

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Case No: 25/00052/FUL
Proposal Description: Ground floor single storey extension
Address: The Rising Sun, 27 Spring Lane, Colden Common, Winchester, Hampshire, SO21 1SB
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Stonegate Group
Case Officer: Ethan Townsend
Date Valid: 06 February 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

Link to page – enter in reference number 25/00052/FUL

<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 considered that the proposed modest extension to this existing community asset pub would be of an appropriate design that would not result in any harm to the character and appearance of the area. Given the small-scale nature of the proposal, and subject to appropriate conditions, the development is considered to preserve neighbouring residential amenity and not result in harm to the drainage or highway network.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposal is in accordance with sections 6, 8, 9, 12, 14 and 15 of the National Planning Policy Framework (2024), Local Plan Part 1 Policies DS1, MTRA2, CP6, CP9, CP13 and CP17 and Local Plan Part 2 Policies DM1, DM10, DM16, DM17, DM18 and DM20 and the High-quality Spaces SPD.

General Comments

Councillor Susan Cook, Ward Councillor for Colden Common & Twyford, has requested for the application to be determined by Planning Committee, based upon material planning considerations shown in Appendix 1.

Amendments to Plans Negotiated

Amended plan received on 27/03/2025 (drawing no. 1 revision B) which removed the window on the rear elevation.

Site Description

The application site comprises the public house, The Rising Sun and its grounds. The public house is two-storeys in height and comprised of painted masonry and set underneath a slate roof. The public house is located on the southern side of Spring Lane, a residential lane within Colden Common. Over the course of its lifetime, the pub has been extended several times. There is a public right of way to the east of the site that runs along Hill Lane.

Proposal

The proposal seeks consent for a ground-floor single storey side extension to the Public House. The extension would be comprised of matching materials: painted masonry walls, slate and felt roof and timber fenestration. The extension would add 31 square metres of internal floorspace to the pub. The existing access would be retained, with the entrance marker posts amended and the parking layout re-configured.

Relevant Planning History

24/02809/FUL – Retrospective permission for a timber-clad extension to the kitchen to the rear of the Rising Sun (Amended Description) – Permitted 17/02/2025

19/00075/AVC – Replacement signage – Permitted 13/03/2019

97/00582/FUL – Single storey side extension – Permitted 24/09/1997

96/04475/OLD – Single storey side extension – Permitted 18/12/1996

91/00361/OLD – Tuck Shop – Permitted 05/09/1991

91/00359/OLD - (AMENDED DESCRIPTION) Single storey extension to main bar and car park extension – Permitted 25/04/1991

85/00368/OLD - Erection of single storey rear extension and internal alterations – Permitted 22/01/1985

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

77/01052/OLD - Erection of extension to provide new toilets – Permitted 23/08/1977

For background, in 2024, an unauthorised outbuilding was erected within the grounds of the pub. An enforcement notice (ref. 772) has been served on the unauthorised outbuilding and this notice has subsequently been subject to Appeal. This application considers only the extension proposed, and its associated impacts, consideration of the unauthorised outbuilding fall outside the scope of this application. Section 70(A-D) of the Town and Country Planning Act 1990 details the circumstances where a local planning authority can decline to determine an application. In this instance, there are no provisions which would enable the Authority to decline to determine the application because it relates to a different proposal and is unrelated to the enforcement notice issued in relation to the unauthorised outbuilding.

Consultations

Service Lead – Engineering (Drainage) – No objection

- No objection subject to the development utilising soakaways for surface water disposal and ensuring that surface water is not discharged into foul sewer.

Service Lead – Public Protection (Environmental Health) – No objection

- Contaminated Land – No adverse comments
- Environmental Protection – recommend removal of the window from the rear elevation to help limit noise escape.

Hampshire County Council (Highway Authority) – No objection

- The Highway Authority find the amended position of entrance marker posts to be acceptable.
- Parking is a matter to be considered by the LPA.
- HCC does not have concerns regarding the overspill of parking onto the highway.

