

Planning and Rights of Way Panel (EAST)

Tuesday, 5th August 2014
at 6.00 pm

PLEASE NOTE TIME OF MEETING

Conference Room 3 and 4
- Civic Centre

This meeting is open to the public

Members

Councillor Lewzey (Chair)
Councillor Denness (Vice-Chair)
Councillor Fitzhenry
Councillor Hecks
Councillor Tucker

Contacts

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PUBLIC INFORMATION

Terms of Reference

The Panel deals with various planning and rights of way functions. It determines planning applications and is consulted on proposals for the draft development plan.

Public Representations

At the discretion of the Chair, members of the public may address the meeting about any report on the agenda for the meeting in which they have a relevant interest.

Members of the public in attendance at the meeting are advised of the process to be followed.

Southampton City Council's Priorities

- Jobs for local people
- Prevention and early intervention
- Protecting vulnerable people
- Affordable housing
- Services for all
- City pride
- A sustainable Council

Smoking policy – The Council operates a no-smoking policy in all civic buildings

Mobile Telephones – Please turn off your mobile telephone whilst in the meeting.

Fire Procedure – In the event of a fire or other emergency a continuous alarm will sound and you will be advised by Council officers what action to take.

Access – Access is available for disabled people. Please contact the Democratic Support Officer who will help to make any necessary arrangements.

Dates of Meetings: Municipal Year 2014/15

Planning and Rights of Way - EAST

2014	2015
8 July 2014	13 January 2015
5 August	10 February
2 September	10 March
30 September	7 April
28 October	5 May
25 November	

Planning and Rights of Way - WEST

2014	2015
24 June 2014	27 January 2015
22 July	24 February
19 August	24 March
16 September	21 April
14 October	
11 November	
9 December	

CONDUCT OF MEETING

Terms of Reference

The terms of reference of the Planning and Rights of Way Panel are contained in Part 3 (Schedule 2) of the Council's Constitution

Business to be discussed

Only those items listed on the attached agenda may be considered at this meeting.

Rules of Procedure

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

Quorum

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or

b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

Other Interests

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

Agendas and papers are available via the Council's Website

1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

NOTE: Members are reminded that, where applicable, they must complete the appropriate form recording details of any such interests and hand it to the Democratic Support Officer.

3 STATEMENT FROM THE CHAIR

4 MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)

To approve and sign as a correct record the Minutes of the meeting held on 8th July 2014 and to deal with any matters arising, attached.

CONSIDERATION OF PLANNING APPLICATIONS

5 LAND REAR OF 38-40 LIME AVENUE - 14/00856/FUL

Report of the Planning and Development Manager recommending **conditional approval** be granted in respect of an application for a proposed development at the above address, attached.

6 13 OMDURMAN ROAD - 14/00644/FUL

Report of the Planning and Development Manager recommending **refusal** in respect of an application for a proposed development at the above address and that an Enforcement Notice be served to remedy the breach of planning control, attached.

Monday, 28 July 2014

HEAD OF LEGAL AND DEMOCRATIC SERVICES

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PLANNING AND RIGHTS OF WAY PANEL (EAST)
MINUTES OF THE MEETING HELD ON 8 JULY 2014

Present: Councillors Lewzey (Chair), Claisse, Denness, Hecks and Tucker

1. **ELECTION OF VICE-CHAIR**

RESOLVED that Councillor Denness be elected Vice-Chair for the Municipal Year 2014/2015.

2. **STATEMENT FROM THE CHAIR**

On behalf of the Panel, the Chair expressed thanks to Dr Chris Lyons, who would be leaving the Authority, for his service in the past and best wishes for his new position.

3. **JURDS LAKE CAR PARK - 14/00527/R3CFL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Nick Yeats – SCC (applicant), Sgt Jo Holmes (Hants Constabulary / supporting), Nora Lyons, Jane and Sue Perry (local residents / objecting) and Councillors Hammond and Payne (ward councillors / objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel requested the addition of an advisory note to the applicant regarding disabled access.

RESOLVED that planning permission be granted subject to the conditions listed in the report and the note to the applicant as set out below.

Note to Applicant

The applicant is reminded of their duties under the Disability and Discrimination Act 2005 and need to be satisfied that their proposals provide sufficient access between the retained disabled parking spaces and the Shoreburs Greenway SINC to which they relate.

