment Opportunities
- E9 - Economic Development in the Rural Area
- CN1 – Mitigating and Adapting to Climate Change
- CN2 – Energy Hierarchy
- CN3 – Energy Efficiency Standards to Reduce Carbon Emissions
- CN4 – Water Efficiency Standards in New Developments
- CN8 - Embodied Carbon

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In December 2025, the Government published proposed reforms to the National Planning Policy Framework. However, as this document is a draft for consultation purposes, it carries little weight in the current application.

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The application site is located within the countryside outside of any defined settlement boundary. Policy SP3 of the Local Plan allows for the reuse of existing rural buildings for employment purposes where they are close to existing settlements. The application site is approximately 1km away from two surrounding settlements – Swanmore and Waltham Chase. Therefore, the site is considered to be appropriately related to these settlements, complying with policy SP3 of the Local Plan. In addition, policy E9 of the Local Plan allows for the re-use of existing rural buildings for employment purposes in the countryside and for the limited expansion of established businesses, provided the development is proportionate to the nature and scale of the site, its setting and countryside location.

The application site comprises an existing building which is currently vacant. Upon review of the planning history, it is evident that the building previously received consent to operate as a commercial site (within a B1c/B2/B8 use). However, permission 19/00001/FUL had a condition on external lighting that required discharging prior to the use commencing. A discharge application 21/02897/DIC was submitted but the details were refused. Whilst it is evident that the use commenced on site, this was technically unlawful. The lawful use of the site therefore is as a B2 general industrial use as approved under application 16/01145/FUL.

The building is of permanent construction and is structurally sound. It would require only minor modifications for the proposed operations at this site. The proposed use would provide full time jobs and part time jobs at this location, retaining its use as employment land, which is supported by policy E6 of the Local Plan.

As such, the principle of development is acceptable under policies SP3, E6 and E9 of the Local Plan, subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations; therefore, an Environmental Impact Assessment is not required.

Impact on character and appearance of area

Gravel Hill comprises a mix of residential properties principally extending along the eastern side of the road. The site is set well back from Gravel Hill and well-screened by roadside hedgerows and trees. Outside of the confines of the site, the land retains a rural/agricultural character. There are no public right of ways running through or near to the application site.

The application building is located approximately 150 metres to the south of Gravel Hill, accessed via a hardstanding track that extends through an agricultural field to the industrial building and its adjoining hardstanding and parking area. The proposal seeks a change of use of the existing building, with no alterations proposed to its height or overall scale. The installation of a replacement roof is included within the scheme, however, the proposed roofing material is typical of agricultural and industrial buildings in the

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countryside and is not considered to result in any adverse impact on the character or appearance of the area.

A small chiller plant enclosure is proposed to the south of the building. Owing to its limited size, together with the intervening bunds, existing landscaping and the building's set-back from the public realm, the enclosure would not be visible from outside the site and is therefore not considered harmful. The removal of existing gas tanks is also proposed and is welcomed. Overall, the building remains well-screened from Gravel Hill by established hedgerows, trees and a belt of woodland to the east, ensuring that the development would not give rise to any harmful impacts upon the landscape and character and appearance of the area.

The application site falls within the Bishops Waltham/Swanmore/Waltham Chase/Shedfield/Shirrell Heath Settlement Gap. Policy NE7 of the Local Plan seeks to retain the generally open and undeveloped nature of settlement gaps and seeks to ensure that development within these areas does not physically or visually diminish the gap. In essence, Local Plan explanatory paragraphs 7.63 and 7.64 set out that the gap is an area of undeveloped land. It helps to retain a sense of separation between settlements and separate identity, so by this designation, defines, shapes and maintains settlement character, amongst other things, by preventing coalescence (in this case with Bishops Waltham, Swanmore, Waltham Chase, Shedfield, and Shirrell Heath). As set out, above, the proposal relates to an existing industrial building and does not involve any increase in its footprint, height or overall scale. The only external addition is a small plant enclosure, which would be positioned in a similar location to the existing gas tanks that are to be removed and would not be visible from the public realm. Given the limited scale of the works and the visual containment of development within the established built envelope of the site, the scheme would not result in an encroachment into the open countryside or undermine the function of the settlement gap. Accordingly, the proposal is not considered to conflict with Policy NE7 of the Local Plan.

Policy NE14 of the Local Plan seeks to ensure that development proposals in the countryside do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment. This policy identifies the following factors will be assessed when considering proposals that impact on rural character: visual, physical and tranquillity.

As aforementioned, the development would not produce harmful visual or physical impacts, considering the proposal does not alter the scale and size of the existing building. Policy NE14 of the Local Plan requires development to not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. The transport and noise impacts of the development are assessed in the relevant sub-sections of this report. With regards to light pollution, the site is an existing commercial

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site with existing rooflights. Amended plans have been received which reduced the number of rooflights proposed, so that they account for 7% of the total roof space; the same as existing, this would ensure that the level of light pollution would not be exacerbated within the landscape. It would be reasonable and necessary to secure details of any proposed external lighting by condition to ensure that light pollution is controlled. To limit its impact on the rural tranquillity of the area, conditions have been imposed to restrict no business-related operations outside the building. This has been recommended to be controlled via condition.

In conclusion, subject to appropriate conditions, the proposal is not considered to result in any demonstrable harm to the character and appearance of the area. The proposal is considered to be in accordance with policies D1, NE7 and NE14 of the Local Plan.

Development affecting the South Downs National Park

The application site is located 800 metres to southwest of the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore, the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No impact on the historic environment. The works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

It is considered that the proposal would not result in overlooking, overbearing or loss of light to the neighbouring properties, as the scale of the building is not being altered and nor are the first-floor windows. However, noise and traffic impacts have been assessed in detail.

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The closest residential properties to the site are located over 100m away from the building, being Broad Oak to the west and Bishops Hill House to east. The access to the site is approximately 20 metres away from the nearest residential property, Gravel Hill House.

Policy D7 of the Local Plan states development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life.

Noise

Significant concern has been raised with regards to the extension of the operation hours. This relates to concerns the business will be operational 24 hours a day. Whilst it is noted some of the machinery within the building will operate 24/7, staff will not be on site 24/7. Staffing of the business would be between 06:00 to 23:00 Monday to Thursday, 06:00 to 20:00 Friday, 06:00 to 13:00 Saturday and at no times on Sundays and Bank Holidays. In consultation with the Council's Environmental Protection Team, this level of operation, given its location and distances from neighbouring properties, is not considered to have an adverse impact on surrounding residential amenity of the area. A condition (4) has been recommended to control staffing operations hours.

Significant concern has been raised regarding the potential noise emanating from the machinery associated with the running of the site. It is worth noting that all industrial activity would occur within the building, condition 8 has been recommended to control this. A Noise Impact Assessment was provided with application which confirmed with mitigation measures, the resultant noise level to the nearest residential properties would be very low and therefore acceptable. These measures involve all doors and windows to the building being kept closed during the hours of 19:00 and 07:00. As to the external plant, a solid barrier around the plant area with chiller units operating in 'low noise' mode during evenings and night-time periods would be put in place. These measures have been recommended to be control via planning conditions 6 and 7.

As would be expected of a site such as this, the primary contributor to the overall sound impact levels is vehicular movements to and from the site, including HGV deliveries. A Transport Statement was provided with the application outlining the expected number of vehicle trips per day, including deliveries. It is stated deliveries would be between the hours of 07:30 to 18:00 Monday to Friday with no weekend deliveries. Given the proposed vehicular movements, the existing consent on site allowing sufficient vehicular traffic and its location on a main road with its own access to the site, it is not considered to have an adverse noise and disturbance impact on the surrounding residential properties to warrant a reason for refusal. Condition 5 has been recommended to the decision to control the time deliveries can be made to the site to limit its impact on residential amenity.

The proposal is therefore in accordance with policies D1 and D7 of the Local Plan.

Sustainable Transport

The application comprises an industrial unit accessed via a bellmouth junction onto Gravel Hill. Gravel Hill is a classified road subject to a 40mph speed limit without streetlighting, and with a footway on the western side of the carriageway. The access was approved under historic application 93/01116/OLD. The Highway Authority has been consulted on the application, and it raises no concerns regarding the access.

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Numerous objections have been received raising concerns regarding the proposal's potential to result in increased trip generation and increase in heavy good vehicles.

Paragraph 116 of the National Planning Policy Framework (2024) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Based on TRICS data, it is estimated that the existing use of the building could generate approximately 41 vehicle movements during the AM network peak hour (08:00 to 09:00), 31 movements during the PM network peak hour (17:00 to 18:00), and around 238 over a typical day (07:00 to 19:00). To estimate the likely trip generation with the proposed use, a traffic survey of the business's existing premises was undertaken. This recorded 9 vehicle movements in both the AM and PM network peak hours, and a total of 85 daily vehicle movements (07:00 to 19:00). It is anticipated that a similar level of vehicle activity would occur following relocation to the application site. On this basis, the proposed change of use is expected to result in a reduction of vehicle movements when compared with the existing use. The Highway Authority is satisfied that the proposal would not have an adverse effect on highway safety or the operation of the local highway network.

There are no parking standards for non-residential use within the Local Plan or supporting documents. Therefore, the guidance suggests utilising the Hampshire Parking Strategy and Standards 2002. As the proposed use is sui generis, the use is not listed as a specific land-use type, and in this instance, it is considered appropriate that the figures for a B2 (General Industrial) use area applicable in this assessment. Based on the calculated floor area of 4,562sqms with 1 space per 45sqms, 101 car parking spaces would be needed on site. This is not achieved, with 54 car parking spaces shown within the Parking Plan. There is an area of land to the north-west of the building and along the southern side of the building, which provides additional car-parking for up to 20 vehicles. The proposed change of use would utilise this area. The proposed operation is stated to employ 38 staff, with the majority in attendance throughout the day.

Given this approach was considered acceptable under the previous permission, the expected number of staff per car parking spaces, and on the basis that this scheme is deemed to have a reduced trip generation, it is considered, on balance, that the parking arrangements are acceptable. It is also worth noting that there is sufficient space with the site's available hardstanding to accommodate a significant number of vehicles, so as not to have an adverse impact on the public highway network.

The standards also suggest a cycle parking requirement of 13 long stay and 9 short stay spaces for staff. These would be provided via a secure cycle storage within an existing building outside of the warehouse. Condition 13 has been recommended to ensure these cycle storage spaces will be provided and retained.

There are appropriate passing places along the access track to ensure a two-way flow of traffic, therefore it is considered appropriate from a highway safety perspective.

In summary, considering the existing permitted use, the information submitted within the Transport Assessment, comments from the Highway Authority and the advice contained
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with the NPPF, it is not considered that the proposal would result in harm to the Highway Network and therefore, the proposals are acceptable.

At present, the application site is vacant, but does have a fallback position, in that it could be used for B2 purposes, and vehicular movements associated with that use could recommence. The building is lawfully established as a commercial business therefore it is considered to be appropriately located. It is worth noting its location as a commercial premise has already been established by its previous permissions.

The proposal is therefore in accordance with policies T1, T2, T3 and T4 of the Local Plan.

Ecology and Biodiversity

The proposal will have no impact as it is not development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is not overnight accommodation, affecting Nitrates.

Due to the nature of the development and the distance between the application site and the Nationally Protected Sites of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

Protected Species

With regards to protected species, Government Circular 06/2005 advises that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. It also states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Planning Practice Guidance states that planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering site allocations or planning applications.

The application site lies within a red impact risk zone for great crested newts, a European protected species and a material consideration in the determination of planning applications. Nature Space have been consulted on the application. It is noted that due to the limited scale of the proposed work, it is unlikely that the proposed work will impact great crested newts and or their habitat. The works are to an existing building as well as on areas of existing hardstanding. It is not considered that the development would pose a risk to this species.

Due to the proposed works to the roof, a Preliminary Roost Assessment was provided with the application. This concluded that the building has negligible potential for roosting bats. Mitigation measures have been suggested including the need for a Construction Environment Management Plan (CEMP), limiting construction hours and provided sensitive lighting in line with Guidance Note 08/23 Bats and Artificial Lighting at night (ILP / BCT, 2023). These have been recommended to be conditioned to the decision (3 and 12). Furthermore, condition 11 has been recommended to the decision for the works to be in

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accordance with the biodiversity enhancement measures set out within the Preliminary Roost Assessment which include the provision of two bat boxes.

Ancient Woodland

The site lies within the countryside and there is ancient woodland to the north of the site. Given the site's positioning in close proximity to ecologically sensitive areas, a condition has been attached requiring details of any external lighting to be submitted to the Authority prior to their installation. Furthermore, the condition (3) would require that the external lighting is in accordance with Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT) 'bats and artificial lighting guidance note 08/23'. Subject to this condition, it is considered that external lighting can be suitably controlled and its impact upon landscape and protected species sufficiently mitigated.

Whilst the building is directly adjacent to the ancient woodland, it is already in situ, and the works would not involve built development any closer to the ancient woodland. To ensure construction works do not impact the ancient woodland, a pre-commencement condition requiring a construction management plan to be submitted, has been attached (condition 12).

Biodiversity Net Gain

Biodiversity net gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). As such, planning applications (unless exempt) received on or after 2 April 2024, are required to provide a 10% Biodiversity Net Gain. Based on the information available, one of the statutory exemptions set out under the Biodiversity Gain Requirements (Exemptions) Regulations 2024 applies. Regulation 4 sets out that de minimis development is exempt, which is defined as a development proposal that impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero. The proposal seeks the change of use of the existing building and whilst a new external plant would be installed, it would be sited on existing hardstanding. The existing hardstanding has a biodiversity value of zero and therefore the development would be considered to be de minimis.