Southern Water – No objection

- If the proposal is using the existing drainage connection, Southern Water have no objection.
- The Council's drainage team should be asked for comments on the adequacy of soakaways to dispose of surface water from the proposed development.

Representations:

Councillor Susan Cook, Ward Councillor for Colden Common & Twyford, objected to the application. The full comment is appended at Appendix 1.

Colden Common Parish Council: The Parish Council has no comment on this application.

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

- Noise impact
- Harmful impact upon highway network through overspill parking and increased traffic.
- Lack of transport assessment.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Concern over lack of parking spaces provided and non-compliance with Condition on historic application required 40 parking spaces (97/00582/FUL).
- Increased use and activity at the site through increased covers/patrons
- Overdevelopment and boundary concerns
- Impact upon residential amenity

The following comments have been raised but are not material planning considerations:

- Compliance with other legislation i.e. Building Regulations and Fire Safety, the Party Wall Act, as this application stands to be assessed under the Town and Country Planning Act 1990.

1 neutral representation received drawing attention to the vehicular access and ensuring that it is safe to use and providing suggestions for noise mitigation.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

2 Achieving sustainable development

4 Decision-making

6 Building a strong, competitive economy

8 Promoting healthy and safe communities

9 Promoting sustainable transport

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

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Noise

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles

MTRA2 – Market Towns and Larger Villages

CP6 – Local Services and Facilities

CP9 – Retention of Employment Land and Premises

CP13 – High Quality Design

CP16 – Biodiversity

CP17 – Flooding, Flood Risk, and the Water Environment

Winchester District Local Plan Part 2 – Development Management and Site Allocations

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM20 – Development and Noise

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Colden Common Village Design Statement 2022

Other relevant documents

Winchester District Local Plan 2020-2040: Examination in Progress

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Winchester District Economic Development Strategy 2010-2020

Biodiversity Action Plan 2021

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, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In Winchester District, planning applications are considered in the context of the Winchester District Local Plan Part 1 and Part 2 (LPP1 and LPP2).

The application site is an existing Public House located within the settlement boundary of Colden Common. Policy MTRA2 identifies that existing facilities, services and employment provision should be retained or improved to serve the settlements and their catchment areas. Furthermore, this policy identifies that employment, and services should be accommodated through development opportunities within existing settlement boundaries in the first instance.

Policy CP6 of the LPP1 supports proposals for the development of new, extended or improved facilities and services in accordance with the relevant development strategies. Local pubs are identified as a local service/facility in the preamble of this policy.

Paragraph 88d of the NPPF (2024) notes that planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

It is therefore considered that the extension of the pub complies with Policies MTRA2, CP6 and CP8 of LPP1. The principle of development is therefore acceptable subject to compliance with the development plan as a whole and 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.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Impact on character and appearance of area

The surrounding area is comprised of a mixture of detached and semi-detached dwellings and flatted development. Brick is the prevailing building material in the surroundings. The existing pub is comprised of painted masonry set underneath a slate roof.

Paragraph 135 of the NPPF (2024) states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history; establish a strong sense of place and support local facilities. Paragraph 139 of the NPPF (2024) states that significant weight should be given to development which reflects local design policies and government guidance on design, and supplementary planning documents such as design guides and codes.

The proposal seeks a modest side extension to this local community pub. The High-quality Places SPD (2015) identifies that side extensions should be carefully considered, specifically when visible from the public realm. Generally, it is important to set side extensions back from the front elevation and keeping the height below the existing building. In this instance, the proposed side extension would be set slightly back from the front of the building. The extension would match the roof form, eaves and ridge height of the existing single-storey element. The extension would appear clearly subservient and proportionate to the existing building. The extension would utilise a matching design and materials to the existing building.

A public right of way (PROW) lies to the east of the site along Hill Lane. The extension is to the west of the public house. Due to the existing built form at the site, the proposed extension would not be visible from the PROW. Therefore, the development would not impact upon the accessibility of this PROW, nor would it have an impact upon enjoyment of this PROW.