4. **10 DUNDEE ROAD - 14/00875/FUL**

The Panel considered the report of the Planning and Development Manager recommending refusal in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Claire and Jimmy Ward (applicants) and Councillor O'Neill (ward councillor / supporting application) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to **refuse** planning permission for the reasons listed in the report.

RECORDED VOTE to refuse planning permission

FOR: Councillors Hecks and Lewzey
AGAINST: Councillors Denness and Tucker

NOTES:

- This item was carried with the use of the Chair's second and casting vote.
- Councillor Claisse declared an interest and withdrew from the meeting for the consideration of this item.

5. **228 WEST END ROAD (CHANGE OF USE) - 14/00597/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Simon McCosh (applicant) and Jen Morgan and Councillor Hecks (local residents / objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be granted subject to the conditions listed in the report and the amended condition set out below;-

Amended Condition

03 - APPROVAL CONDITION - Hours of Operation [Performance Condition]

The premises to which this permission relates shall only be open for business between the following hours:

Monday	12:30-15:00 and 17:00-18:00
Tuesday	09:30-15:00 and 17:00-18:00
Wednesday	09:30-15:00
Thursday	09:30-15:00 and 17:00-18:00
Friday	12:30-15:00

The business use shall be open at no time on Saturday or Sunday. The business use hereby approved shall operate in accordance with these hours unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect the amenities of those members of the public who choose not to use the facility and to protect the residential character and amenity of the area.

RECORDED VOTE to approve the additional condition:-

FOR: Councillors Denness, Lewzey and Tucker
ABSTAINED: Councillor Claisse

NOTE: Councillor Hecks declared an interest and withdrew from the meeting for the consideration of this item.

6. **228 WEST END ROAD (EXTENSION) - 14/00596/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Simon McCosh (applicant) and Jen Morgan and Councillor Hecks (local residents / objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be granted subject to the conditions listed in the report.

NOTE: Councillor Hecks declared an interest and withdrew from the meeting for the consideration of this item.

7. **9 ABBOTTS WAY - 14/00590/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Dr Richard Buckle and Jane Jameson of Portswood Residents Gardens Conservation Area (local residents / objecting) and Councillor Claisse (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be granted subject to the conditions listed in the report.

NOTE: Councillor Claisse declared an interest and withdrew from the meeting for the consideration of this item.

8. **GARAGE SITE TO REAR OF ELIZABETH COURT, ABERDEEN ROAD - 14/00755/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Rob Wiles (agent) and Mr Street (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED

- (i) that the Panel noted that there were no ecological objections; and
- (ii) that planning permission be granted subject to the conditions listed in the report and the additional condition as set out below:-

Additional Condition

APPROVAL CONDITION - Demolition - Technical Details [Pre-Commencement Condition]

The following details shall be submitted to and approved in writing by the Local Planning Authority prior to any works (including site clearance, preparation or demolition operations) commencing on site:-

- (i) Details of security and fencing to the site during and after the demolition works taking place;
- (ii) A full hazardous materials survey to, include asbestos, for the existing building and clear indication of removal and disposal measures for any material found; and
- (iii) Details of the demolition of connecting walls and roof and any likely necessary repair and construction needed to retain the integrity of the single garage that is proposed to remain to the rear of Elizabeth court, Aberdeen Road.

No demolition shall take place unless and until such details have been submitted, considered and agreed by the Local Planning Authority.

REASON:

To ensure that the appropriate safeguards and mitigation action in relation to harmful materials and the remaining garage are provided for the safety of local residents and workers on the site.