Whilst it is recognised that the proposal meets one of the regulation exemptions from having to provide mandatory Biodiversity Net Gain, local planning policy NE5 of the Local Plan requires any development proposal to provide gains for biodiversity. Therefore, a condition has been attached requiring a biodiversity enhancement plan to ensure that local ecology and biodiversity is improved as a result of this development. The enhancements should be proportionate to the development i.e. provision of bat box and bird boxes, etc. Subject to this condition (11), the proposal would comply with the requirements of this policy and the NPPF.

Sustainable Drainage

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The application site lies within Flood Zone 1, an area with a low probability of flooding, defined as having less than a 1 in 1,000 (0.1%) annual chance of river or sea flooding.

There are no alterations proposed to the existing drainage arrangements on the site. Foul drainage capacity would remain unchanged, the building is already connected to the mains, and the building would continue to be served by the mains system. Surface water drainage would also remain as existing, discharging to the adjacent watercourse. The proposed external plant is to be installed on existing hardstanding, and as no additional hard surfacing is required, the development is not expected to give rise to any impact on surface water drainage.

Therefore, the proposal is considered to comply with Policy NE6 of the Local Plan.

Sustainability

The Local Plan intends to reduce the district's carbon footprint by imposing carbon policies to apply to all forms of development. A Sustainability Statement was provided with the application to justify how the proposal would help mitigate and adapt to climate change. This section will outline the relevance of the CN policies to the proposed development.

Policy CN1 outlines support for the re-use and refurbishment of existing buildings where possible. As this proposal relates to the re-use of an existing building, it would result in a sufficient reduction of embodied carbon in comparison to the erection of a new building. As such, it would have a reduced impact on the carbon footprint of the district. The principle of this proposal is supported from a sustainability perspective.

Policy CN1 (mitigating against climate change) and CN3 are not relevant as they refer to new non-residential development with the exclusion of change of uses. As this is an established warehouse building and not a new-build, these measures cannot be achieved and would not be reasonable to request.

Policy CN8 relates to embodied carbon and the importance of reducing carbon emissions. As the proposed development is not the erection of a new building which would involve the creation of carbon emissions and instead is a change of use, it would have a much better impact on the environment. Therefore, the proposal is considered to comply with the spirit of policy CN8 of the Local Plan.

The proposed development has been designed to align with the objectives of the Winchester City Council Local Plan 2020–2040, particularly Policies CN2 (Energy) and CN4 (Water Efficiency). The scheme demonstrates a proactive approach to sustainability through energy efficiency improvements, adoption of low carbon technologies, and water conservation measures.

A baseline Energy Performance Certificate (EPC) assessment undertaken in October 2025 identified the building as having a G rating, indicating very poor energy performance. A comprehensive upgrade strategy is proposed, including:

- Removal of legacy oil-fired heating systems and LPG infrastructure
- Installation of a closed-loop heat recovery system using waste heat from manufacturing processes
- Full replacement of existing lighting with high-efficiency LED systems

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- Fabric and system upgrades to improve overall building performance

These measures are predicted to improve the building's EPC rating to A (18), representing a significant reduction in energy demand and carbon emissions.

The development will operate on a zero-carbon electricity supply, sourced from a combination of nuclear and renewable generation, resulting in zero operational carbon emissions (0 g/kWh) for electricity use.

In addition, the following measures are intended to be carried out:

- Installation of a roof-mounted solar photovoltaic (PV) array (targeting approximately 224 panels)
- Potential expansion of PV capacity subject to structural capability
- Load shifting to off-peak energy periods where feasible

It is worth noting the installation of the solar panels on the building would require prior approval consent. However, there is a clear intent to erect solar panels confirmed by the carrying out of a structural survey. The reason why the solar panels have not been included in this application is because the results of the structural survey have not been finalised, confirming the loading capacity of the roof.

These measures will further reduce reliance on grid energy and contribute to on-site renewable energy generation.

To comply with BREEAM Refurbishment and Fit-Out (RFO) standards and Policy CN4, the development includes upgrades aimed at reducing potable water consumption and improving monitoring.

Proposed measures include:

- Installation of dual-flush WCs (4.5/3L)
- Low-flow taps (≤ 5 litres/minute)
- Introduction of waterless urinals
- Installation of a pulsed water meter linked to the Building Management System (BMS) for leak detection and monitoring
- A programme of ongoing maintenance and potential future greywater recycling is also proposed.

A condition (14) to require these details to be submitted and approved prior to the occupation of the building has been added to the decision.

The proposed development delivers a comprehensive sustainability strategy through:

- Significant improvement in energy efficiency (EPC G to A)
- Full transition to low-carbon and renewable energy sources
- Reduction in water consumption and improved monitoring

Overall, the scheme represents a substantial enhancement in environmental performance and demonstrates compliance with policies CN2 and CN4 of the Local Plan.

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Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The application seeks the change of use of an existing industrial building located within the countryside, outside any defined settlement boundary. The site contains a permanent and structurally sound building with an established lawful B2 (General Industrial) use, and the proposal represents the continued use of this building for employment purposes within an appropriate location, in accordance with policies SP3 and E9 of the Local Plan.

The principle of development is acceptable, given the established commercial use of the building and the absence of any increase in footprint, height or overall scale. The proposal would retain employment land, generate full-time and part-time jobs, and is supported by Policy E6 of the Local Plan.

The development has been carefully assessed against its countryside and settlement gap location. Owing to the re-use of the existing built form, the limited nature of physical works, the high degree of visual screening, and the containment of activity within the established envelope of the site, the proposal would not result in visual or physical harm to the rural character of the area, nor would it undermine the function or openness of the Bishops Waltham / Swanmore / Waltham Chase / Shedfield / Shirrell Heath Settlement Gap. The proposal is therefore compliant with Policies D1, NE7 and NE14 of the Local Plan.

No adverse impacts are identified in relation to the South Downs National Park, the historic environment, or flood risk/drainage. Ecological impacts have been robustly considered, including protected species, ancient woodland and biodiversity. The proposal qualifies as de minimis development for the purposes of Biodiversity Net Gain; however, proportionate biodiversity enhancements have been secured by condition to ensure compliance with Policy NE5 and the NPPF.

In terms of residential amenity, it is acknowledged that concern has been raised regarding noise, hours of operation and traffic. These matters have been fully assessed in consultation with the Council's Environmental Protection Team and, subject to appropriate and enforceable planning conditions controlling hours of operation, delivery times, external

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plant, lighting and noise mitigation measures, the proposal would not result in unacceptable harm to neighbouring amenity. The submitted Transport Statement demonstrates that the proposed use would generate fewer vehicle movements than the existing permitted use, and the access arrangements and parking provision are considered acceptable, having regard to the site's lawful fallback position and the advice within the NPPF. The proposal would therefore not give rise to an unacceptable impact on highway safety or the operation of the local highway network and is in accordance with Policies T1, T2, T3 and T4 of the Local Plan.

The proposed development delivers a comprehensive sustainability strategy through significant improvement in energy efficiency (EPC G to A), full transition to low-carbon and renewable energy sources and reduction in water consumption and improved monitoring. Overall, the scheme represents a substantial enhancement in environmental performance and demonstrates compliance with policies CN2 and CN4 of the Local Plan.

Taking all matters into account, it is concluded that the proposal complies with the Development Plan when read as a whole and that there are no material considerations which indicate that permission should be withheld. Any limited impacts identified can be satisfactorily mitigated through the imposition of planning conditions.

Accordingly, the application is recommended for approval, subject to conditions.

Recommendation

Permit subject to the following conditions:

Conditions

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

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

2. The development hereby approved shall be constructed in accordance with the following plans received: -

Location Plan
Block Plan
Proposed Elevations
Floor Plans
Proposed Roof Plan
Climate Emergency Statement
Noise Impact Assessment
Letter of Clarification on Noise Impact Assessment

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Planning Statement
Transport Statement
Preliminary Roost Assessment
Sustainability Statement

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. The development shall not be occupied until full details of any additional lighting for the site, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers have been submitted to and agreed in writing by the Local Planning Authority. All external lighting must strictly be in accordance with Guidance Note 08/23 Bats and Artificial Lighting at night (ILP / BCT, 2023).

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species as well as neighbouring properties are not adversely impacted by the lighting.

4. The use hereby permitted shall not be operated by staff other than between the hours of 06:00 to 23:00 Monday to Thursday, 06:00 to 20:00 Friday, 06:00 to 13:00 Saturday and at no times on Sundays or Bank Holidays unless there is an emergency.

Reason: To ensure acceptable noise levels within noise sensitive premises are maintained and to limit the impact on residential amenity.

5. All deliveries and loading operations shall only take place between the hours of 07:00 to 18:00 Monday to Friday only.

Reason: To ensure acceptable noise levels within noise sensitive premises are maintained and to limit the impact on residential amenity.

6. Prior to the commencement of the works hereby permitted all acoustic mitigation measures identified in the 24 Acoustic Report (R11162-1 REV 0) dated 14 August 2025 and the letter of clarification dated 28th January 2026 shall be implemented. This shall include the recommended sound reduction index for the replacement roof and the acoustic fence surrounding the identified external plant. All such measures shall be maintained thereafter.

Reason: To ensure acceptable noise levels within noise sensitive premises are maintained and to limit the impact on residential amenity.

7. All doors and windows to the building shall be kept closed between the hours of 19:00 and 07:00 except for ingress and egress purposes.

Reason: To ensure acceptable noise levels within noise sensitive premises are maintained and to limit the impact on residential amenity.

8. No business operations shall be carried out outside the building.

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Reason: To ensure acceptable noise levels within noise sensitive premises are maintained and to limit the impact on residential amenity.

9. The area shown shaded yellow on the Location Plan shall be used solely as an ancillary outdoor amenity area for employees of the permitted business, comprising informal seating, picnic benches and informal walking routes only, and shall not be used for:

- storage of materials or equipment
- parking of vehicles
- siting of structures (other than benches)
- operational business activities
- events open to the public

Reason: To safeguard the rural character and visual amenity of the area, and to clearly define the extent of permissible non-agricultural use in accordance with the development plan.

10. No materials, including products, parts, crates, packing or waste shall be stored in the open at the site.

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

11. Prior to occupation of the development hereby permitted, the works must be in accordance with the biodiversity enhancement measures set out within the Preliminary Roost Assessment dated March 2026 submitted with the planning application and retained thereafter.

Reason: To enhance the ecological value of the site and increase its contribution to the local environment.

12. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall provide for:

- Programme for construction works – construction works must be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn
- A programme of methods and phasing of construction work (including soil strip, importation, implementation of level changes and restoration across each part of the site)
- (b) Clearly defined construction zones including access routes (including details of access to F4) ensuring no machinery or construction works can be undertaken within F2 to ensure the retention of the neutral grassland and protection of reptiles.
- Construction working hours and days
- The provision of facilities for contractor parking

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- The arrangements for deliveries associated with all construction works
- Protection of pedestrian routes during construction
- Location of temporary site buildings, compounds, construction material, and plant storage areas
- Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.
- Materials Management Plan to inform soil management and monitoring (including storage of soil and verification that the material being deposited must be clean fill, free from any contaminants)
- A system of regular monitoring informed by the Materials Management Plan to ensure that the deposition of spoil adheres to the approved plans and does not exceed the agreed quantities (including regular inspections of the site, tracking of material, deliveries, and verification of compliance with haul routes and schedules and monitoring of the quality of the material being deposited)
- Measures to avoid or mitigate impacts on species and habitats
- Use of fences and barriers to protect adjacent land, footpaths and protected habitats
- Measures to mitigate chemical and/or fuel run-off
- Waste management plan
- Toolbox talks to staff
- Details of the location, specification and operation of temporary lighting
- (Measures to control noise and dust pollution
- The provision to be made for contractor's vehicle parking and plant, storage of building materials and any excavated materials, huts and all working areas. No materials, heavy machinery or vehicles and light sources to be stationed adjacent to Gravel Hill SINC and Ancient Woodland during operation of the development to avoid impacts on this protected and irreplaceable habitat

The approved CEMP shall be adhered to throughout the construction period for the development.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties, businesses, ecology or highway safety.

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13. Prior to occupation of the development hereby permitted, cycle storage of a minimum of 22 spaces shall be provided within the building labelled on the Block Plan and thereafter retained.

Reason: To offer sustainable modes of transport to and from the site.

14. Prior to the first occupation of the development, details of water efficiency measures to be implemented within the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to occupation and thereafter retained.

The submitted details shall demonstrate how the development will minimise potable water consumption and shall include (but not be limited to):

- Installation of dual flush WCs (maximum 4.5/3 litres);
- Use of flow restricted taps achieving a maximum flow rate of 5 litres per minute or less;
- incorporation of waterless urinals where applicable;
- Installation of a pulsed-output water meter linked to a Building Management System (BMS) to enable monitoring and leak detection;
- Arrangements for ongoing maintenance and monitoring of water efficiency systems.

Reason: To ensure the efficient use of water resources, reduce potable water consumption, and accord with Policy CN4 of the Winchester Local Plan and the principles of sustainable development

Informatives:

1. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) takes a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- * Offer a pre-application advice service; and
- * Update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions

In this instance

- a site meeting was carried out with the applicant
- the applicant/agent was advised of minor changes required to the application and these were agreed.

2. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution

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Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions. <https://www.winchester.gov.uk/environment/pollution/construction-sites>

3. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

4. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development is below the de minimis threshold.

5. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

6. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur further advice should be sought from Natural England and/or a professional ecologist.

7. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged, then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application

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- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

Appendix 1 – Shedifeld Parish Council Comments

Shedfield Parish Council (SPC) wishes to object to the above planning application

Objection Summary

The principal grounds for objection are:

- The proposed red line planning boundary approximately doubles the size of the currently approved site
- Proposed 24/7 operation of the site
- Noise impact
- Traffic impact
- Change of Use and consequential intensification of the site within the countryside
- Impact on the Bishops Waltham/Shirrell Heath Local Gap

Engagement and Community Consultation

Our council was not contacted by the applicant prior to the application and at the time of the validation, there was limited engagement with neighbouring residents. The earlier application attracted significant public concern, with objections from 33 members of the public. This application has surprised residents, resulting in objections to the officer and concerns delivered to our parish council.

Planning History and context

SPC considers that any assessment of this application must be made by direct comparison between the existing approved application red line boundary and the expanded boundary proposed in this Change of Use application. The land forms part of a larger parcel that was in agricultural use until 2016.

Application 16/01145/FUL

Planning application 16/01145/FUL was approved for a B2 change of use, following which a building was erected on the northern part of the site. A number of conditions were attached in order to safeguard residential amenity and the character of the area. Key conditions included:

- Condition 2: Restriction of use solely to the production and customisation of commercial vehicles and the manufacture of custom-built agricultural and vehicular trailers, with no other B2 use permitted without further planning permission.
- Reason: To safeguard the amenity of adjoining and future residents.

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- Condition 3: Operating hours limited to 07:00–18:00 Monday to Friday and 07:00–13:00 on Saturdays, with no operation on Sundays, Bank or Public Holidays.
 - Reason: To protect the amenities of nearby occupiers.
- Condition 4: Deliveries restricted to the same hours as Condition 3.
 - Reason: To protect the amenities of nearby occupiers.
- Condition 5: All land outside the building, immediate hardstanding, and access road (as shown on drawing P16-010 02-020001A outlined in red) to remain in agricultural use.
 - Reason: To avoid encroachment of B2 use onto surrounding land, protect visual amenity, and comply with policy CE17.
- Condition 6: External lighting details to be approved by the Local Planning Authority, with lighting not to be operated between 22:00 and 07:00.
 - Reason: To protect the appearance of the area, the environment, and local residents from light pollution.

SPC considers that the reasons for imposing these conditions remain relevant to determining this current application.

Application 19/00001/FUL

A subsequent application (19/00001/FUL) sought a change of use from B2 to a flexible B1/B2/B8 use. This permission was also subject to conditions, including:

- Condition 04: Operating hours limited to 07:00–20:00 Monday to Friday and 07:00–13:00 on Saturdays, with no operation on Sundays, Bank or Public Holidays.
 - Reason: To protect residential amenity.
- Condition 05: Delivery hours limited to 07:00–18:00 Monday to Friday and 07:00–13:00 on Saturdays, with no deliveries on Sundays, Bank or Public Holidays.
 - Reason: To protect residential amenity.
- Condition 06: Land outside the building, hardstanding, and access road (as shown on plan P16-010 02-02-001C outlined in red) to remain in agricultural use.
 - Reason: To ensure the character of the surrounding land is not subsumed into industrial use and to protect visual amenity.
- Condition 07: External lighting to be approved by the Local Planning Authority and not operated between 22:00 and 07:00.

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- Reason: To protect the appearance of the area, the environment, and local residents from light pollution.
- Condition 08: No open storage of materials, products, parts, crates, packing, or waste.
- Reason: In the interests of visual amenity.
- Condition 09: Restriction of use to the specified vehicle production and trailer manufacture activities only, with no alternative B2 use without further permission.
- Reason: To safeguard the amenity of adjoining and future residents.

A later application was submitted to discharge the lighting condition.

Scope of the current application

Previous permissions relate solely to the factory site, with explicit requirements that all remaining land be retained in agricultural use. The current application seeks to extend the planning boundary and does not adequately justify this expansion.

Furthermore, the application is lacking in key supporting information:

The change of use justification is to facilitate business expansion and whilst bespoke, does not detail the type or limitation of this expansion save the 24/7 operation and external plant enclosure. Mention is made of 'evolving industrial processes' but no detail is provided.

The NIA has measured the noise created at Turbocam's current premises. There appears no reassurance that the noise will not increase at this new site and impact on the nearest neighbours or the environment

Road accident data and details of the types and frequency of vehicles accessing the site

The planning statement refers to a bus and bus stop. There is no public transport in Shirrell Heath for employers or employees to use

Parish concerns about the further commercial development and expansion in the countryside and the impact on the Bishops Waltham/Shirrell Heath Local Gap should this site operate 24/7 and extend outside of its current planning boundary. There appears no justification within the current Winchester Policy Plan or the proposed adopted plan of why in this case, further development in the countryside should be permitted.

SPC is concerned that the proposed Change of Use application would expand the existing operational site and allow 24/7 manufacturing. with the potential of further development in the countryside and within an important Local Gap. This intensification may create more noise and traffic with an absence of public transport for workers. Historically, a range of planning conditions has protected the local community and road users, and these conditions have generally been effective. There is no justification for these safeguards to be removed or weakened.

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SPC therefore requests that:

- The planning boundary is restricted to the original approved red line area
- Change of Use is refused and the site operates with the current planning class of use
- The previously imposed operating, delivery, lighting, land use, and amenity protection conditions are applied.
- The application is referred to the Planning Committee for determination

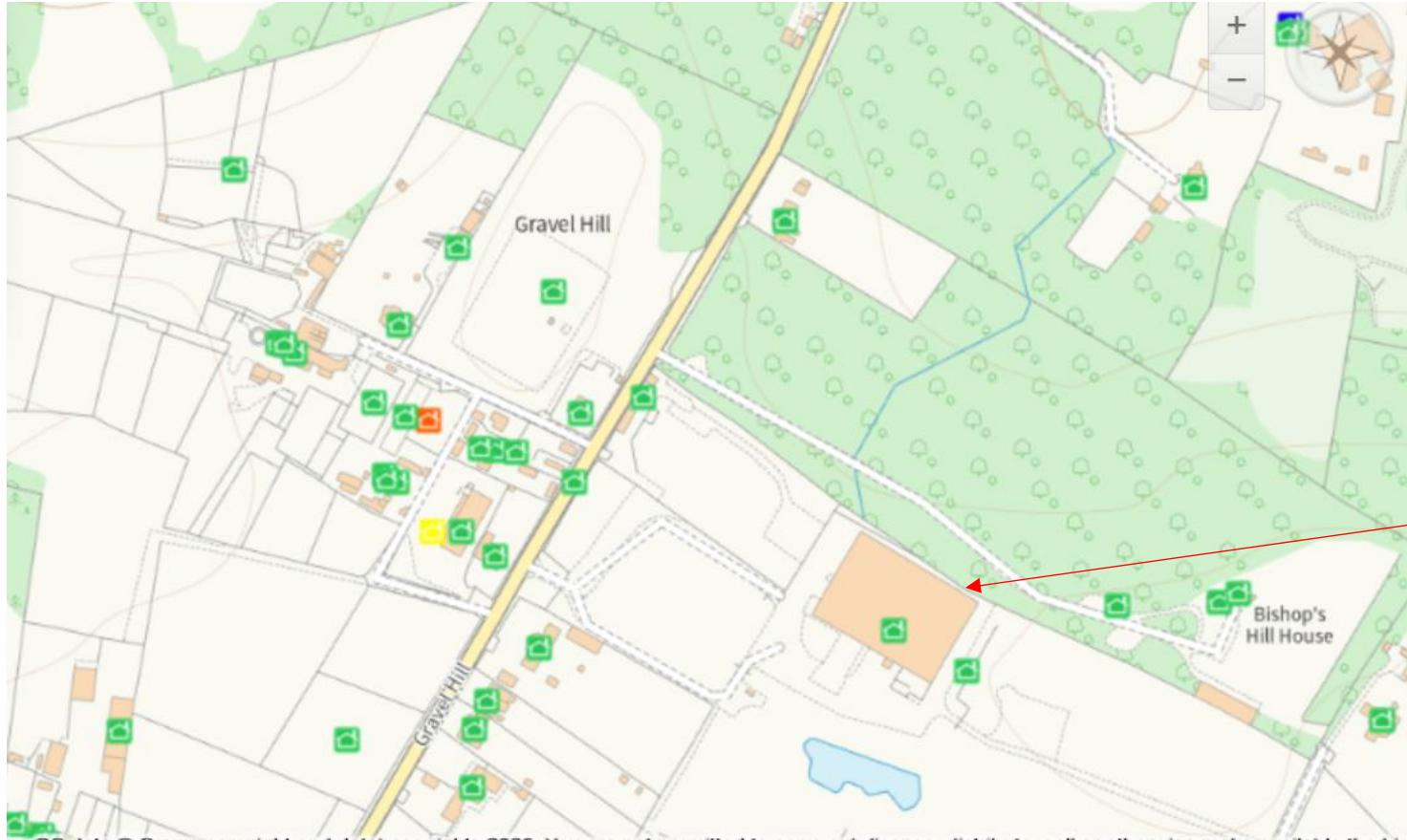
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25/02463/FUL Gravel Hill Farm, Gravel Hill, Shirrell Heath

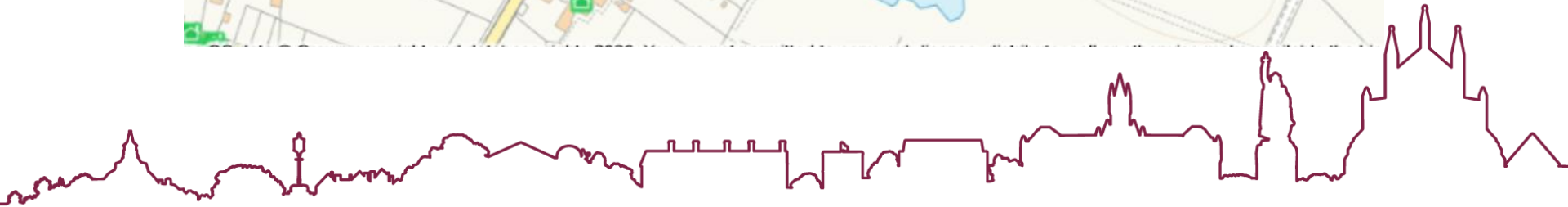
**Change of use from Use Class B1c/B2/B8
(19/00001/FUL) to Sui Generis bespoke to
Turbocam including minor alterations to
Rooflights and new external plant enclosure
(Amended Ownership Certificate).**



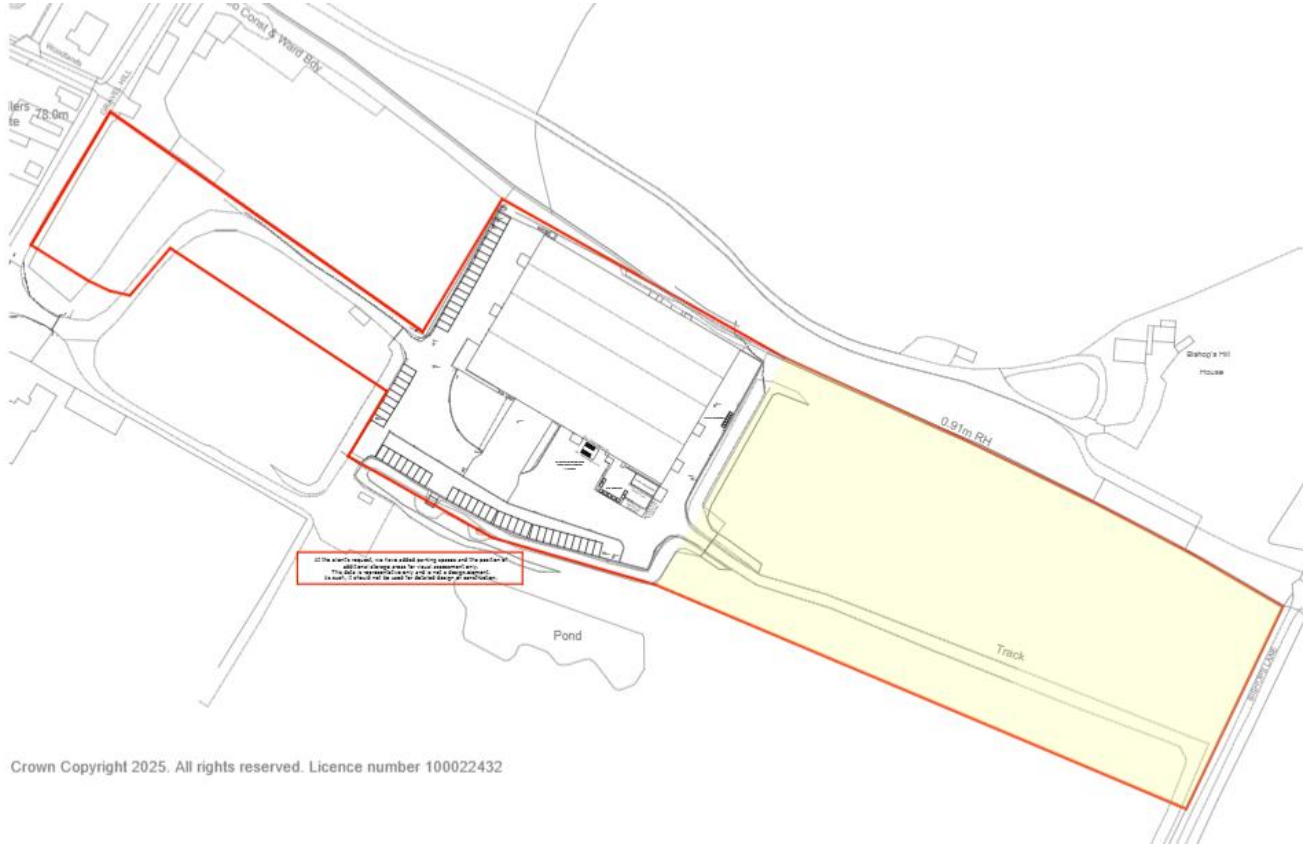
Wider Site Plan



Application Site



Location Plan



Aerial Photograph



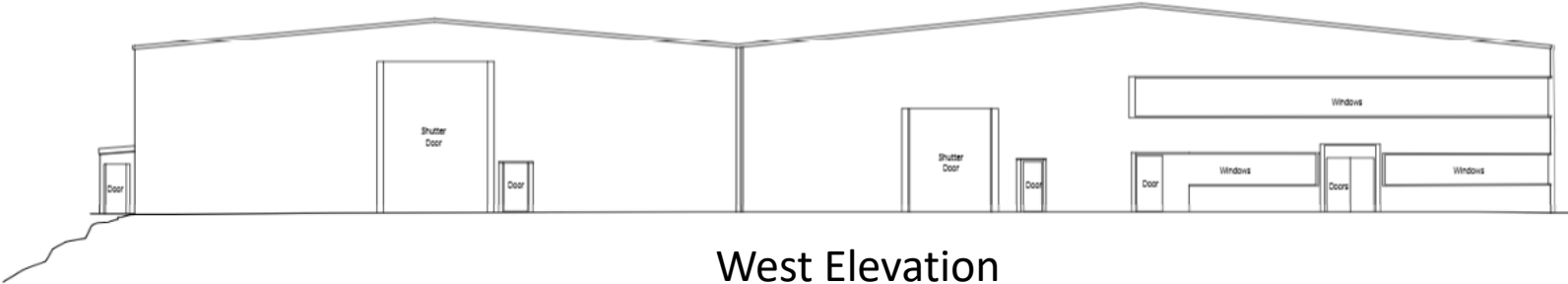
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Aerial Photograph

