



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 1 October 2024

New Applications notified since the September 2024 PC Meeting

None at the time of issuing this Report

Update on applications previously reviewed by the Parish Council

6 Pine Close, Oliver's Battery

24/01806/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 8 public comments plus comments from the PC at the time this Report was completed. The main concerns are about overdevelopment of a relatively small site, the overbearing nature of the proposed dwelling, privacy and loss of open views , out of keeping/character with the area and the potential setting of a precedent. A concern was also expressed about the submission and withdrawal of the same or similar application as the one being considered now.

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 was asked to follow this up with the case officer. This notice was subsequently displayed but next to 109 Oliver's Battery Road South rather than from the lamppost adjacent to 113.

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.

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 6 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**.

Some objections have been about the overlooking and effect on light of the proposed dormer windows and removal of screening trees affecting privacy of the gardens of those with young families. Others have been based also on what is a proposed 5 bedroom house in effect meaning lack of adequate off road parking.

6 Downlands Road, Oliver's Battery – Decided and agreed.

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.

NOTE: There is an addition of 'Habitat Regulation Assessment' which notes requirements on soil nutrients and impact on water quality. It states that, 'in order to lawfully be permitted, this development will need to include a package of avoidance and mitigation measures' and concludes 'there is a net increase of 2no dwellings on urban land and therefore, it is likely that there will be an impact from nitrates associated with the proposed development entering the Solent. Winchester City Council has adopted a Grampian condition for nitrates which requires a mitigation package addressing the additional input to be submitted to and approved in writing by the LPA'.

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 2023 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. There are no further comments on the WCC website as yet.

Recommendations to date: National Highways recommends that the Local Planning Authority does not grant planning permission for the application (Ref: 23/02507/OUT) until 28 August 2024 to enable further information to be provided by the applicant and to allow us to provide the Local Planning Authority with fully informed advice. This does not prevent the authority, if they so wish, to either refuse the application or agree an extension of time beyond 28 August 2024.

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.

NOTE: The Planning Inspector's decision made in August 2024 stated that 'The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the proposed use which is found to be lawful'.

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.

