

**CARTREF
BIGHTON
NR ALRESFORD
SO24 9SG**

(June 2021)

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Official copy of register of title

Title number HP375254

Edition date 11.05.2017

- This official copy shows the entries on the register of title on 01 JUN 2021 at 15:25:17.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Jun 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : WINCHESTER

- 1 (31.01.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Cartref, Sutton Wood Lane, Bighton, Alresford (SO24 9SG).
- 2 (11.05.2017) A new title plan showing an amended extent as to the western and northern boundaries has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

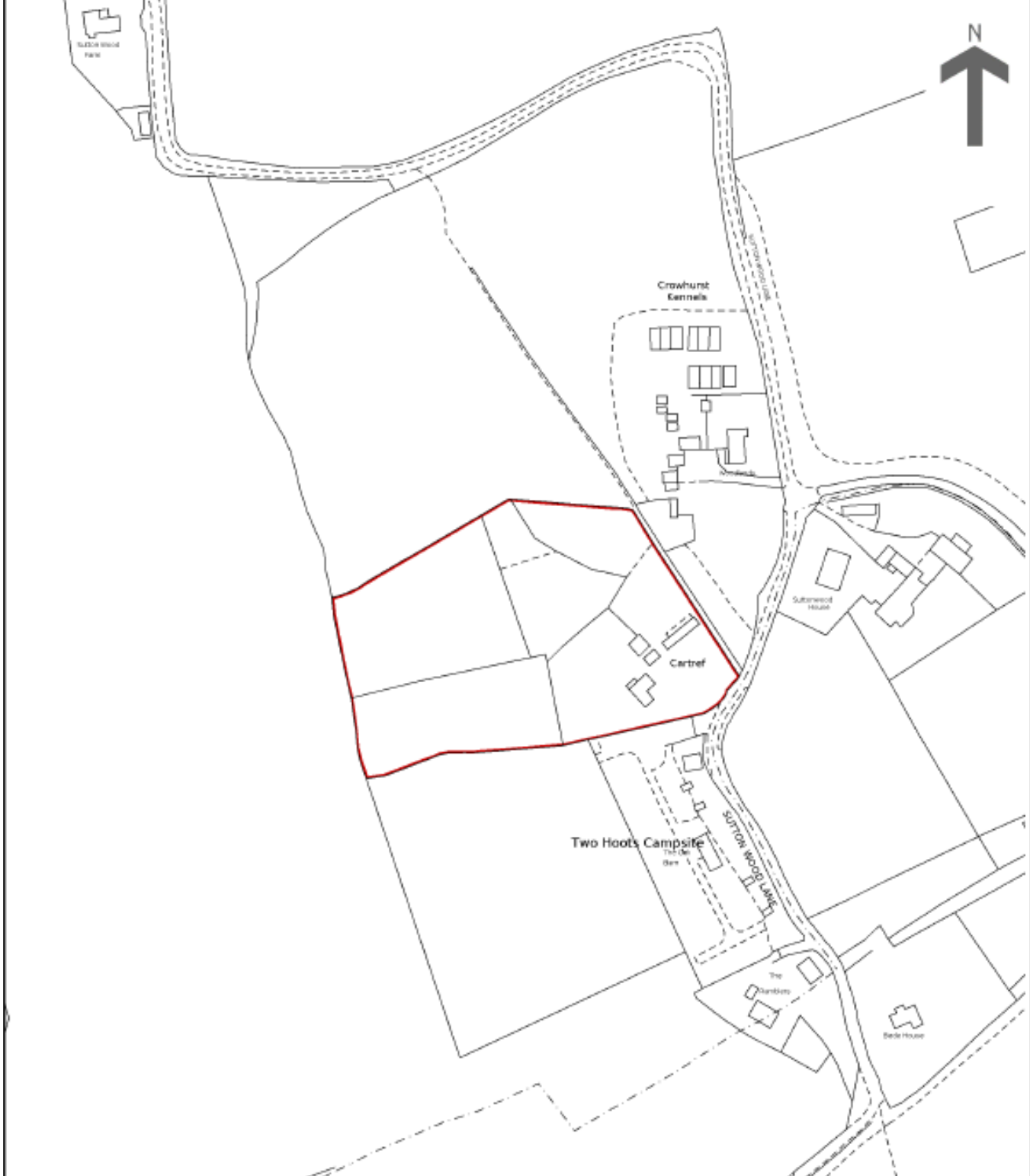
Title absolute

- 1 (31.01.1989) PROPRIETOR: ALAN GALPIN of Cartref, Sutton Wood Lane, Bighton, Alresford, Hants SO24 9SQ.
- 2 (11.05.2017) Alan Galpin died on 6 December 2016. Notification of death lodged by Gibbons Solicitors of 3 East Street, Alresford SO24 9EE.

