



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 2 July 2024

New Applications notified since the May 2024 PC Meeting

68 Old Kennels Lane, Oliver's Battery

24/0001060/HOU – Ground floor rear, side and front extensions. Roof alterations to provide first floor accommodation. Associated changes to exterior materials.

Case Officer: Matthew Routledge; Applicant: Crown Winchester (Agent: Jeffery Tyrrell, TR Architects)

Expiry Date: 8 July 2024 (extended from 2 July)

Materials:

Walls: Existing – red facing brick; proposed -white render;

Pitched Roof: Existing – clay roof tiles; proposed -grey slate tiles.

Flat roof – new – single ply membrane.

Windows: Existing – white window frames; proposed – grey window frames.

Rainwater goods: Existing – black =; proposed – grey.

Fascias, Soffits and verges: Existing – no description given; proposed -Grey fascias, soffits and verges.

Trees or hedges: 5 existing trees are to be pruned or removed as being within falling distance of the property described in this application.

There have been no public comments at the time of preparing this report but I am aware that there are very likely to be a number of objections – potentially similar to those made with reference to the previous application.

There was no orange notice displayed at first and this was followed up. The notice is to be displayed on Friday 28 June.

My view is that the proposed building would be overbearing and overlooking and affect neighbours behind the site as well as nearby; also the documents do not make the boundaries adjacent to number 66 clear nor is the fact that the existing roof height is the top of a sloping roof not a second floor/level.

I would recommend that the PC considers an objection on those grounds and consider whether they should ask that this go to Planning Committee if the case officer is minded to approve the application.

Downlands Road, Oliver's Battery

24/01260/HOU – Single storey front extension

Case Officer: Melita Autonovic Jeffries; Applicant: Mr & Mrs Alexander;

Expiry date: 22 July 2024.

Materials: The materials are to be as existing.

There have been no public comments to date and I can see no reason for the PC to object.

Update on applications previously reviewed by the Parish Council

141 Oliver's Battery Road South – Approved (but with proviso that the first floor windows adjacent to 143 OBRS to be top opening only and glazed with obscure glass as per a suggestion put forward by the Parish Council.)

24/00695/HOU – First floor extension, new porch, replacement windows and doors, bifold doors and raised patio to rear.

Case Officer: Charlotte Smith; Applicant: Mr and Mrs Phillips; Expiry Date: 20 May 2024.

Materials: Walls, roof and windows to match existing; bifold doors to be aluminium.

There has been one public comment since the May PC meeting regarding concerns about overlooking and the PC has also commented on that basis following a visit, also recommending that the Case Officer visit 143 OBRS if they haven't done so already.

No Orange notice was evident on 29 April but was subsequently displayed in good time.

The PC commented as did the adjacent neighbour – following the June meeting.

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.

This application is ongoing but it appears that some adjustment to the application will be necessary with further consultation to take place later in 2024.

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. At the January meeting, the Chair asked City Councillors 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 at the January meeting the Chair asked the City Councillors then present to follow this up/ the procedure for the PC to be informed of any outcome.

Enforcement

23/00402/WKS – 5 Downlands Road, Oliver's Battery – Alleged unauthorised fence over 2 metres in height

ONGOING – Enforcement Team

24/00109/BCOND – 3 Downlands Road – Alleged unauthorised breach of conditions 2 and 3 from Planning Permission REF 21/00248/HOU