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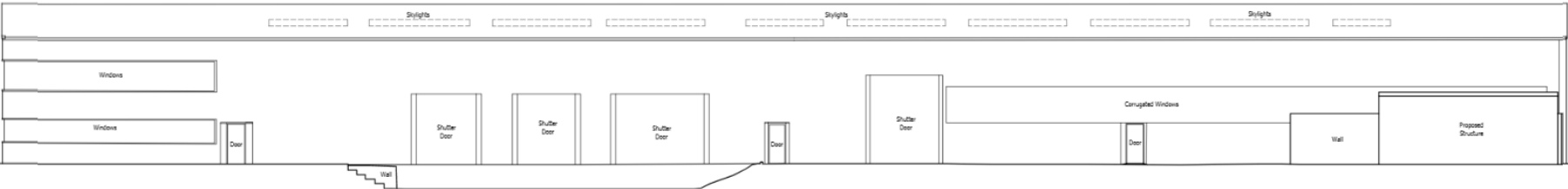


Elevations



West Elevation

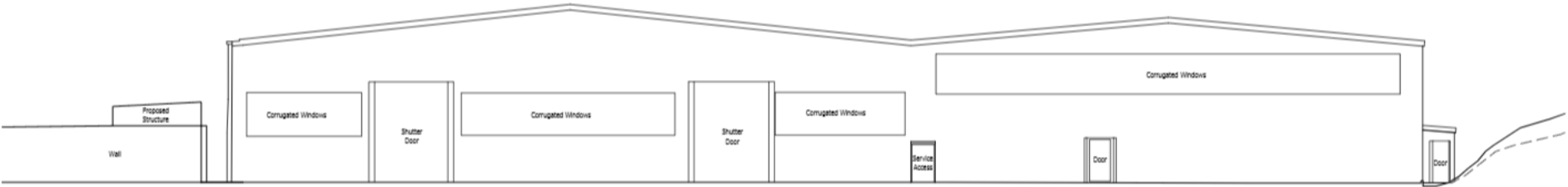
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South Elevation

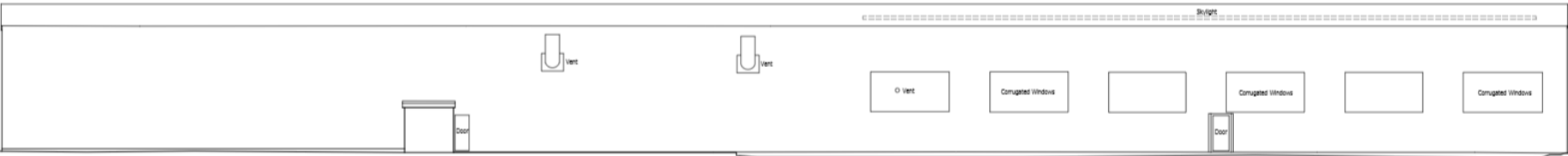


Elevations



East Elevation

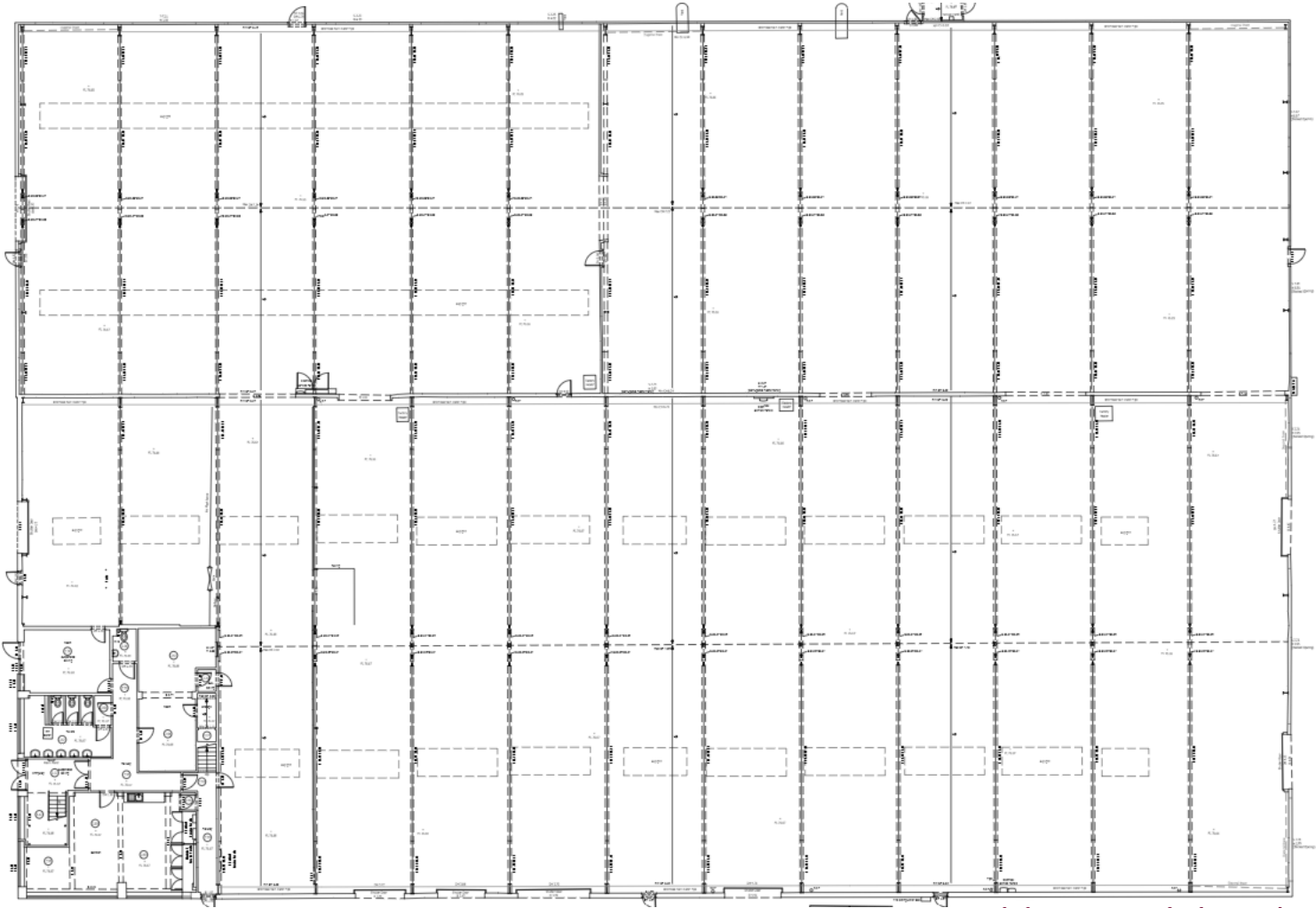
Page 42



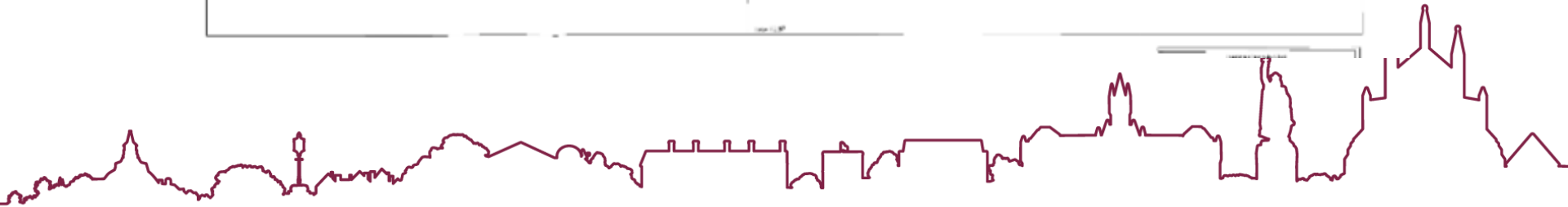
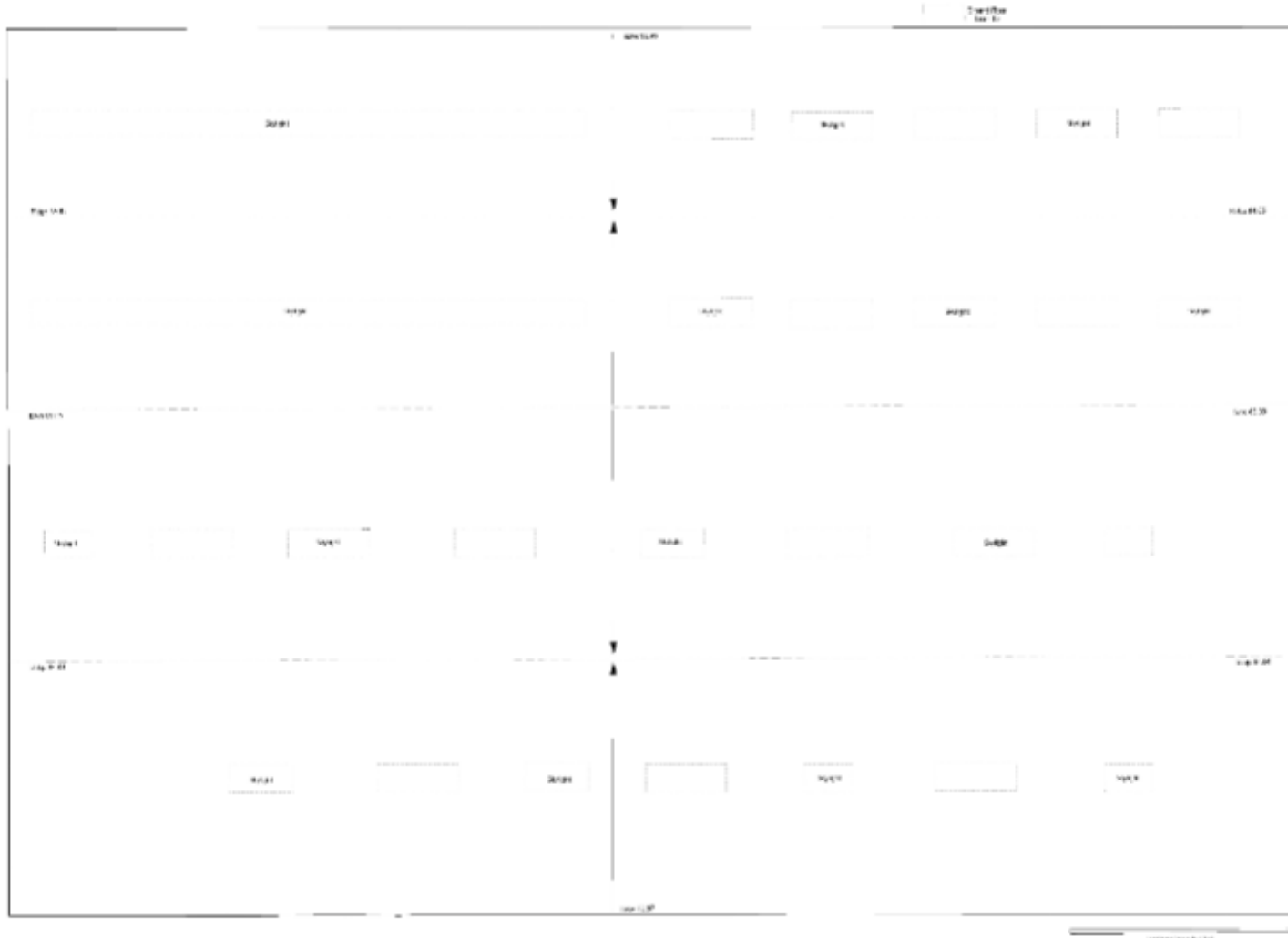
North Elevation