The proposed extension is modest in size. The site is of a sufficient size to ensure that the proposal would not result in overdevelopment of the plot, nor would it result in an overly cramped form of development. Concerns have been raised regarding the overdevelopment impact of the proposed extension and the unauthorised outbuilding/garden shelter. Whilst the garden shelter is unauthorised and subject to an enforcement Appeal, it is noted that the cumulative plot coverage of both developments would not result in the plot appearing overdeveloped to a degree that would substantiate a reason for refusal.

The proposed extension would be visible from the public realm. Due to its modest scale, subservient appearance and matching design and materials, it is not considered to result in material harm to the character and appearance of the area. The proposed development would comply with paragraph 135 of the NPPF (2024) and policies CP13 of the LPP1 and DM15 and DM16 the LPP2.

Development affecting the South Downs National Park

The application site is located 0.25 miles from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the
Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

The application site is located within the settlement of Colden Common. Due to the distance and intervening features, an adverse impact on the setting of the National Park and its statutory purposes is not identified.

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

Residential Amenity

The site is within a residential area of Colden Common. To the rear of the site lies Spring Cottage, 1-3 the Mews, Lilac Cottage and James Cottage. To the east, lies Fountain Court and to the west is The Chapel. To the north of the site, on the opposite side of Spring Lane lie residential properties. The extension is located to the west of the pub, within an area of hardstanding that forms part of the car park and pub's external grounds.

The extension is not sited in a location that is particularly proximate to neighbouring properties that it would result in an overbearing or overshadowing impact. Two windows are proposed on the front elevation and two on the side. The front windows would face towards the front gardens of 42 and 40 Spring Lane. The front gardens of these properties are visible from the public realm. As such, these spaces are not considered prime private amenity space, and therefore a harmful overlooking impact would not occur. The side windows would look out onto the car park of the public house. The Chapel is located over 20 metres to the west of the extension. Owing to the separation distance, a harmful overlooking impact is not expected.

Noise disturbance

Planning policy guidance identifies that noise needs to be considered where development may create additional noise. The existing site is a public house, and concern has been raised from neighbouring properties regarding potential noise disturbance and increased activity at the site. The Authority's Environmental Health team have been consulted on the application, and they have no objection to the proposal, subject to the rear windows being removed to prevent noise escape to residential properties to the rear. Amended plans have been received to remove these windows.

The proposed extension is relatively small in scale and would be a brick-built construction. This extension would allow for an increased number of patrons to be served inside the pub. Owing to its modest size, and solid structure, it is not envisioned to give rise to a material increase in activity and noise disruption. A noise assessment is not required as it

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

is not including any noise emitting equipment, and the structure would be completely capable of controlling the noise within it.

Paragraph 57 of the NPPF (2024) identifies that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning Policy Guidance sets out that each of these six tests must be satisfied in order for a condition to be attached. Having reviewed the six tests and the amended proposal, it is not considered that any other conditions would be required (except operation hours), as the extension is small in scale, and it not anticipated that the proposal would lead to a material increase in noise disturbance.

The application form identifies that the extension would be in use between the hours of 11:00 - 23:00. These hours of operation are considered acceptable. However, it is acknowledged that the pub's licence allows the premise to operate until 01:00am. Whilst a condition on operation hours was considered, it would not be enforceable to restrict operation hours solely of the extension to the pub to those specified on the application form.

The existing pub is subject to its licence which already provides restrictions on the pub's operation and works to mitigate against any public nuisance and noise disruption. Whilst licencing falls outside of the scope of planning, it is noted that if there are concerns regarding the four licencing objectives (preventing crime and disorder, public safety, preventing public nuisance, or protecting children from harm), then the licence can be called into review. When the licensable area of a pub is extended, the applicant has to apply for a variation to their Premises Licence.

Sustainable Transport

The application proposes a modest extension to the pub which will increase the dining space available. As such, it is reasonable to suggest that the proposal could lead to increased patrons and covers at the pub. Based on the modest size of the extension, providing an increase of 31 square metres of internal floorspace, it is not considered that the proposal would lead to any significant or harmful increase in trip generation. HCC Highways have been consulted on the application as a statutory consultee on highway matters. They have no objections to the proposal.