End of register



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TOWN AND COUNTRY PLANNING ACT 1990: Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015: article 39

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

WINCHESTER CITY COUNCIL (hereinafter called "the Council") hereby certifies that on 28 January 2019 the proposed development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this Certificate, would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The Council is satisfied on the submitted evidence that the proposed development is such as would be lawful if begun on the date of the application, namely the 28 January 2019, as planning permission is granted for the proposed development under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1:

- (i) Class A (enlargement, improvement or other alteration of a dwellinghouse) subject to the conditions set out in A.3.

Signed:

Head of Legal (Interim)
On behalf of Winchester City Council

Date: 29th April 2019

FIRST SCHEDULE

The construction of two single storey side extensions and two single storey rear extensions in accordance with drawing reference numbers: Site Location Plan (WIN-AP-1304.01), Proposed Elevations North and East, Proposed Elevations South and West and Proposed Floor Plan submitted to accompany application number 19/00203/LDP dated 28 January 2019.

SECOND SCHEDULE

Cartref, Sutton Wood Lane, Bighton, SO24 9SG.

Notes:

1. This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the proposed development specified in the First Schedule on the land described in the Second Schedule would have been lawful on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations or use which are materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. A certificate under section 192 of the Act may be revoked if on the application for the certificate-
 - (a) a statement was made or document used which was false in a material particular; or
 - (b) any material information was withheld.

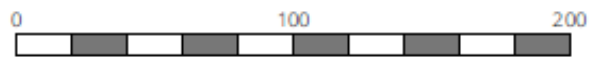
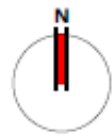
19/00203/LDP



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Site Location Plan

Scale 1:2500



Scale in Metres. (1:2500 @ A4)

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Youngs Yard, Churchfields, Twyford,
Winchester SO21 1NN