Ground Floor Plan



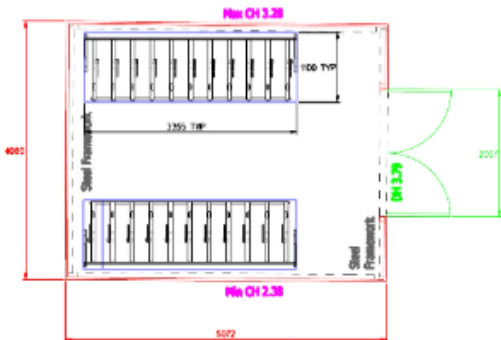
First Floor Plan



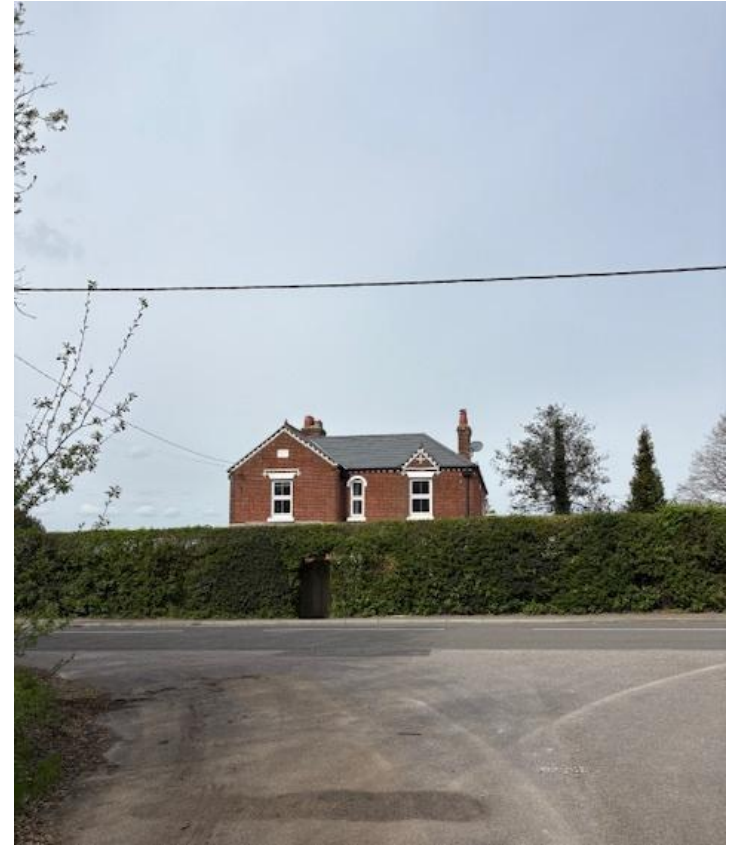
Cycle Store Plans

EXISTING BUILDING
USED FOR BICYCLE
STORAGE
22 SPACES

Page 45



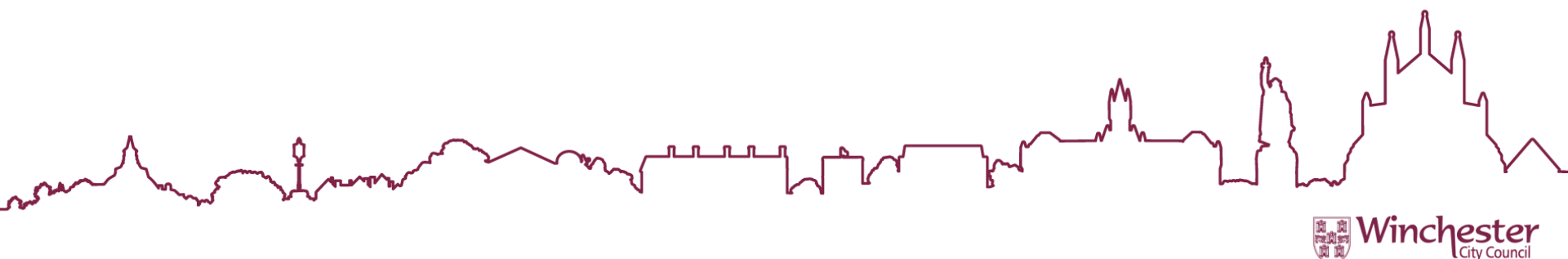
Site Photos



Site Photos



Site Photos



Site Photos

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Site Photos



Recommendation

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Proposal complies with Local Plan policies as is laid out within the report.



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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 26/00619/HOU
Proposal Description: Planning application for a two-bedroom annexe, rear extension to provide playroom and rooflight over existing roof
Address: Marne Villa 36 Main Road Littleton Winchester Hampshire
Parish, or Ward if within Winchester City: Littleton And Harestock
Applicants Name: Elizabeth Reid and Jamie MacNamara
Case Officer: Charlotte Smith
Date Valid: 24 March 2026
Recommendation: Permit with Conditions
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 26/00619/HOU](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is not considered to result in a detrimental impact on the local character of the area or residential amenity.

Littleton and Harestock Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations. Their comments are shown in Appendix 1

Amendments to Plans Negotiated

None

Site Description

The site is a detached residential dwelling within heavily residential surroundings. The property itself is on relatively level ground, but land levels slope down from the site to the north east and south east. There are some large trees in the rear garden. Surrounding properties are mostly detached dwellings.

Proposal

The are 2 parts to the proposal: Firstly, works to the main dwelling which consist of a single storey extension to the rear, in combination with the conversion of the existing integral garage to provide a playroom / study, a pantry and store room. The extension will be approximately 5.5m in depth at its longest point, 4.6m in width, and 3.7m in height. It is proposed to be rendered to match the existing dwelling, with a rooflight above. A roof lantern is proposed to replace two rooflights over the existing kitchen and family room.

Secondly, a two bedroom annexe in the rear garden. This is proposed to be approximately 14m in length, 6.5m in width and 4m in height. This is to be used as a living space for family members.

Relevant Planning History

26/00495/LDP - Proposed Caravan Annexe in rear garden ancillary to the main dwelling for the care of relatives - Permitted 02.06.2026

Consultations

None

Representations:

Littleton and Harestock Parish Council (Full comments in Appendix 1)

- Overdevelopment
- Lack of drainage/sewer/rainwater information.
- Lack of details regarding the materials.
- Parking provision

1 Objecting Representation citing the following material planning reasons:

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- Overbearing and intrusive development – due to level changes, proximity to fence, use of garden area
- Overlooking
- Noise and light pollution from the annexe
- No evidence about impact on water quality / nitrates
- Impact on the character of the area
- Impact on parking

1 Neutral Representation citing the following material planning concerns:

- Fire risk from property extension.
- Overlooking from downstairs windows.
- Title deed precludes type of development (annexe).
- Precedent.
- Construction traffic.

Relevant Development Plan Documents and Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The current adopted development plans comprise:

Winchester Local Plan 2020-2040 (adopted March 2026)

Strategic Policy D1 – High Quality, Well Designed and Inclusive Places

Strategic Policy D7 – Development Standards

Policy NE15 – Special Trees, Important Hedgerows and Ancient Woodlands

Policy H4 – Development within Settlements

Policy T2 – Parking for New Developments

Other Relevant Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2024)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making

National Planning Practice Guidance (NPPG)

- Determining a planning application

Supplementary Planning Document

High Quality Places (2015)

National Design Guide 2019

Littleton Village Design Statement 2023

Planning Considerations

Assessment under 2017 EIA Regulations.

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The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within the defined settlement boundary of Winchester, where the principle of development such as that proposed is considered to be acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Part of the application consists of an annexe in the form of a separate outbuilding to the rear of the property. Annexes may be acceptable if they are subordinate in scale to the main dwelling, are within the residential curtilage and don't provide opportunities for subdivision from the main house through siting or separate vehicular access which could lead to the creation of a separate dwelling. They are typically conditioned to remain ancillary to the main dwelling. The principle of an annexe is therefore acceptable in this case and an assessment of the particular merits of the proposed annexe is set out under the heading below.

One of the neighbours has raised concerns that an annexe may set a precedent in the locality for similar development. However, as noted above, an annexe, if appropriate in scale and siting, would be treated as ancillary development to the main house rather than a separate dwelling. Therefore, it is not considered that an annexe in this location would set a precedent, and any proposals for annexes in other properties in the locality would be considered on their own merits.

It is also noted that a certificate of lawfulness has been granted (26/00495/LDP) for the siting of a mobile home in the same position as this outbuilding, also to be used as an annexe. It is understood that the applicant submitted the certificate as a fall-back option should this planning application not be successful. As it has been approved, it does constitute a valid fall-back position which is a material consideration in this application as there is a strong likelihood that the mobile home would be brought onto the site if the application were refused. The mobile home has the same footprint size as the proposed annexe but is taller by 0.2m. This is discussed in more detail in the conclusion.

Impact on character and appearance of area

The application site is a detached residential dwelling within heavily residential surroundings. The area is characterised by large, two storey dwellings within substantial plots – however, there is little uniformity to the context due to the variety of materials and design detailing. The property is visible from the public realm of Main Road. Nevertheless, the works are concentrated to the rear of the dwelling.

Garage conversion

While the garage is proposed to be converted to internal rooms, the existing garage door is to be retained so the front elevation of the property will be unchanged.

Rear Extension

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Paragraph 8.12 of the council's High Quality Places Supplementary Planning Document states, "rear extensions often have a modest impact on the street scene and hence in urban design terms are generally acceptable in principle". The proposed rear extension is modest in size and is not visible from the public realm; it is therefore not considered to be harmful to the character of the area.

Annexe

The proposed annexe is single storey and is positioned to the rear of the dwelling and will not be visible from the public realm, as the main dwelling will dominate the viewpoint from Main Road in terms of height and bulk. It is therefore not considered to result in any visual harm to the character of the area.

The annexe would be subordinate in scale and as noted set to the rear. There is a driveway running along the north west boundary of the application site but this is not in the applicant's ownership so would not provide a separate vehicular access to the annexe. The outbuilding is therefore considered to be appropriate as an ancillary building to be used as an annexe to the main dwelling and condition 4 is attached to ensure it remains ancillary and is not used as separate accommodation. By functioning as an annexe to provide accommodation for relatives in these circumstances it is not considered that the proposal would have any adverse impacts on the character or appearance of the area.

A concern raised in representations from one of the neighbours referred to the potential overdevelopment of the site. However, it is considered that the application site is of sufficient size to accommodate the parts of the proposed development without the plot appearing cramped.

In summary, the development complies with Policy D1 of the Regulation 19 Local Plan.

Development affecting the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the NPPF. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The application site is located 1.1km from the South Downs National Park. Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

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The nearest dwellings to the property are those either side, No. 34 Main Road to the south west, and No. 38 Main Road to the north west and adjoining properties to the rear (north east), No. 38A Main Road and The Corner House, North Drive.

The proposed rear extension is modest in scale and is not considered to result in overbearing or overshadowing development. The works are concentrated on the southern aspect of the rear elevation, and will maintain a gap of 2m to the dwelling to the south.

A neutral comment received from the neighbour at No. 34 Main Road raised a concern about potential windows on the side elevation of the rear extension, due to difficulty interpreting the plans as online. No windows are proposed for the side elevation of the property beyond what is already existing on the property. It is therefore considered that no additional harm is caused as a result of this aspect of the development.

The annexe is proposed to be sited at the rear of the garden adjacent to the north west boundary and close the rear north east boundary. A driveway runs adjacent to the northwest boundary which provides a buffer between the site and No. 38 Main Road, ensuring that the annexe will not affect the privacy of this neighbouring property or appear overbearing.

As the annexe would be set within the north western half of the rear garden it will be away from the south eastern boundary shared with No. 34 Main Road and will not have any harmful impact on this neighbouring property, despite land levels sloping down to the south east.

The annexe will be more visible from the property at the Corner House to the north east as it will be 1.9m from the boundary and the application site is at a higher level than the garden of the Corner House. However, despite this relationship, the annexe is still a single storey structure of 3.9m in height, inclusive of the base. The boundary fencing and planting would screen a lot of the structure from views from this neighbouring garden area and will the roof and eaves would be visible, it is not considered that this structure would be unacceptably overbearing in these views. While a window is shown on this elevation, it would also be mostly screened by the fence and vegetation and is also conditioned to be obscure glazed. In these circumstances it is not considered that there would be any overlooking and due to the orientation of the dwellings there would not be any overbearing.

No. 38A Main Road is further to north of the annexe building and would not be unacceptably affected by the proposal.

In summary, it is not considered that the extension or annexe would have any unacceptable adverse impacts on neighbouring amenity and the proposal is therefore in accordance with policies D1 and D7 of the Local Plan.

Sustainable Transport

The proposal will create two new bedrooms in the annexe. Since the adoption of the new Local Plan, the Residential Parking Standards are redundant as there is a focus on utilising sustainable transport.

Section III of Policy T2 states, "residential development proposed with no car parking provision will be supported where it is located in walking distance of a range of services and facilities, or there is appropriate access to non-car based modes of transport". The

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property is circa 50m from a bus stop. It is therefore considered that the lack of parking would be insufficient to warrant refusal of the application.

Further concerns raised about the development were concerning delivery trucks and builders, as well as the parking arrangement for these. As the site sits along a main road and has substantial parking to the front of the site, it is reasonable to assume that this would take place within the property boundary. Given the modest nature of the development it is not considered reasonable to apply a condition asking for a construction management plan.

Therefore, the proposal complies with Local Plan policy T2.

Ecology and Biodiversity

The proposal will have no impact on designated sites as it is not development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

An objection received referred to nutrient neutrality. However, for the reasons outlined above, in addition to this application being a householder application, nutrient neutrality is not a requirement in this instance.

The proposal is for an extension and outbuilding within a residential curtilage and no impacts on biodiversity are anticipated to arise from these works. Nevertheless, as some garden trees and shrubs will be removed (see below) a condition is attached requiring a Biodiversity and Enhancement Plan to be submitted for approval.

The proposal therefore complies with policies NE1 and NE5 of the Local Plan.