Agenda Annex

INDEX OF PLANNING APPLICATIONS FOR DECISION

DATE 05 AUGUST 2014 - Conference Rooms 3 and 4, 1st Floor, Civic Centre

Main Agenda Item Number	Officer	Recommendation	PSA	Application Number / Site Address
5	AG	CAP	5	14/00856/FUL Land r/o 38-40 Lime Avenue
6	SH	REFUSAL and ENFORCEMENT	5	14/00644/FUL 13 Omdurman Road

PSA – Public Speaking Allowance (mins);

CAP - Approve with Conditions: DEL - Delegate to Officers: PER - Approve without Conditions: REF – Refusal: TCON – Temporary Consent

AG – Andy Gregory; SH – Stephen Harrison

Southampton City Council - Planning and Rights of Way Panel

Report of Executive Director of Environment & Economy

Local Government (Access to Information) Act 1985

Index of Documents referred to in the preparation of reports on Planning Applications:

Background Papers

1. **Documents specifically related to the application**
 - (a) Application forms, plans, supporting documents, reports and covering letters
 - (b) Relevant planning history
 - (c) Response to consultation requests
 - (d) Representations made by interested parties

2. **Statutory Plans**
 - (a) Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy (Adopted 2007)
 - (b) City of Southampton Local Plan Review (Adopted March 2006) saved policies
 - (c) Local Transport Plan 2006 – 2011 (June 2006)
 - (d) City of Southampton Local Development Framework – Core Strategy (adopted January 2010)

3. **Statutory Plans in Preparation**
 - (a) City of Southampton Local Development Framework – City Centre Action Plan City Centre Action Plan Issues & Options Paper (2007)

4. **Policies and Briefs published and adopted by Southampton City Council**
 - (a) Old Town Development Strategy (2004)
 - (b) Public Art Strategy
 - (c) North South Spine Strategy (2004)
 - (d) Southampton City Centre Development Design Guide (2004)
 - (e) Streetscape Manual (2005)
 - (f) Residential Design Guide (2006)

- (g) Developer Contributions SPD (September 2013)
- (h) Greening the City - (Shoreburs; Lordsdale; Weston; Rollesbrook Valley; Bassett Wood and Lordswood Greenways) - 1985-1995.
- (i) Women in the Planned Environment (1994)
- (j) Advertisement Control Brief and Strategy (1991)
- (k) Biodiversity Action Plan (2009)
- (l) Economic Development Strategy (1996)
- (m) Test Lane (1984)
- (n) Itchen Valley Strategy (1993)
- (o) Portswood Residents' Gardens Conservation Area Character Appraisal (1999)
- (p) Land between Aldermoor Road and Worston Road Development Brief Character Appraisal(1997)
- (q) The Bevois Corridor Urban Design Framework (1998)
- (r) Southampton City Centre Urban Design Strategy (2000)
- (s) St Mary's Place Development Brief (2001)
- (t) Ascupart Street Development Brief (2001)
- (u) Woolston Riverside Development Brief (2004)
- (v) West Quay Phase 3 Development Brief (2001)
- (w) Northern Above Bar Development Brief (2002)
- (x) Design Guidance for the Uplands Estate (Highfield) Conservation Area (1993)
- (y) Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area (1993)
- (z) Canute Road Conservation Area Character Appraisal (1996)
- (aa) The Avenue Conservation Area Character Appraisal (1997)
- (bb) St James Road Conservation Area Character Appraisal (1996)
- (cc) Banister Park Character Appraisal (1991)*
- (dd) Bassett Avenue Character Appraisal (1982)*
- (ee) Howard Road Character Appraisal (1991) *
- (ff) Lower Freemantle Character Appraisal (1981) *
- (gg) Mid Freemantle Character Appraisal (1982)*
- (hh) Westridge Road Character Appraisal (1989) *
- (ii) Westwood Park Character Appraisal (1981) *
- (jj) Cranbury Place Character Appraisal (1988) *
- (kk) Carlton Crescent Character Appraisal (1988) *
- (ll) Old Town Conservation Area Character Appraisal (1974) *
- (mm) Oxford Street Conservation Area Character Appraisal (1982) *
- (nn) Bassett Green Village Character Appraisal (1987)
- (oo) Old Woolston and St Annes Road Character Appraisal (1988)
- (pp) Northam Road Area Improvement Strategy (1987)*

- (qq) Houses in Multiple Occupation (2012)
- (rr) Vyse Lane/ 58 French Street (1990)*
- (ss) Tauntons College Highfield Road Development Guidelines (1993)*
- (tt) Old Woolston Development Control Brief (1974)*
- (uu) City Centre Characterisation Appraisal (2009)
- (vv) Parking standards (2011)

* NB – Policies in these documents superseded by the Residential Design Guide (September 2006, page 10), albeit character appraisal sections still to be had regard to.