T: 01962 715770
E: info@southemplanning.co.uk
W: www.southemplanning.co.uk

CLIENT: Mr O. Bowhill

PROJECT: Cartref
Sutton Wood Lane
Bighton SO24 9SG

SCALE: 1:2500 @ A4

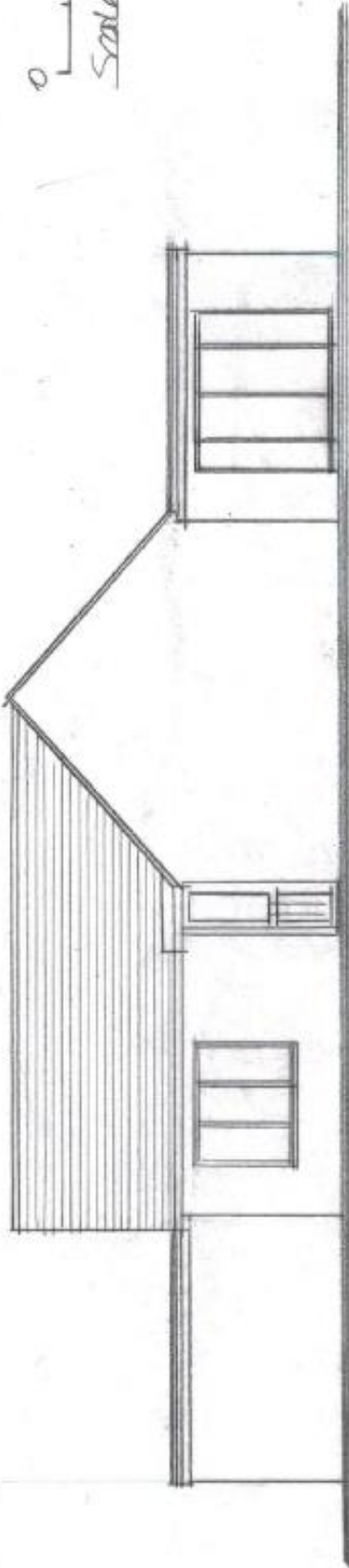
DATE: Mar 2019

DWG NO.: WIN-AP-1304.01

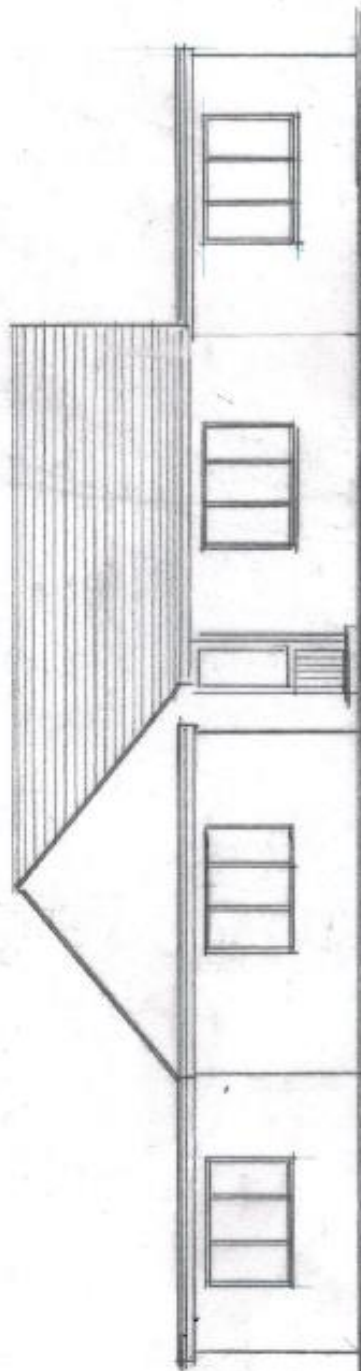
REV: .

The copyright of this drawing remains with Southern Planning Practice Ltd. and may not be reproduced in any form without prior written consent. This drawing is intended for planning purposes only, not for construction. Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All elevations are approximate and should be verified before forming the basis of a decision. Do not scale the drawings other than for planning application purposes. All dimensions must be checked by the contractor before commencing work on site. Ground floor slabs, foundations, sub-structures and all work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing. Re-measurement is essential when the ground conditions dictate, and re-design may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