Trees

The site contains 4 mature trees in the back garden and some other smaller garden trees and shrubs. These would not be affected by the rear extension to the property but are in closer proximity to the proposed annexe. None of the trees are protected but one of them is a category A2 Silver Birch while two of them are category B2 Silver Birches and the other a C2 Norway Maple. The other smaller trees and shrubs are categorised as C or lower.

An Arboricultural Impact Assessment including a Method Statement has been submitted in support of the application which confirms none of the category A or B trees will be felled to accommodate the annexe. The footings of the annexe would be within the root protection area of the category A Silver Birch but the construction of the footings will be on ground screws or helical piles to prevent damage to the rooting area of this tree. The remainder of the trees will be protected with heras fencing. On the basis of this report officers are satisfied that the important trees will be retained and adequately protected and works are conditioned to be undertaken in accordance with the submitted report and Method Statement (Condition 5).

Other Matters

A comment has been received referring to a concern over their title deeds precluding this type of development. However, this would be a civil, rather than a planning matter, and would not preclude planning permission from being granted.

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Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The proposed development will not have any impacts on the character or appearance of the area or upon residential amenity and the proposed annexe is also considered to be appropriately subordinate to the main dwelling. Key trees to the rear of the property will be retained and protected. The mobile home approved for use as an annexe on the site via a certificate of proposed use is a valid fall-back option for the applicant and adds weight to the case in support of the proposal. However, it is considered that even without this fall-back position that the application is acceptable and in accordance with the Local Plan.

Recommendation

Application granted subject to the following conditions:

Conditions

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

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

2. The development hereby approved shall be constructed in accordance with the following plans:

- The Location Plan - Drawing Number L01
- Proposed House Floor Plans - Drawing Number P04
- Proposed House Elevations - Drawing Number P05
- Proposed Annexe Floor Plan - Drawing Number P06
- Proposed Annexe Elevations - Drawing Number P07

Reason: In the interests of proper planning and for the avoidance of doubt.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the associated application forms.

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

4. The annexe hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the annexe be occupied as an independent unit of accommodation.

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Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

5. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference PYA/JM/36MRL/BS5837/V1 written by Matthew Rowden of Peter Yeates Arboriculture Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

6. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

Informatives:

1. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions. In this instance a site meeting was carried out with the applicant.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:
Local Plan 2020-2040: D1, D7, H4, T2, NE1, NE5, NE15
This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.
<https://www.winchester.gov.uk/environment/pollution/construction-sites>

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

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice, please refer to the Construction Code of Considerate Practice
<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. Biodiversity Net Gain Informative for applications exempt from BNG Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:
 - The Development is for a householder application

7. For further advice, please refer to the Construction Code of Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-ofconsideratepractice> Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

Appendix 1

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Littleton and Harestock Parish Council
Case Number: 26/00619/HOU
Site Address:- Marne Villa 36 Main Road Littleton Winchester Hampshire SO22 6QQ
Proposal Description: Planning application for a two-bedroom annexe, rear extension to provide playroom and
Case No: 26/00619/HOU

WINCHESTER CITY COUNCIL
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rooflight over existing roof

Requests that the item be considered by the Planning Committee for the following material planning reasons:

The Parish Council has discussed planning application 26/00619/HOU (Marne Villa, 36 Main Road, Littleton) and OBJECTS to the approval of this application.

Whilst there were no concerns with the proposed additions to the house, the annex is effectively a two-bedroom bungalow comprising en suite bedrooms, a kitchen, and a combined dining and living room. Information about services such as sewerage disposal was not available on the planning portal, and it was noted that the 5 parking spaces available to both the new bungalow

and the main dwelling did not allow for cars to leave the property in a forward motion.

Concerns were also raised about the impact on the trees at the property. Examination of the drawings provided shows trees and hedges which will need to be removed to enable the detached building to be constructed.

The Application gives no details of finishes and materials to be used in the construction of the bungalow. Details and method of sewerage disposal or collection/disposal of rainwater are not shown and the close proximity to the Environment Agency Zone 3 Areas at risk of flooding as detailed on map 9 of the Littleton Village Design statement (LVDS), adopted by WCC as a supplementary planning document, should be taken into consideration.

Whilst the additional building conforms to the Local Plan density requirements, it does increase the density of dwellings in the location, which is contrary to Planning Guidance B1, Development and Scale, and B2, Distinctiveness and Restrictions of the LVDS.

The proposed dwelling has neighbouring rear gardens on both sides and to the rear which will result in the invasion of privacy and loss of enjoyment and amenity to all of the adjoining properties.

We therefore consider that this proposal constitutes over development.

The Application states that there are 5 existing parking spaces. This can only be achieved by tandem parking in the existing driveway, this will need to accommodate parking for the additional dwelling. The Government Parking Standards require each 2 bedroom dwelling to have a minimum of 2 spaces, in addition to those required for the main house. There is inadequate turning space for a vehicle to join the highway in a forward gear.

Should the planning department be minded to approve this application, the Parish Council would like this application to be considered by the WCC Planning Committee

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26/00619/HOU

Marne Villa, 36 Main Road,
Littleton, SO22 6QQ

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Planning application for a two-bedroom annexe, rear extension to provide playroom and rooflight over existing roof



Site Location

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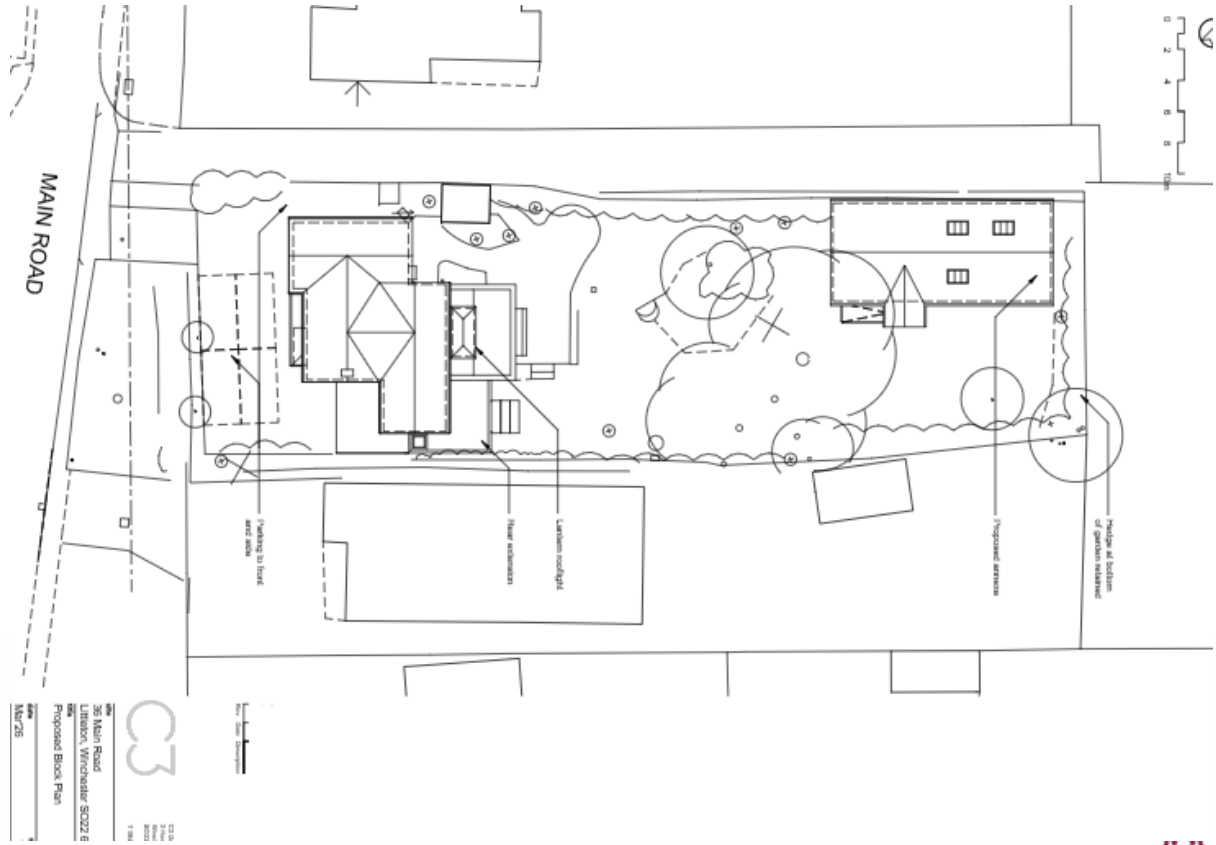


Aerial Photo

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Proposed Site Plan



Existing Elevations



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FRONT (SOUTH WEST) ELEVATION

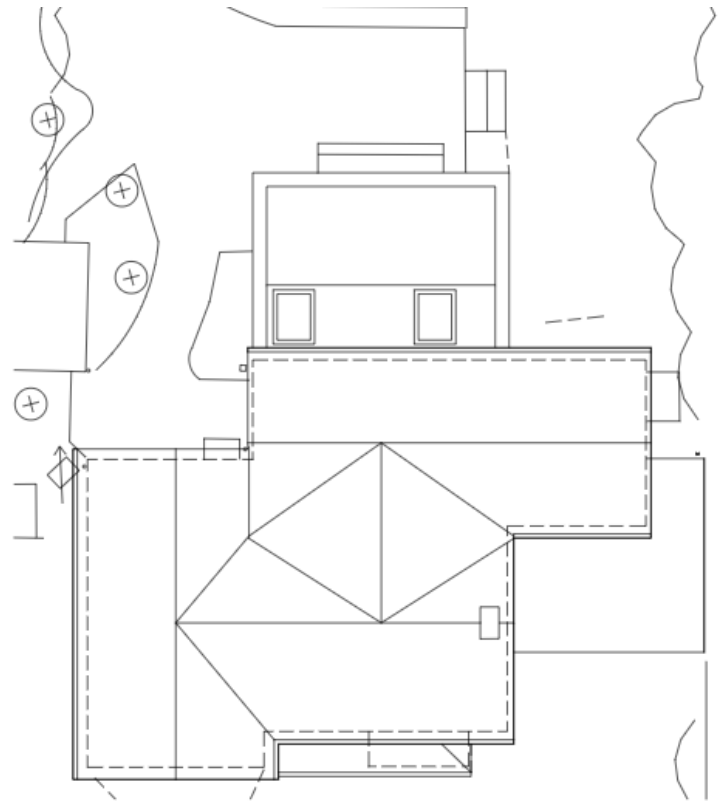
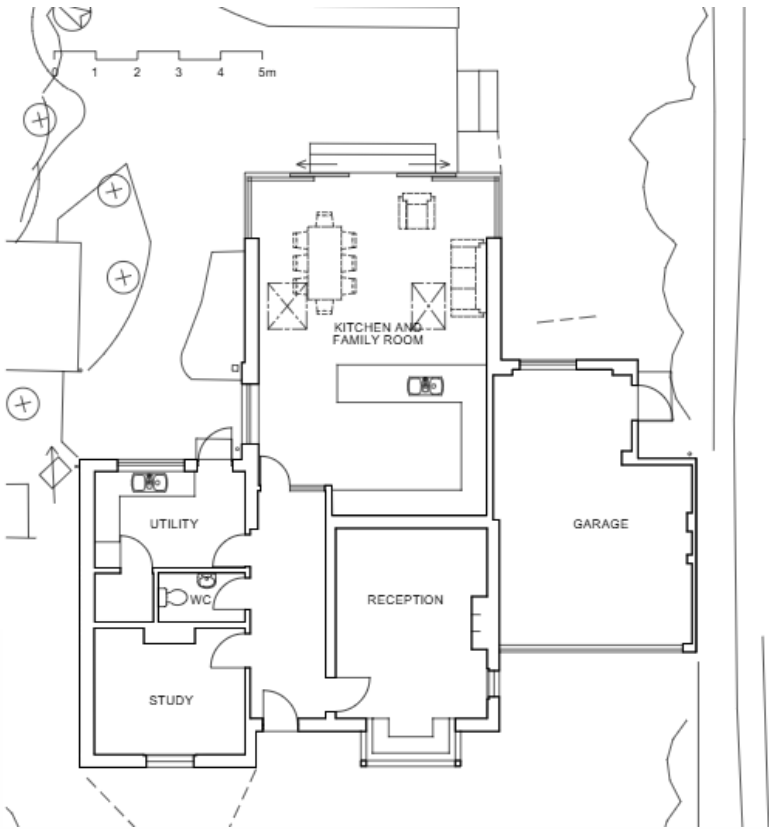
SIDE (SOUTH EAST) ELEVATION

REAR (NORTH EAST) ELEVATION



Existing Floor Plans

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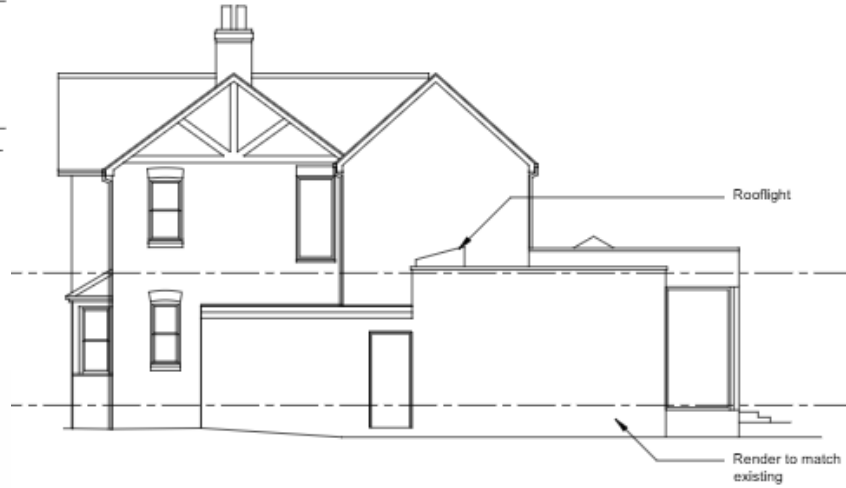