5. Documents relating to Highways and Traffic

- (a) Hampshire C.C. - Movement and Access in Residential Areas
- (b) Hampshire C.C. - Safety Audit Handbook
- (c) Southampton C.C. - Cycling Plan (June 2000)
- (d) Southampton C.C. - Access for All (March 1995)
- (e) Institute of Highways and Transportation - Transport in the Urban Environment
- (f) I.H.T. - Traffic Impact Assessment Guidelines
- (g) Freight Transport Association - Design for deliveries
- (h) DETR Traffic Advisory Leaflets (various)

6. Planning related Government Circulars in most common use

- (a) Planning Obligations 05/05 (As adjusted by Community Infrastructure Levy Regulations 2010)
- (b) Planning controls for hazardous substances 04/00
- (c) The Use of conditions in planning permissions 11/95
- (d) Environmental Impact Assessment 2/99
- (e) Planning Controls over Demolition 10/95
- (f) Planning and Affordable Housing 6/98
- (g) Prevention of Dereliction through the Planning System 2/98
- (h) Air Quality and Land Use Planning 10/97
- (i) Town and Country Planning General Regulations 19/92

7. Government Policy Planning Advice

- (a) National Planning Policy Framework (27.3.2012)
- (b) National Planning Policy Guidance

8. Other Published Documents

- (a) Planning for Daylight and Sunlight - DOE
- (b) Coast and Countryside Conservation Policy - HCC
- (c) The influence of trees on house foundations in clay soils - BREDK
- (d) Survey and Analysis - Landscape and Development HCC
- (e) Root Damage to Trees - siting of dwellings and special precautions – Practice Note 3 NHDC
- (f) Shopping Policies in South Hampshire - HCC
- (g) Buildings at Risk Register SCC (1998)
- (h) Southampton City Safety Audit (1998)
- (i) Urban Capacity Study 2005 – 2011 (March 2006)
- (j) Strategic Housing Land Availability Assessment (March 2013)

9. Other Statutes

- a) Crime and Disorder Act 1998
- b) Human Rights Act 1998

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Agenda Item 5

**Planning, Transport and Sustainability Division
Planning and Rights of Way Panel 5.8.14
Planning Application Report of the Planning and Development Manager**

Application address: Land to rear of 38-40 Lime Avenue SO19 8NZ			
Proposed development: Erection of two x two-storey, four bedroom, detached houses with associated parking and cycle/refuse storage and altered vehicular access from Lime Close (Resubmission)			
Application number	14/00856/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	5 minutes
Last date for determination:	18.07.2014	Ward	Sholing
Reason for Panel Referral:	Request by Ward Councillor and five or more letters of objection have been received	Ward Councillors	Cllr Blatchford Cllr Jeffery Cllr Hecks

Applicant: Mr M Dexter	Agent: Concept Design & Planning
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	Yes
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected. The reasons for refusal associated with 13/01642/FUL are considered to have been addressed. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, H1, H2 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS4, CS5, CS13, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy (January 2010) and National Planning Guidance contained within the National Planning Policy Framework.

Appendix attached			
1	Development Plan Policies	2	13/00925/FUL and 13/01642/FUL Decision notice and plans

Recommendation in Full

Conditionally approve subject to receipt of amended plans to show revised landscaping and reduced parking amount and turning

1.0 The site and its context

- 1.1 The application site comprises garden land to the rear of 38-40 Lime Avenue. No. 38 has gated rear access opening onto a hammer head within Lime Close. The topography of the area falls from north to south, with a site level change of approximately 5metres from north to south.
- 1.2 The surrounding area has a suburban residential character, predominantly comprising bungalows, some of which have been extended to provide accommodation within the roof. No's 5 and 7 Lime Close are genuine chalet-bungalows. Two-storey flatted development is located further to the south-west (Valley View). Sholing Common Greenway and allotments are located to the south. There are no parking restrictions within Lime Close. Many properties have off-road parking. Lime Close is narrow in places and on-street parking mounts the kerb.