0 5
Scale 1:1000 @ A4



NORTH

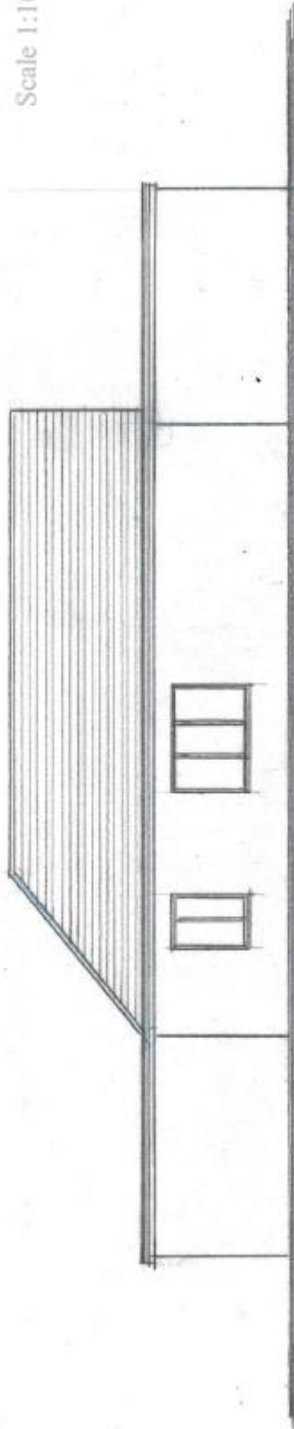


EAST

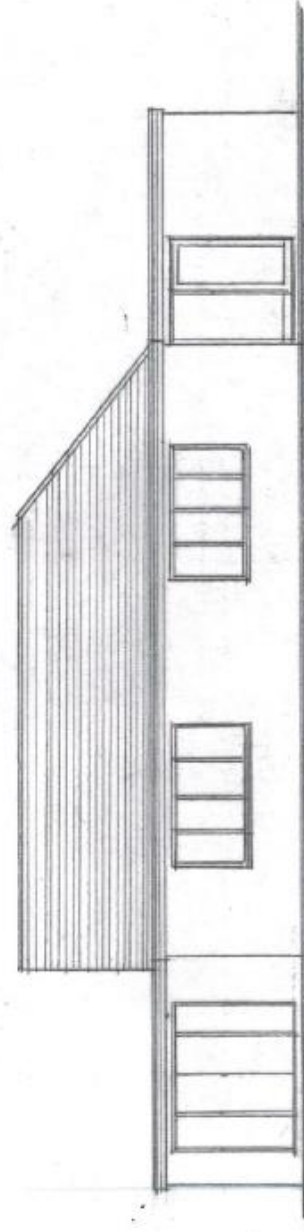
EXTENSION TO CARTREE. BRATTON

PROPOSED

Scale 1:100@A4



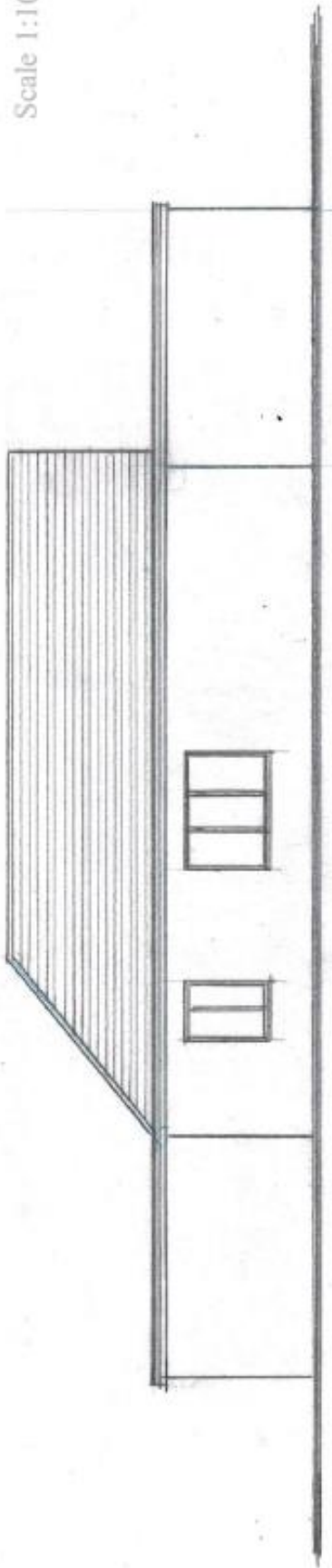
SOUTH



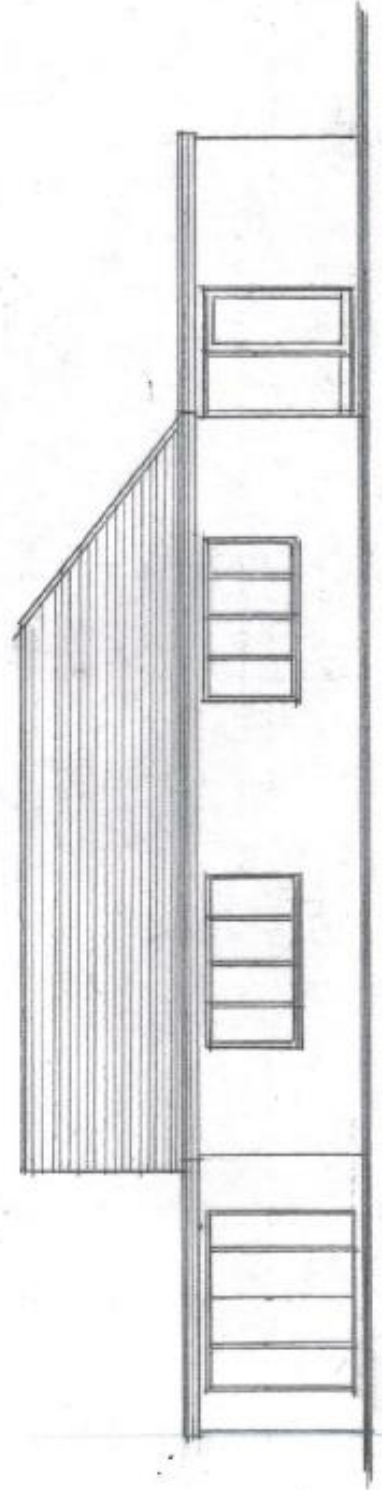
WEST

EXTENSION TO CARTREAF-BIGHAMTON
PROPOSED

Scale 1:100@A4



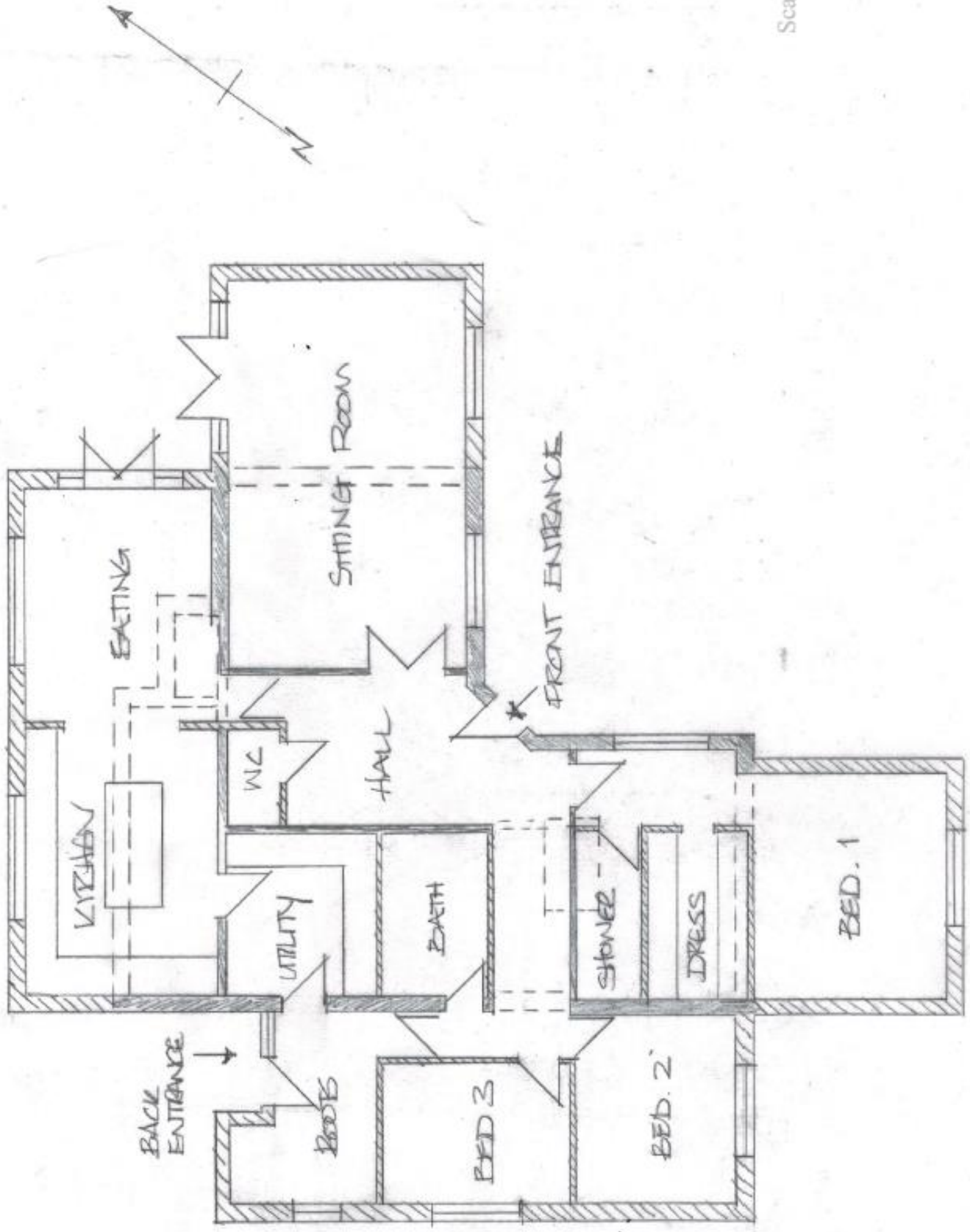
SOUTH



WEST

EXTENSION TO CARTRIF-BIGGATON

PROPOSED



Dated 09 February 2018

COPY

WINCHESTER CITY COUNCIL

Town and Country Planning Act 1990

**TREE PRESERVATION ORDER
No 2219 of 2018
Land at Cartref, Sutton Wood Lane, Bighton, SO24 9SG**

Lisa Hall
Legal Services Manager
