



## Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 3 September 2024

### **New Applications notified since the July 2024 PC Meeting**

#### **6 Pine Close, Oliver's Battery**

**24/0186/HOU – First floor side and rear extension, porch canopy and elevational alterations.**

Case Officer: Matthew Routledge; Applicants: Mr & Mrs Marquis; Expiry Date: 16 September 2024.

Materials:

Walls: to match existing render and grey cladding.

Roof : Pitched roof – tile to match existing:

Flat roof: Existing – bitumen felt: Proposed: single ply membrane dark grey.

Windows: Existing – UPVC; Proposed : UPVC/Aluminium mid grey.

Doors: Existing – UPVC; Proposed: UPVC/ Aluminium.

There have been no public comments at the time this Report was completed.

Orange Notice is displayed.

#### **113 Oliver's Battery Road South**

**24/01524/HOU – Front and rear extension, partial garage conversion, extend tarmac driveway;**

Case Officer: Melita Antunovic Jeffries; Applicants: Mr & Mrs McPhee; Expiry date: 10 September 2024.

Materials: Roof: tiles to match existing; Walls: brickwork to match existing.

There had been no comments from members of the public at the time of preparing this Report.

There have been no public comments to date.

However - Orange Notice was NOT displayed at the time this Report was produced. The Clerk will be asked to follow this up with the case officer.

#### **7 Compton Way, Oliver's Battery**

**24/01640/HOU – Single storey extension and refurbishment to chalet bungalow, with new dormers, roof lights, new roofing, painted brickwork and upgraded windows and associated landscaping. Cladding and new glazing to rear garage and workshop.**

Case Officer: Charlotte Smith; Applicant: Mr Chris Jones; Expiry date: 23 August 2024. (The Clerk is asking for an extension to allow the PC to consider this application at its September meeting. WCC's internal target date is 25 September.)

Materials:

Walls: Existing materials and finishes: Red brick; Proposed materials and finishes: White painted red brick

Roof: Existing materials and finishes: Clay tiles, flat roof ; Proposed materials and finishes: Red clay tiles, new flat roof.

Orange Notice: displayed prominently.

There have been no comments from the public to date.

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

### **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) : NOW 19 August 2024.

**NOTE: Since the PC agreed to (and did) submit comments, the unsatisfactory white application notice has been replaced by the customary orange notice which is clearly displayed. The expiry date was then further extended to 19 August and there have been 5 objections from residents/neighbours in addition to the PC's comments.**

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 was no orange notice displayed at first and this was followed up. The notice was to be displayed on Friday 28 June. The view was 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. The PC agreed to submit an objection on the above grounds – see above **NOTE**.

Other objections have been based also on the proposed 5 bedroom house in effect meaning perceived lack of adequate parking.

### **6 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.

## **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 is likely to be necessary, with further comments from National Highways due by 28 August.

### 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

24/00196/WKS – 11 Mount View Road – 4/7/24 – Alleged unauthorised outbuilding.

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 – closed 'not expedient to pursue'. The Chair has asked Brian Laming for clarification of the reason given for closure.