Proposed House Elevations



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FRONT (SOUTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION

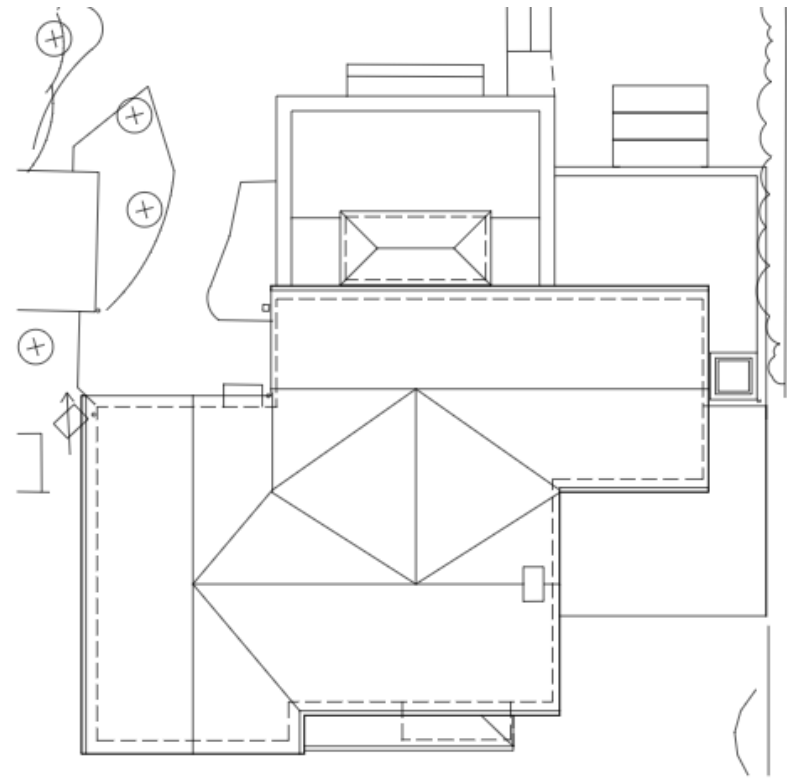
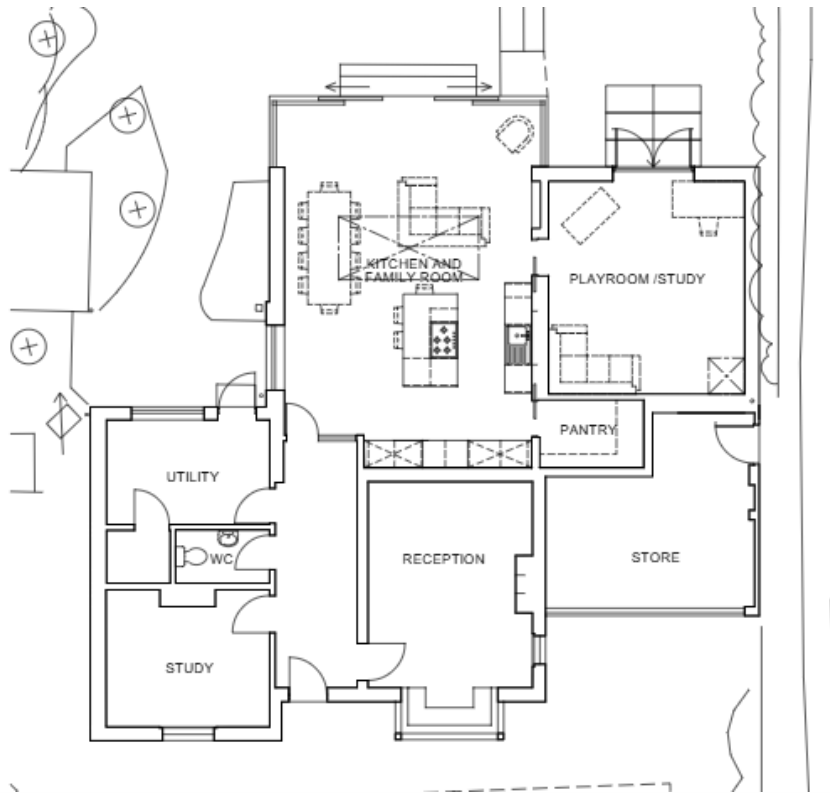


REAR (NORTH EAST) ELEVATION

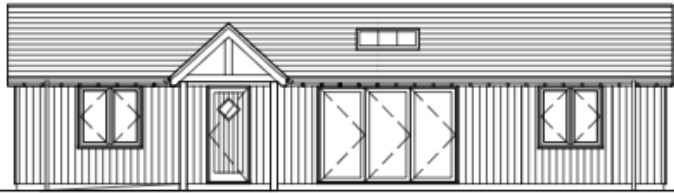


Proposed House Floor Plans

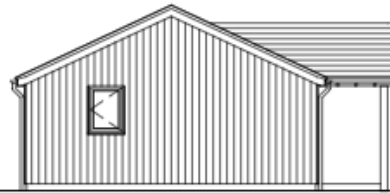
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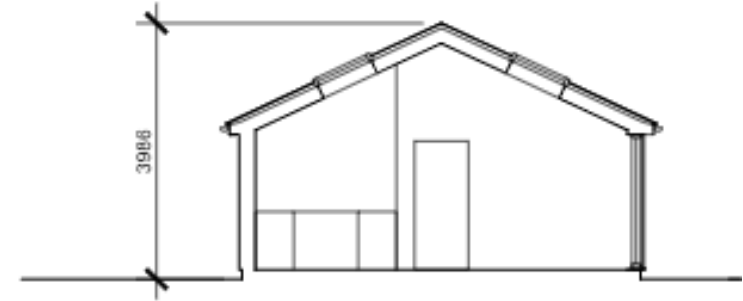
Proposed Annexe Elevations



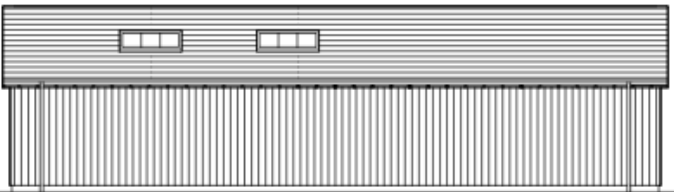
SOUTH EAST ELEVATION



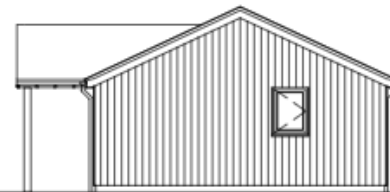
SOUTH WEST ELEVATION



SECTION



NORTH WEST ELEVATION

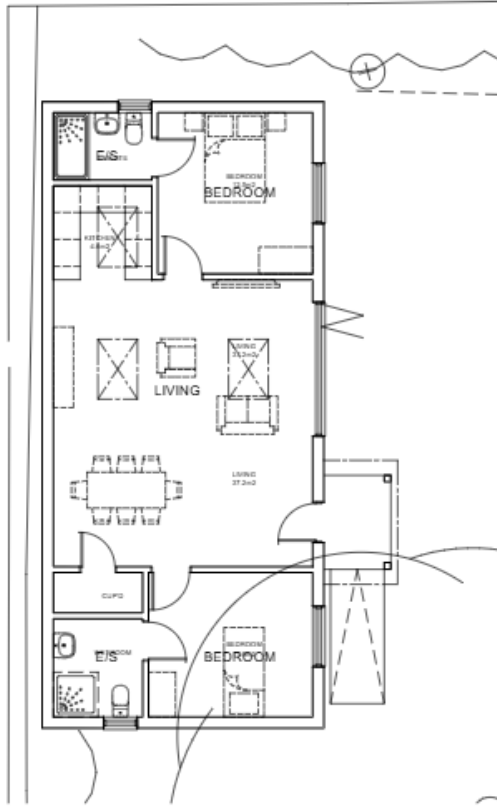


NORTH EAST ELEVATION

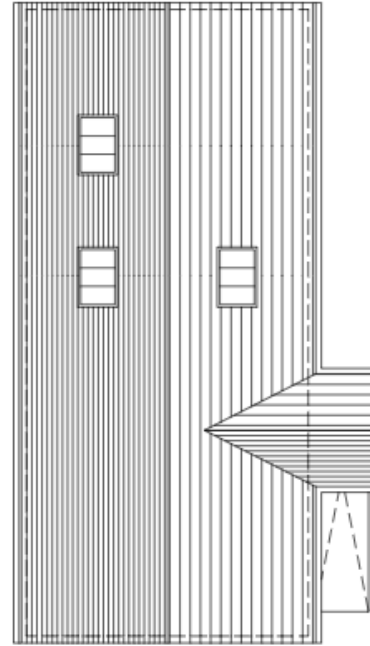


Proposed Annexe Floor Plans

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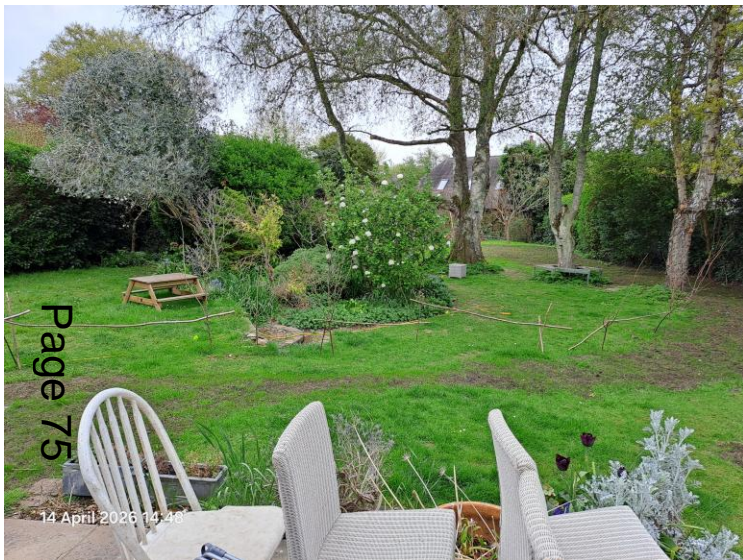


GROUND FLOOR PLAN



ROOF PLAN

Photos of Rear Garden



Further Photos of Rear Garden

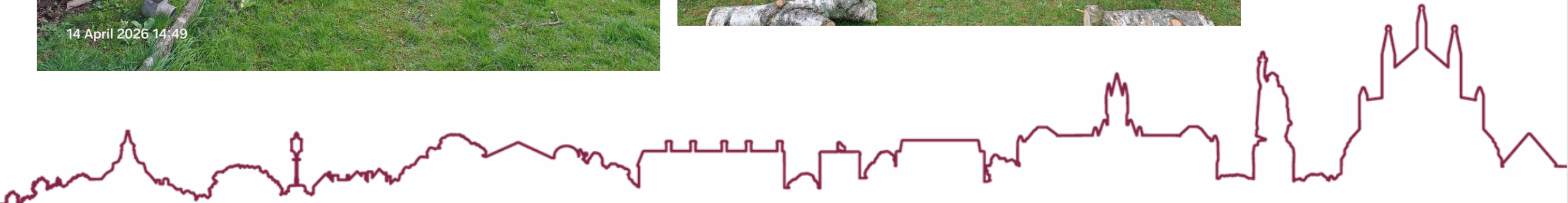
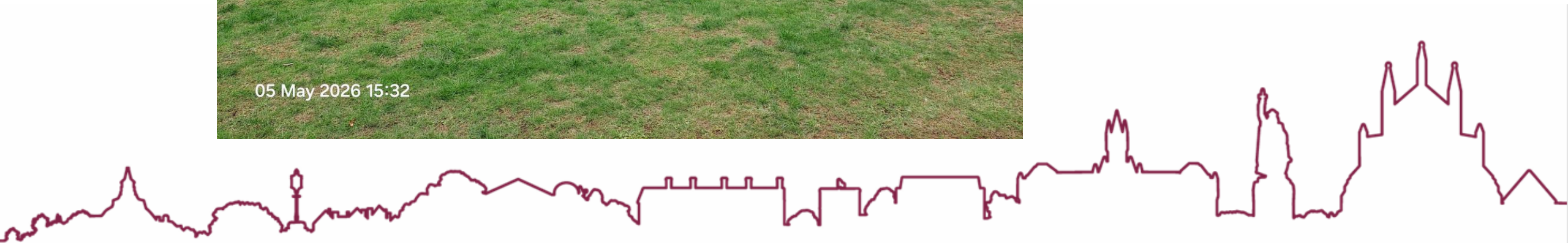


Photo from neighbouring garden

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CONCLUSION

Recommendation: Permit



REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS
QUARTERLY REPORT – 1 JANUARY – 31 MARCH 2026

10 JUNE 2026

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for
Place and Local Plan

Contact Officer: Sarah Armstrong Tel No: 01962 848063 Email:
sarmstrong@winchester.gov.uk

WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY)

PURPOSE

This report provides a summary of appeal decisions received during 1 January – 31 March 2026

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

RECOMMENDATIONS:

1. That the report be noted.

RESOURCE IMPLICATIONS:

1.1 COUNCIL PLAN OUTCOME

Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

1.2 Greener Faster

1.3 None

1.4 Thriving Places

1.5 None

1.6 Healthy Communities

1.7 None

1.8 Good Homes for All

1.9 None

1.10 Efficient and Effective

1.11 None

1.12 Listening and Learning

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 PUBLIC SECTOR EQUALITY DUTY

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

Risk	Mitigation	Opportunities
Financial Exposure N/A		
Exposure to challenge N/A		
Innovation N/A		
Reputation N/A		
Achievement of outcome N/A		
Property N/A		
Community Support N/A		
Timescales N/A		
Project capacity N/A		
Other N/A		

11 SUPPORTING INFORMATION:

Total Number of all Appeals 14

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 1 January – 31 March 2026,

Planning Appeal Cases in Total 10

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	9	90%	1	Appellant's Costs Refused
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	1	10%	0	0
Withdrawn	0	0%	0	0

11.2 This report provides a summary of appeal decisions in relation to enforcement notice cases received during 1 January – 31 March 2026,

Enforcement Appeal Cases in Total 4

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	4	100%	0	0
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	0	0%	0	0

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 NONE

BACKGROUND DOCUMENTS: -

Previous Committee Reports:

Appeals Summary Report Q3 – Oct to Dec 2025

The previous Appeal Summaries were presented at the March 2026 Planning Committee Meeting.