2.0 Proposal

- 2.1 The proposal seeks to subdivide the gardens of 38-40 Lime Avenue to form a development plot with access taken from Lime Close. The scheme seeks to erect two detached two-storey dwellings orientated north-south with rear windows and gardens facing towards Sholing Greenway.
- 2.2 The proposed dwellings have a half hipped roof design, porch canopy to front and would be finished in face brickwork. Each of the dwellings would have raised terraces to the rear and private rear gardens with stepped access. The development reflects the site topography with the dwellings stepping down from east to west. The dwellings measure 4.5m to eaves and 7.9m to ridge with rear garden sizes 10m in length and in excess of 90 square metres in area. A hard surfaced access drive is located to the front. Each of the dwellings is provided with 2 tandem parking spaces to the side and landscaping to the front. The scheme has been redesigned following the previous refusal and the following changes made:
- No basements;
 - The level of development has been reduced from three to two dwellings;
 - Development has been away from the boundary with 3 Lime Close by 8m;
 - The scale, bulk and massing of the house design has been changed with the introduction of half hipped roofs rather than full gabled ends;
 - The site is to be excavated to lower the ground level and mature trees and landscaping is proposed along the northern boundary to prevent overlooking / inter-looking between the proposed dwellings and 38 Lime Avenue.
 - Density reduced from 38 dph to 26dph
 - Level of hardsurfacing reduced by approximately 35 square metres

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

- 4.1 13/01642/FUL - Erection of three x two-storey three-bedroom detached houses with associated parking and cycle/refuse storage involving creation of an altered vehicular access from Lime Close. (Resubmission)
Refused by Panel on 20.01.14 for the following reason:

The proposed development by reason of its design (resulting in bedrooms served by windows that are either required to be obscure glazed or rooflights), scale, height, layout, level of site coverage with buildings and hard surfacing and would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers

- 4.2 13/00925/FUL - Erection of one x two-storey and two x three-storey, three bedroom detached houses with associated parking and cycle/refuse storage involving creation of a new vehicular access from Lime Close.
Refused under delegated authority on 27.08.2013 for the following reason:

The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing and part three-storey scale would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers.

- 4.3 04/00257/OUT - Outline application for the siting of one detached bungalow. Refused on 07.04.2004 for the following reason:

The proposed location of the detached bungalow would result in development which would be out of keeping with the arrangement of nearby properties and would therefore harm the character of the established residential area ; and would if permitted be likely to set a precedent which would make similar proposals harder to resist.

- 4.4 03/01309/OUT - Outline application for the erection of a pair of semi- detached bungalows (consideration of siting only). Refused on 17.12.2003 for the following reasons:

The proposed location of the two semi-detached bungalows would result in development which would be out of keeping with the existing building line of adjacent properties and would therefore erode the spatial characteristics of the street scene and would if permitted be likely to set a precedent which would make similar proposals harder to resist

- 4.5 A copy of the most recent Decision Notice and associated layouts are attached as Appendix 2.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (06.06.2014). At the time of writing the report **25** representations have been received from surrounding residents and panel referral requests from Cllr Jeffery and Cllr Hecks.

Two letters of support has been received from the occupiers of 38 and 40 Lime Avenue indicating that the development will provide much needed family homes and will reduce the existing gardens to a manageable size. Residents are no longer able to manage the upkeep of such large gardens. They indicate that the developer has adequately dealt with all issues raised in objection of the previous two planning applications. The following is a summary of the points raised:

This proposal does not address previous reasons for refusal for residential redevelopment

Officer Response - The proposed scheme is materially different in that the design and form of the previously refused dwellings. The dwellings no longer incorporate basements. The development has been pulled further away from the western boundary to improve the relationship with 3 Lime Close. Furthermore The current proposal seeks a more traditional design approach with standard window openings and the scale and bulk of the buildings have been reduced by introducing a half hipped roof form and by excavating the site to lower the buildings. Tree planting has been introduced to prevent inter-looking with 38 Lime Avenue.

Development will lead to overspill parking within Lime Close

Officer Response - Two car parking spaces per four-bed dwelling satisfies the Council's maximum car parking standards. The level of parking provision satisfies national and local planning policy. Parking overspill did not previously form a reason for refusal.

Increased demands on local infrastructure

Officer Response - No objection has been raised by Southern Water. Legislation requires utilities companies to upgrade the infrastructure to meet demand.

The area suffers from subsidence and development may lead to structural damage to neighbouring properties. Furthermore the Valley is always saturated and flooded.