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

Ref: TV-TPO-2219

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TREE PRESERVATION ORDER

**Town and Country Planning Act 1990
Winchester City Council Tree Preservation Order No 2219 of 2018.**

Winchester City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as Winchester City Council Tree Preservation Order No. 2219 of 2018.

Interpretation

2. In this Order "the authority" means Winchester City Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

SCHEDULE 1

SPECIFICATION OF TREES

**Trees specified individually
(encircled in black on the map)**

Reference on map	Description	Situation
2219T1	OAK	Land at Cartref, Sutton Wood Lane, Bighton
2219T2	OAK	
2219T3	OAK	
2219T4	OAK	
2219T5	OAK	
2219T6	BEECH	
2219T7	BEECH	
2219T8	OAK	
2219T9	OAK	
2219T10	OAK	
2219T11	BEECH	
2219T12	BEECH	
2219T13	OAK	
2219T14	OAK	
2219T15	HORSE CHESTNUT	
2219T16	HORSE CHESTNUT	
2219T17	CHERRY	
2219T18	OAK	

**Trees specified by reference to an area
(within a dotted black line on the map)**

Reference on map	Description	Situation
None		

Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation
2219G1	MIXED SPECIES	Land at Cartref, Sutton Wood Lane, Bighton, SO24 9SG
2219G2	OAK	

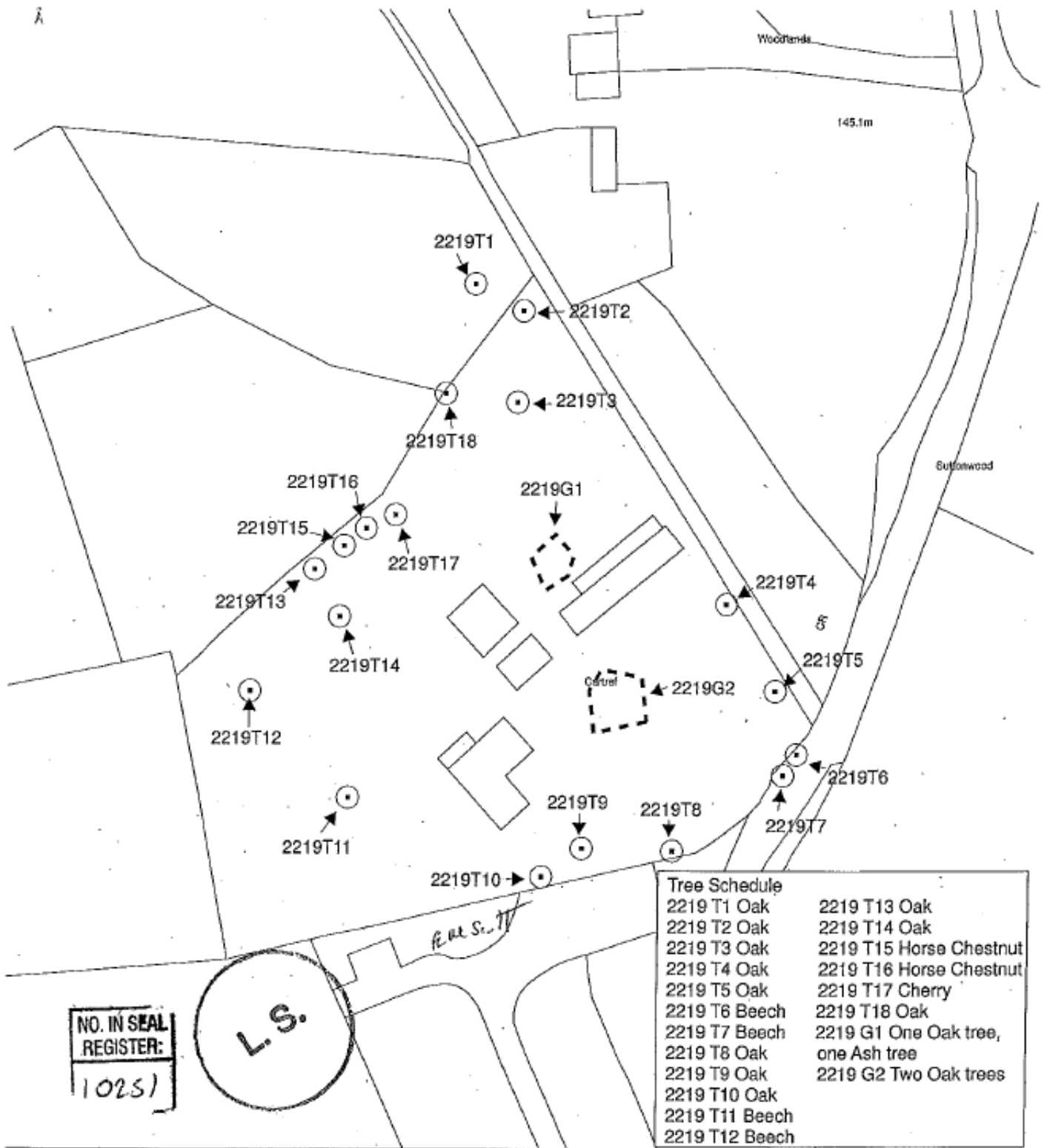
Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
None		

