



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting on 5 December 2023

New Applications notified since the November 2023 PC Meeting

Eaglewood House, 12 Seldon Close, Oliver's Battery.

Ref: 23/02492/HOU: Single storey rear extension following removal of existing conservatory.

Case Officer: Matthew Routledge; Applicant: Mr & Mrs Fox; Expiry Date 13 December 2023.

The area of the proposed extension is larger than the existing conservatory but does not exceed the length and width of the current ground floor.

The proposed materials are to match existing brick etc

Orange Notice is displayed and there have been no public comments to date.

There doesn't appear to be a reason for the Parish Council to comment.

See attached for further information.

6 Pine Close, Oliver's Battery.

Ref: 23/02510/HOU. Single storey front & side extension, raising roof to provide 3 no. first floor bedrooms, porch canopy & elevational alterations ([revised scheme previously approved 23/00617/HOU](#)).

Case Officer: Sean Quigley; Applicant: Mr & Mrs Marquis; Expiry date: 19 December 2023.

This application proposes to increase the first-floor accommodation from the a master bedroom to 3 bedrooms on that floor. This would alter the roofline and therefore the front and side elevations previously approved in May 2023.

Materials are as agreed under 23/01510/NMA in July 2023 when there were no public comments.

Orange notice is displayed and there have been no public comments to date.

The Parish Council objected to the earlier application which was taken to the Planning Committee and was approved. This application appears to be an extension of what was previously approved and would give the dwelling a more balanced appearance. On that basis it is questionable how effective further objections/comments would be should the Parish Council wish to comment.

See attached for further details.

2 Bech Close, Oliver's Battery

Ref: 23/02368/HOU: Expansion of the front of the property to create 0improved better circulation, and upgraded washroom facilities. In addition to the conversion of the existing garage into habitable space.

Case Officer: Sean Quigley; Applicant: Mr & Mrs Arnold; Expiry date: 21 December 2023.

This application is mainly to extend part of the front of the dwelling such that the entire front of the property is the same depth. This does not appear to adversely affect neighbours and there have been no public comments to date.

An orange notice is not visible but there are road works in the area which may screen that. I will follow up.

There doesn't appear to be any reason for the PC to objector comment.

Update on applications previously reviewed by the Parish Council

Ref: 23/01979/HOU: 5 Downlands Road; Case officer: Matthew Routledge; Applicant: Tom Sawford; Expiry date: 14 November 2023: Decided and approved

NOTE: This application arose because 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.

Work had been carried out without planning permission to the detriment of neighbours at number 7 Downlands Road. The Parish Council decided to 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.

At its November meeting the Parish Council agreed it should object on the basis outlined. After meeting with the residents at number 5 and 7 Downlands Road on 9 and 13 November respectively, an objection was drafted and reviewed by the Chair to meet the deadline of 14 November as no further extension of the deadline had been accepted.

The Chair emailed councillors a copy of this on 14 November (copy attached)

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 was attached to the November Planning Report. There have been no further comments.

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.

REF SPOIL HEAP: (More detailed information was attached to the November Planning Report)

At the November meeting, it was 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 was 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.

A copy of that document is attached for information.

NOTE: A separate document regarding the Outline planning application for Bushfield Camp will be sent to councillors shortly.

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.