Officer Response - Appropriate foundation design solutions will be needed which are assessed at Building Regulations stage. The developer has a duty of care and any damage to neighbouring properties is a civil matter. Planning permission cannot be refused for this reason and this didn't form a reason for refusal previously. Topography of the area means that water will flow towards the valley. The application site is situated on the slope but not at the lowest point. Land drainage and soakaway design will be considered at Building Regulations Stage.

Trees have been removed from the site

Officer Response - The land owner is entitled to remove trees which are not protected by Tree Preservation Order.

The design and scale of the dwellings would be totally out of character

Officer Response - The area is not so homogenous that it cannot incorporate design variety. Buildings in the area are not uniform in terms of design and scale. Ridge heights vary because of the changing topography. Many bungalows in the area have been adapted with extensions and roof additions and dormer windows. There are chalet bungalows located nearby at 5-7 Lime Close. The proposed dwellings are not considered harmful to the character and appearance of the area. The scale of the buildings have been reduced by providing half hip roofs and by excavating the site to lower the ground level.

Loss of a view of the valley from Lime Close

Officer Response - This is not a material planning consideration. Views of the valley will still be available.

Building traffic would cause parking and access problems within Lime Close and would lead to pedestrian health and safety concerns.

Officer Response - Construction traffic is an unfortunate symptom of development and planning permission cannot be refused for this reason. The developer has a duty of care in relation to pedestrians when using public roads.

Lime Close is a narrow cul-de-sac and parked vehicles make access difficult

Officer Response - Lime close provides sufficient width for vehicle access and no objection has been received by the Council's highway engineers. The proposed two additional homes will not alter the access arrangements for existing residents.

Existing undersized drains do not have the capacity for any additional rainwater run-off

Officer Response - The development will be required to install soakaways and permeable surfacing. Connection to the public sewer would be a last resort.

Ecology impact near Sholing Valley

Officer Response - The Council's ecologist has raised no objection subject to a condition relating to nesting birds.

Loss of privacy to no. 38 Lime Avenue

Officer Response - The development will not lead to harmful overlooking. Windows have been removed from the side of no. 38 and privacy planting will be introduced to prevent unreasonable overlooking / inter-looking from the garden and raised terrace area of no. 38 and proposed dwelling 1.

Impact on the turning head

Officer Response - The turning head would be kept clear to allow residents to access and egress the development site. Any vehicle obstruction of a site access is a matter for the police.

Loss of value to neighbouring properties

Officer Response - This is not a material planning consideration.

Overdevelopment

Officer Response - The proposal is low density at 26 dwellings per hectare and in keeping with the density of the neighbourhood. The existing plots are larger than many other in the neighbourhood and the retained plot sizes for 38 and 40 Lime Avenue would be comparable to neighbouring plots.

Overshadowing and loss of light to properties within Lime Close

Officer Response - shadow diagrams have been requested to demonstrate no adverse impact on neighbouring properties.

The "Parking Survey" accompanying the application is out of date with cars now parked outside 7 and 9 Lime Close.

Officer Response – The parking survey was undertaken this year and these two additional vehicles do not represent a significant change to the findings of the survey. The provision of two spaces per dwelling is sufficient to meet the parking demands of the development and accords with the Council's maximum car parking standards. The previous application (with two cars per dwelling) was not refused on the grounds of parking overspill and increased on-street parking pressure and it would be unreasonable to introduce such a reason for refusal at this stage.

Consultation Responses

- 5.2 **SCC Highways** - No objection subject to conditions reserving details of road construction and bin storage. Furthermore no deliveries should take place during peak drop-off collection times at the nearby school in order to avoid conflict and congestion. The development satisfies the Council's maximum car parking standards.

- 5.3 **SCC Sustainability Team** – If the case officer is minded to approve the application, conditions are recommended to ensure the development meets level 4 of the Code for Sustainable Homes to ensure compliance with policy CS20
- 5.4 **SCC Environmental Health (Pollution and Safety)** - No objection subject to conditions to secure a construction environment management plan and control on working hours and no bonfires.
- 5.5 **SCC Environmental Health (Contaminated Land)** - Potentially contaminated site; adequate assessments will need to be carried out on site to determine the likely presence of contaminants. Planning condition recommended.
- 5.6 **SCC Ecology** – No objection subject to a condition requiring a landscaping scheme and the protection of nesting birds.