APPENDICES

APPENDIX 1 Planning Appeals – Summary of Decisions
 APPENDIX 2 Enforcement Notice Appeals – Summary of Decisions

PLANNING APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of planning appeal decisions received during the period 1 January – 31 March 2026

Item No: 1			
Date of Inspector's Decision:	13th March 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Informal Hearing	Costs	No Application for Costs
Case No:	22/02916/FUL		
Case Officer:	Rose Chapman		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/23/3334198		

Proposal:	Full planning application for the construction of an Equestrian Manager's Dwelling, to be tied to Shedfield Equestrian Centre.
Location:	Shedfield Equestrian Centre, The Gatehouse Botley Road Shedfield Hampshire SO32 2HN
Planning Officer's Synopsis	<p>Application was for an equestrian workers dwelling. The application was refused due to a lack of information provided as well as design issues regarding the layout and amenity provisions of the dwelling and Tree impacts.</p> <p>During the appeal process the nature of the business changed completely from a riding school to livery. The Inspector found that the closure of the riding school and opening of the liver equated to a new business. As such there was insufficient information regarding the viability of the new business. The Inspector also noted a number of dwellings on the site that were in the applicant's ownership and that the manager was already housed within 2 miles of the site.</p> <p>In terms of design the Inspector found that the building was to readily visible in the street scene however was silent on the amenity issues raised.</p> <p>The inspector noted a plethora of development around existing trees on site that were causing a number of harms to the trees on site and therefore found that there would not be additional harms generated by the proposal.</p>

Item No: 2			
Date of Inspector's Decision:	13th February 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Informal Hearing	Costs	No Application for Costs
Case No:	24/00193/TPO		
Case Officer:	John Bartlett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/TPO/L1765/10637		
Proposal:	Carry out routine maintenance (primarily crown reduction by 2-3m from the top of the trees) of the two yew trees subject of the provisional TPO 2345 of 2023: 2345G1 to ensure the safety of people and vehicles and to prevent ongoing light blockage to the property. (see original application)		
Location:	93 Old Kennels Lane Olivers Battery Winchester Hampshire SO22 4JT		
Planning Officer's Synopsis			

Item No: 3			
Date of Inspector's Decision:	2nd February 2026	Inspector's Decision:	Appeal Invalid
Appeal Procedure	Householder	Costs	No Application for Costs

Case No:	24/01599/TPO		
Case Officer:	John Bartlett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/TPO/L1765/10649		

Proposal:	Holm oak - remove as causing damage to boundary wall and pillar supporting electric gate.		
Location:	Oak Lodge Bank Street Bishops Waltham Southampton Hampshire SO32 1AN		
Tree Officer's Synopsis			

Item No: 4			
Date of Inspector's Decision:	23rd March 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/02377/FUL		
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Case Officer:	Cameron Taylor
Original Decision Type:	Committee Decision
Was Decision Overturned at Committee?	Yes
PINS Ref:	APP/L1765/W/25/3371345

Proposal:	(AMENDED) Application for demolition of all buildings, and the construction of 48 dwellings, formation of a new access onto Kilham Lane, provision of landscaping, public open space and drainage (phased development)
Location:	Pitt Manor Romsey Road Winchester Hampshire SO22 5PR
Planning Officer's Synopsis	<p>The appeal against refusal of planning permission for the demolition of existing buildings and construction of 48 dwellings was dismissed by the Planning Inspector on 23 March 2026.</p> <p>The Inspector accepted that on-site affordable housing provision would render the scheme unviable and found that a £2.1m off-site financial contribution would satisfactorily deliver equivalent affordable housing provision, in accordance with policy.</p> <p>However, the scheme failed on environmental grounds. The Inspector was not satisfied that biodiversity net gain could be achieved, due to a lack of secured off-site mitigation and uncertainty over delivery mechanisms.</p> <p>Furthermore, insufficient evidence was provided to demonstrate that the development could achieve nutrient neutrality, resulting in potential adverse effects on the integrity of the Solent Special Protection Areas. No secured mitigation strategy or confirmed nutrient credit solution was in place.</p> <p>These harms were considered to conflict with development plan policies relating to biodiversity and protection of internationally designated sites. The Inspector concluded that this provided a clear and overriding reason for refusal, irrespective of housing land supply considerations.</p>

Item No: 5			
Date of Inspector's Decision:	16th January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	25/00937/FUL
Case Officer:	Liz Young

Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	6000567

Proposal:	Detached two storey dwelling; access alterations
Location:	Land Abutting Curdrige House Botley Road Curdrige Hampshire
Planning Officer's Synopsis	<p>The Inspector found that the application site was located within a significant gap within the village's morphology and therefore did not comply with the provisions of MTRA3 and MTRA4. Further to this the Inspector found that the location of development would be contrary to the character of the area and would erode the spacious and verdant character of the road contrary to DM15, DM16 and DM23.</p> <p>The inspector found that while the site was within the setting of a listed building (Wollams) it would note result in harm to the buildings setting and therefore would not amount to a reason for refusal.</p> <p>Amended plans were submitted during the course of the appeal in regard to the proposed access however these were not accepted by the Inspector. The Inspector found that the proposed access would be harmful as appropriate visibility splays could not be demonstrated or secured. Therefore, the proposal was contrary to DM18.</p> <p>No harm was found in regard to ecology, trees or noise.</p>

Item No: 6			
Date of Inspector's Decision:	23rd January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Householder	Costs	No Application for Costs

Case No:	25/01329/HOU		
Case Officer:	Matthew Rutledge		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	6000706		

Proposal:	SINGLE AND TWO STOREY EXTENSION AND ALTERATIONS TO DWELLING
Location:	24 Francis Gardens Winchester Hampshire SO23 7HD

Planning Officer's Synopsis	<p>Substantial front extensions including two storey with dormer.</p> <p>Refused due to size/design and impact on host dwelling and character of the area.</p> <p>Inspector agreed citing additions at odds with form of the host dwelling, results in loss of host dwelling's original structure being discernible, due to design and position of host dwelling proposal would introduce an incongruous form of development into the street scene, at a key location, that would harm the character of the area.</p>
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Item No: 7			
Date of Inspector's Decision:	28th January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	25/00079/LIS		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	6000715		

Proposal:	<p>Basement alterations include re-instate access to the basement which has been closed off and bricked up, basement steps removed and replaced, new basement windows, new opening in basement wall adjacent to spine wall (NB spine wall will remain intact) and reduction in depth to one basement pier; Ground floor alterations include removal of WC, part of floor, alteration to rear entrance and landing, open up doorway from hall to reception room, opening of boxed-in chimney breast to kitchen; Third floor (attic) alterations include new ensuite bathroom</p>
Location:	14 Eastgate Street Winchester Hampshire SO23 8EB
Planning Officer's Synopsis	<p>The Inspector found that the alterations proposed would carry less than substantial harm to the listed building. The application also had insufficient detail relating to the basement windows. Whilst the proposal would increase the useability of the basement, the inspector concluded that any public benefits of the proposed alterations to the listed building were outweighed by the harm to the historic fabric of the listed building.</p>

Item No: 8

Date of Inspector's Decision:	24th March 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	25/01031/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	6000788		

Proposal:	Temporary variation of Condition 2 of planning permission 17/01092/HOU to allow independent occupation of the annexe for a period of one year (retrospective)
Location:	Annexe Oakridge Fontley Road Titchfield Hampshire
Planning Officer's Synopsis	<p>It concerned the unauthorised independent residential use of an annexe originally approved only for ancillary use to the main dwelling.</p> <p>The appellant sought to vary the occupancy condition to allow independent occupation, including a temporary one-year permission, after the use had already commenced.</p> <p>Key reasons for dismissal:</p> <ul style="list-style-type: none"> • The site lies in the open countryside, where new dwellings are tightly controlled under Policy MTRA4 • Independent residential use does not fall within permitted countryside exceptions (e.g. rural employment, tourism, community use, or affordable housing). • The annexe was not demonstrated to be redundant or disused, nor would its use enhance the setting, failing NPPF countryside tests. • The location has poor access to services and facilities, making it unsustainable and car-dependent. • A temporary or personal permission was not justified, as it would not overcome the policy conflict and the use had already occurred for a significant period.

Item No: 9			
Date of Inspector's Decision:	26th February 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused
Case No:	25/00629/PNDMCD		
Case Officer:	Joe Toole		

Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	6001817

Proposal:	The proposed demolition and construction of a purpose built detached dwellinghouse
Location:	Class Clips Dog Grooming Woodlands Greenwood Lane Durley Hampshire
Planning Officer's Synopsis	<p><u>Appeal Decision</u></p> <p>It related to a proposal to demolish an existing building and replace it with a dwelling under permitted development rights (Class ZA, GPDO).</p> <p>The key issue was whether the building qualified as Class B1(a) office use on 12 March 2020, which is a legal prerequisite for Class ZA rights.</p> <p>Inspector's findings:</p> <ul style="list-style-type: none"> • The evidence did not clearly demonstrate that the building was established as a Class B1(a) office on the relevant date. • The use appeared to be a dog grooming business with regular client visits, combined with open areas unsuitable for office use. • This suggested a mixed or sui generis use, not a primary office use. <p>The building did not meet the Class ZA criteria, so the replacement dwelling could not proceed under permitted development rights. The appeal was therefore dismissed.</p> <p><u>Costs</u></p> <p>The appellants did not demonstrate that the building was in Class B1(a) use on 12 March 2020, so Class ZA PD rights did not apply.</p> <p>The refusal was correct and lawful. As a result, the Council's behaviour did not cause unnecessary or wasted expense in the appeal process.</p>

Item No: 10			
Date of Inspector's Decision:	24th March 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Householder	Costs	No Application for Costs

Case No:	25/02101/HOU
Case Officer:	Rob Callow
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	6003929

Proposal:	First floor extension over existing garage
Location:	6 Burstall Gardens Winchester Hampshire SO22 6SU
Planning Officer's Synopsis	<p>Proposed first floor extension over the garage. The application was refused as it did not comply with the Kings Barton Design Code, which stated the need to maintain regular gaps between the houses. The first-floor extension would have significantly narrowed the gap between 6 and 8 Burstall Gardens, thus not complying with the Design Code.</p> <p>The appeal was dismissed. The inspector cited paragraph 9.1.2 of the Kings Barton Design Code which outlined the design principles that the proposal failed to comply with.</p>

ENFORCEMENT NOTICE APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of enforcement notice appeal decisions received during the period
1 January – 31 March 2026

Item No: 11			
Date of Inspector's Decision:	26th March 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	22/00238/WKS		
Case Officer:	Madelaine Clavey		
PINS Ref:	APP/L1765/C/23/3327152		
Proposal:	Without planning permission, the erection of a structure on the roof terrace.		
Location:	2 Calpe Yard St Thomas Street Winchester Hampshire SO23 9HE		
Enforcement Officer's Synopsis	This related to the erection of a pergola style structure with wiring on a roof terrace in central Winchester. This had been erected and was justified by the owner as being a 'Catio' ie a play area for domestic cats. The council served the notices as a result of the location in central Winchester and the impact on the historic Winchester street scene and listed buildings. The Planning Inspectorate whilst feeling that the area was beneficial for the health of cats upheld the view of Winchester City Council that the impact on heritage assets including Listed Buildings was significant and dismissed the appeal.		

Item No: 12			
Date of Inspector's Decision:	19th January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	21/00168/COU		
Case Officer:	Madelaine Clavey		
PINS Ref:	APP/L1765/C/23/3328885		
Proposal:	EN 11 Without planning permission, the material change of use of the Land to B8 (known as 2 Brothers Concrete Pumping); together with operational development which facilitates the change of use of the Land.		
Location:	Shedfield Equestrian Centre Botley Road Shedfield Southampton Hampshire SO32 2HN		
Enforcement Officer's Synopsis	This appeal relates the change of use of land to B8		

Item No: 13			
Date of Inspector's Decision:	19th January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	21/00168/COU		
Case Officer:	Madelaine Clavey		
PINS Ref:	APP/L1765/C/23/3328886		

Proposal:	EN 11 Without planning permission, the material change of use of the Land to B8 (known as 2 Brothers Concrete Pumping); together with operational development which facilitates the change of use of the Land.
Location:	Shedfield Equestrian Centre Botley Road Shedfield Southampton Hampshire SO32 2HN
Enforcement Officer's Synopsis	

Item No: 14			
Date of Inspector's Decision:	19th January 2026	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	21/00168/COU		
Case Officer:	Madelaine Clavey		
PINS Ref:	APP/L1765/C/23/3331896		
Proposal:	EN 11 Without planning permission, the material change of use of the Land to B8 (known as 2 Brothers Concrete Pumping); together with operational development which facilitates the change of use of the Land.		
Location:	Shedfield Equestrian Centre Botley Road Shedfield Southampton Hampshire SO32 2HN		
Enforcement Officer's Synopsis			

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