Comments have been raised as to why a transport assessment has not been provided. The development's floorspace falls well below the threshold that would require a transport assessment as directed by HCC parking standards.

The proposal would utilise the existing vehicular access onto Spring Lane. The entrance markers will be amended as a result of the reconfigured parking layout. The Highway Authority find the amended markers to be acceptable.

Concern has been raised over the parking provision at the site and the potential for the development to lead to overspill parking along Spring Lane. Spring Lane does have on-road parking available. At present, the site has 16 parking spaces. The proposal would not result in a reduction in on-site parking provision; however, the parking layout would be altered slightly.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Under application 97/00582/FUL, condition 7 required a minimum of 40 car parking spaces to be provided within the curtilage and maintained thereafter. Having reviewed aerial photographs, it is evident that the parking provision at the site has not complied with this condition. Since 2014, the parking provision at site has been 16 allocated spaces, and this has operated since this time without complaint. In 2002, HCC introduced parking standards. These parking standards require 1 space per 7.5 square metres of bar space in sustainable locations. The total proposed bar area equates to 127 square metres. HCC parking standards stipulate that 17 parking spaces would be required. Given that the site is located in a sustainable location, within the settlement of Colden Common and close to public transport (bus routes), the provision of 16 spaces is considered acceptable. HCC Highways have no concern regarding overspill parking onto the highway.

A condition has been attached requiring the 16 parking spaces to be retained and maintained for their intended purpose (as allocated parking) in perpetuity.

Paragraph 116 of the NPPF (2024) advises 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.

The proposal is modest in scale and not considered to result in a significant increase in activity at the site or significant trip generation. The parking provision, whilst falling short of HCC standards (by one space), is not considered to form a reasonable basis for objection considering the lack of objection from HCC Highways, the advice contained within the NPPF, the sustainable location of the site, and the availability of on-road parking. Therefore, the proposal is considered to comply with Section 9 of the NPPF (2024) with policy DM18.

Ecology and Biodiversity

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

Due to the nature of the development and the distance between the application site and the Nationally Protected Site 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.

There is evidence of pipistrelle bat roosts within 100 metres of the site. The development would not impact upon any common bat roost features. Therefore, a further survey is not required.

The proposal seeks to extend upon an area of existing hardstanding. Based on the development proposed, the proposal would be below the threshold that would trigger the requirement to provide biodiversity net gain.

Therefore, the proposal complies with Section 15 of the NPPF (2024) and policy CP16 of the LPP1.

Sustainable Drainage
Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The application site is located within Flood Zone 1, an area of very low fluvial flood risk. The site itself is not subject to pluvial flooding; however, the surrounding areas are subject to some risk. Paragraph 182 of the NPPF (2024) states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. The Authority's drainage team have no objection to the proposal subject to surface water being disposed of through a SuDS and not discharged into the foul sewer. The application form identifies that surface water will be disposed of through an existing soakaway. A condition will be attached to ensure that this is the case.

The proposed extension is for an extension to the trade area and will not include foul drainage. Therefore, the existing foul connection will not be impacted.

Subject to an appropriate condition securing the disposal of surface water through a SuDS, the proposal is considered to comply with paragraph 182 of the NPPF (2024) and policy CP17 of the LPP1.

Trees

The proposed extension would not be sited near any trees. Therefore, no arboricultural impact is anticipated. The proposal will therefore comply with policy DM24.

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 proposal seeks a modest extension to an existing community asset public house within the settlement of Colden Common. The principle of development is supported by policies MTRA2, CP6 and CP8 of LPP1. The extension would be proportionate in size to the existing pub, and it is not considered to result in a significant material increase in activity at the site. The parking provision and drainage infrastructure are considered to be acceptable and subject to appropriately conditions, would ensure that the highway and drainage network are maintained.

Recommendation

Permit subject to the following conditions:

Conditions

Time

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

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

Plans

2. This permission shall be carried out in accordance with following approved plans and documents, unless otherwise agreed in writing with the local planning authority prior to the change being implemented:

- Existing and proposed plans, drawing no 1 revision B, received 27/03/2025
- Carpark Site Plans, drawing no 2 revision 2, received 09/01/2025

Reason: To clarify which plans have been approved as part of this application

Materials

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 Materials section of the associated application forms and also as indicated within the permitted drawings.

