



## Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting on 9 January 2024

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

#### **68 Old Kennels Lane**

Ref: 23/02700/HOU: Alterations to provide first floor structure including internal and external changes.

Case Officer: Sean Quigley; Applicant: Mark Oakley; Expiry Date: 4 January 2024.

NOTE: The case officer has agreed that the PC may comment after that date, preferably by 11 January but before 19 January in any case.

The details of this application is as shown on the attached papers and proposes to increase the floor area of the existing bungalow and add new first floor accommodation.

An orange notice is displayed and I am aware that at least three close neighbours will object to this application.

**NOTE: The documents available do not include the usual Application Form which gives details of materials to be used etc. In addition, the existing East/Front diagram is not correct.** The Case Officer has been alerted to this.

Given the above Note, I recommend that the PC objects on the basis that the information given is insufficient but states also that this proposed development would overshadow and overlook neighbouring bungalows, causing loss of light and privacy. It is out of scale and out of character when compared to the adjacent single storey dwellings. Should the Case Officer be of a mind to approve this application as it stands, the PC may feel it should be considered by the Planning Committee.

See attached for further information/details,

#### **16 Sunnydown Road**

Ref: 23/02853/TPO: T1 lime – crown lift over highway and garden to achieve clearance above ground level of 4m and remove ivy from main stem. Removal of some limbs required which sit very close to telegraph wires. Reduction in height of 5m.

T2 – Swedish whitebeam (sorbus) 9m in height. Removal of ivy from main stem, crown lift over pavement to give clearance of 3m from ground level. Reduction in height of 2m.

Case Officer: John Bartlett; Applicant Mr Peter Simpson; Expiry Date: The Case Officer was content to amend this from 9 to 11 January to enable the PC to comment should it wish to do so.

An orange notice has been displayed. There has been one public comment in support, considering this to be good tree management. There does not seem to be a reason for the PC to comment.

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

### **Eaglewood House, 12 Seldon Close, Oliver's Battery. Decided and approved**

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 was displayed and there have been no public comments.

### **6 Pine Close, Oliver's Battery. Application WITHDRAWN**

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 proposed to increase the first-floor accommodation from 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.

### **2 Beech Close, Oliver's Battery – current**

Ref: 23/02368/HOU: Expansion of the front of the property to create improved 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 object comment.

### **28 Parliament Place Oliver's Battery 23/02517/HOU | Proposed 2 storey side extensions ( lower ground floor + ground floor and First floor ) – current**

Case Officer: Sean Quigley; Applicant: Mr Bhupendra Kachhawa. Expiry date: 25 December 2023.

The PC did not wish to comment when this was reported in December.

However, since then there have been 2 objections.

One underlines part of a covenant which refers to the importance of retaining the 'architectural line' of Parliament Place and covers any extensions or additions to these dwellings. This resident also states that the Director of the Parliament Place Management Committee is aware and has sent information to the Case officer on this issue. There is no further information on the WCC website.

**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)**

The PC contacted WCC planning as decided at the November meeting, 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 was attached to the December Planning Report for information. There has been no response to date.

## **Bushfield Camp – Outline Planning Application. Ref 23/02507/OUT**

A separate document regarding the Outline planning application for Bushfield Camp was sent to councillors after the December meeting and the PC's comments were sent to WCC planning.

There are more than 900 comments on the website. While there have been several supportive comments, a number of Consultees (e.g the South Downs National Park, the Hampshire Countryside Service and the Green Party) have either objected or expressed concerns and/or the need for clarification in their areas of expertise.

### 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. The Chair asked the City Councillors present if they would follow this up.

### 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 has been no further information on the WCC website and the Chair asked the City Councillors present to follow this up/ the procedure for the PC to be informed of any outcome.

### 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. Again it would be good to have up to date information on enforcements.