The Common Seal of Winchester City Council
was hereunto affixed this Friday, 09 February 2018
in the presence of

E. M. Scott
Property and Projects Solicitor





- A1 Area
- G1 Group
- W1 Woodland
- T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2219

Location: Cartref
Sutton Wood Lane
Bighton
SO24 9SG



Director of Operations
Winchester City Council
POBox 497, City Offices
Colebrook Street
Winchester
Hampshire
SO23 9DD

Telephone 01962 840 221
Fax 01962 841 365

OS Grid: 4629 Scale: 1:500 @ A4

Date : 02 Feb 2018

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Energy performance certificate (EPC)

Cartref
Sutton Wood Lane
Bighton
ALRESFORD
SO24 9SG

Energy rating

G

Valid until

8 October 2027

Certificate number

0378-1902-7210-5643-3944

Property type

Detached bungalow

Total floor area

65 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Room heaters, wood logs	Poor
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 710 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Single electricity meter selected but there is also an electricity meter for an off-peak tariff
The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.
- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

6.7 tonnes of CO₂

This property's potential production

0.2 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 6,5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (9) to B (86).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£120

Potential rating after carrying out recommendation 1

12 | G

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£439

Potential rating after carrying out recommendations 1 and 2

25 | F

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£184

Potential rating after carrying out recommendations 1 to 3

31 | F

Recommendation 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£61

Potential rating after carrying out recommendations 1 to 4

33 | F

Recommendation 5: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£37

Potential rating after carrying out recommendations 1 to 5

35 | F

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6

40 | E

Recommendation 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£162

Potential rating after carrying out recommendations 1 to 7

47 | E

Recommendation 8: High performance external doors

High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 to 8

49 | E

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£299

Potential rating after carrying out recommendations 1 to 9

61 | D

Recommendation 10: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£561

Potential rating after carrying out recommendations 1 to 10

86 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency/) (https://www.gov.uk/improve-energy-efficiency/)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2142

Potential saving

£1170

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

15626 kWh per year

Water heating

2378 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Loft insulation	1091 kWh per year
-----------------	-------------------

Cavity wall insulation	3993 kWh per year
------------------------	-------------------

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

David Coppendale

Telephone

02039056099

Email

david@davidcoppendale.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO031570

Telephone

0330 124 9660

Emailcertification@stroma.com

Assessment details**Assessor's declaration**No related party

Date of assessment3 October 2017

Date of certificate9 October 2017

Type of assessment▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhcjg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.