



## Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting on 7 November 2023

### **New Applications notified since the October 2023 PC Meeting**

**Ref: 23/01979/HOU: 5 Downlands Road; Case officer: Matthew Routledge; Applicant: Tom Sawford; Expiry date: 14 November 2023: NOTE: This has arisen as a previous retrospective application was found to give inadequate detail and information or drawings. The case officer arranged for this to be addressed with an extended expiry date.**

Retrospective planning permission for the following changes to the approved plans under permission 22/02906/HOU: Flue and additional roof light in front elevation. Alterations to doors and windows in side elevation. Alterations to side extension/porch including increase in footprint, change to roof and inclusion of window.

It is clear that work has been carried out without planning permission to the detriment of neighbours at number 7 Downlands Road.

It is felt that the Parish Council should object on the basis that work should not have been carried out in the first place without planning approval and object in particular to the alterations to the side extension which added a window with clear glass overlooking the neighbours' bathroom. Also, the increase in footprint and alterations to the porch roof have also overshadowed no. 7 in excess of what was originally accepted by them.

See attached for further information.

### **Update on applications previously reviewed by the Parish Council**

**116 Olivers Battery Road South Olivers Battery; Ref. No: 23/01841/DIC: Case Officer; Catherine Watson: Applicant: J Nyssen. Expiry Date; 27 August 2023. Ongoing**

Discharge of condition 2 (details of cladding and render), 4 (foul and surface water drainage) and 7 (hard and soft boundary treatment) of planning consent 23/00288/FUL – ongoing see note.

Note: Engineer's Report attached stating that, before he can recommend that the drainage condition is released without more information on the points he has raised.

A subsequent drawing from the applicant seeking to address this issue is attached

**11 Mount View Road, Oliver's Battery - ONGOING see below.**

**22/00621/FUL The erection of a pair of semidetached houses (1 x two bedrooms and 1 x three bedrooms), one 4-bedroom house and one 5-bedroom house, together with access, parking and landscaping.**

Case Officer: Catherine Watson; Applicant Mr R Yeo; Closing date: *amended to 17 August 2022*

Proposed external material

Walls: *Brick facing to ground floor; darker stained timber effect cladding.*

Roof: Faux zinc roof

Windows: Dark grey polyester powder coated aluminium

The amendments are as follows:

- Lowered eaves height and the introduction of dormer windows

- Facing changed from light facing to ground floor and light stained timber effect to first floor.
- BUT roof to remain faux zinc.

Orange sign displayed originally and there were 10 public comments plus PC's comments before closing date was amended.

Following the amendment of the expiry date no further notice was displayed but the case officer confirmed that all those who had objected previously had been notified of that change.

There have been 3 further public comments as well as the PC's additional comment regarding the need to remove the temporary spoil heap.

**SUMMARY REF SPOIL HEAP: (More detailed information is attached to this November Report)**

See attached for further background and supporting information. The issue of the temporary spoil heap behind 9-11 Mount View Road and its removal has been raised by neighbours adjacent to the above as this remains unresolved. They have written confirmation in 2019 from senior members of the family involved the planning application at 9-11 Mount View Road that the spoil heap was temporary. The spoil heap is now up to 3m in height with self-seeded vegetation adding to that.

In addition, the Planning Statement referring to this ongoing 2022 application above is clear that the chalk spoil heap is temporary and is due to be removed, This has been going on for a considerable time and it would be reasonable to expect this to have been removed before now.

It is the Parish Council's view that there been sufficient time to remove the spoil heap, given its confirmed temporary nature, and the timing of its removal should not be determined by when any further development is or is not approved, which may take a considerable time.

It is felt that the PC should contact WCC planning in this regard, believing it is potentially an enforcement issue and stressing the need for removal of the spoil heap as soon as is possible.

**Dentist's Surgery**

**The Case Officer continues to follow up** the landscaping included in the recent planning application at the **Dentist's surgery, 94 Oliver's Battery Road South**. There has been no further correspondence.

**Appeal**

**22/00537/LDP South View Park Homes, Oliver's Battery Gardens**

**The planning application was for a Certificate of Lawfulness of Proposed Use of Development for the Use of Land for the Siting of up to 8 Caravans for permanent human habitation. Applicant: Mr Walter Russell: Expiry date: 18 May 2023.**

An appeal has been made to the Secretary of State against the decision of Winchester City Council to refuse/refused in part to grant a certificate of lawful use or development.

The PC agreed to support WCC's refusal and a comment was submitted to the planning inspectorate in May 2023. There is no further information on the WCC site.

**Enforcement**

Ref: 22/220086/BCOND – date received 12/09/22, 85 Old Kennel's Lane contact : Enforcement Team Alleged breach of condition 1 of planning permission ref21/02257/FUL by failure to implement works by date. No further information.