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

Miscellaneous

4. The car park shall be constructed, surfaced and marked out in accordance with the approved plan (Carpark site plans, drawing no. 2 Rev A) before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking is available

5. The development should utilise a soakaway for surface water disposal, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

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

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

In this instance

- * a site meeting was carried out with the agent
- * the agent was advised of minor changes required to the application and these were agreed.
- * the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application

2. 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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix 1

Request from Councillor: Councillor Susan Cook
Case Number: 25/00052/FUL
Site Address: The Rising Sun, 27 Spring Lane, Colden Common, Winchester, Hampshire, SO21 1SB
Proposal Description: Ground floor single storey extension
Requests that the item be considered by the Planning Committee for the following material planning reasons: I should wish for the Application to be heard and decided upon by the Winchester Planning Committee for the following reasons. HCC Highways have put in no objection. I quote their words. HCC does not have any concerns regarding overspill of parking on the Highway. This comment is absolutely absurd, and it's dare I say an assumption that there will be little so-called overspill, and I can assure you that is NOT the case whatsoever. You only have to drive along Spring Lane, and you will see even in its current aspect of the parking issues that are causing issues. There is photographic evidence of numerous times when there has been overspill from the Car Park and this is not acceptable. I should like to ask did the Assistant Transport Planner actually visit the site or gain their information from a street search? This Car Park at one point had 40 Spaces and here we are with, yet another Application I need to add at this point (not the illegal Timber structure that has taken spaces from the car park) that was under the Enforcement Dept now with an Appeal and no site of a Planning Application. At this point an application 97/00582/FUL some years ago take a look at Point 7. Before the Development is hereby approved and first brought into use a minimum of 40 Car Parking Spaces shall be provided within the Curtilage of the site and thereafter maintained and kept available not as is currently happening sadly putting other Residents at risk on Spring Lane.

Case No: 24/00936/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

So as for HCC saying it's down to the Authority and Winchester City Council are the Parking Authority the number 16 isn't sufficient in what is a Popular Establishment which is excellent, but the Knock-on effect is having an effect as I say on Spring Lane and numerous residents.

There should be a Full Traffic and Parking Assessment asked of the Applicant.

Until the Wooden Structure is determined either suspend this application so that a true evaluation can be carried out upon this site.

Remove Access to the Wooden Structure until its fate is decided upon.

This is over Development whichever way you look at it!

I am not currently In Support of this Planning Application in its current guise and most definitely not in Support of the Illegally Erected Wooden Timber Frame Construction to the rear of the Rising Sun Curtilage.

For the record anyone that knows me will tell you.

Retrospective Planning Applications do not sit comfortable with me, so I was pleased to see that this application wasn't a retrospective application.

Not like the Kitchen/Storage extension recently. Which in fact was permitted sadly with no conditions.

We have a Planning Department who are extremely knowledgeable and will always be there to assist.

As for the Wooden Erected Structure this is a clear case where the Licensee has just gone ahead and built what he has wanted and thinks that is acceptable it isn't!

As for the Single Storey Extension I am pleased to see an application but as I say not to detract from other outstanding issues upon this site.

There is potential to have what can only be defined as a total over use of the site and as I've already said thus having a detrimental effect on the nearby residential area.

I request that it is heard by the Winchester Planning Committee and the right decision is made including suitable Conditions or as I say suspended until the matter of the Illegal Wooden Structure is dealt with.

Can I also please ask that a site visit is carried out by the Planning Committee because as we all know sometimes Plans on Paper are not a true reflection of what is on the ground and you get to fully immerse yourself on a site visit in the difficulties of what this Application with the still outstanding issues of the Illegally Erected Wooden Structure that is having an enormous impact ref Noise on the nearby residents plus the parking spaces that it has taken away by its build!

I hereby wish to Object to this Planning Application.