The application site consists of two domestic gardens. One garden has been heavily landscaped with paths, patios, areas of lawn and a number of small trees whilst the other is predominately lawn with some shrub planting along the boundaries. Adjacent to the site is a section of the Shoreburs Greenway Site of Importance for Nature Conservation (SINC).

The site is of generally low ecological value however, the trees and shrubs are likely to be of value to local wildlife. The vegetation along the south eastern edge of the site straddles the boundary with the SINC and helps to provide a continuous corridor along the adjoining rear gardens. The current layout shows this vegetation being retained which is beneficial in ecological terms. However, care will need to be taken should it be necessary to install additional fencing. N.B The existing fence belongs to the City Council.

The proposed layout will require the removal of the much of the vegetation within the gardens which will have implications for breeding birds. All breeding birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended). Vegetation clearance should therefore be timed to occur outside the breeding season, which runs from March to August inclusive, or at other times of the year following an inspection by a suitable qualified and experienced ecologist.

- 5.7 **CIL** – The development is CIL liable. The charge will be levied at £70 per sq m on Gross Internal Area of the new development.
- 5.8 **Environment Agency** – No objection
- 5.9 **Southern Water** – No objection subject to an informative regarding connection to the public sewer.

6.0 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- Principle of development;
 - Design, layout and impact on established character;
 - Impact on residential amenity;
 - Residential Standards;
 - Highway Issues.

6.2 Principle of Development

- 6.2.1 The redevelopment of this site for residential use is acceptable in principle and accords with the policies within the development and central government's guidance (through the National Planning Policy Framework) to promote sustainable and efficient use of land for housing development providing the character of an area is not compromised. The development does result in the development of garden land but the resultant plot sizes are comparable to those which already exist within the area.
- 6.2.2 The level of development of 26 dwellings per hectare (dph) fits within the low density parameters for the site having regard to criteria 1 of policy CS5 of the Core Strategy. This indicates that development density should have regard to the character and appearance of the existing neighbourhood. This density level is in fact lower than the recommended minimum density of 35 dph for an area of low accessibility such as this. The provision of genuine family housing is welcomed and the proposed residential mix fulfils the requirements of policy CS16 of the Core Strategy whilst assisting the Council meeting its housing need. It should be noted that the Council has a target of delivering an additional 16,300 homes by 2026.
- 6.2.3 The proposal is considered to address the refusal reasons for the two previous schemes for three houses (ref 13/00925/FUL and 13/01642/FUL) by improving the amount of soft landscaping and tree planting to the front of the development, by removing the balconies and by altering the scale of the dwellings (by excavating the levels and by introducing barn hip roof forms). Taking the development further away from 3 Lime Close by approximately 8m also assists.
- 6.2.4 The earlier refusals (references 03/01309/OUT and 04/00257/OUT) have been taken into account. However, this current scheme is materially different and each case should be dealt with on its own merits and against current policies. This proposal is not considered adversely harmful to the character and appearance of the area and significant weight is given to meeting a defined housing need.

6.3 Design, layout and impact on established character

- 6.3.1 The proposed design and layout of the development is not considered adversely harmful to the character and appearance of the area. The street scene is not so homogenous that it cannot incorporate design variety. Buildings in the area are not uniform in terms of design and scale. Ridge heights vary because of the changing topography. Many bungalows in the area have been adapted with extensions and roof additions and dormer windows. There are also existing chalet bungalows and two-storey housing located nearby and 5 Lime close has a comparable scale and design. The proposed dwellings have a half hip roof design which allows the bulk in the roof to be reduced and the eaves can be lowered to approximately 4.5m above ground level. The use of red face brick would also be in keeping with surrounding properties. Landscaping and tree planting is proposed to soften the site frontage and the side gable of dwelling 1 is set back 8m from boundary with 3 Lime Close. Furthermore the resultant plot sizes respect the spatial character of the area.

6.4 Impact on Residential Amenity

- 6.4.1 The residential amenities of nearby residents will not be adversely harmed. The proposed development will not give rise to harmful sense of enclosure, loss of light, shadowing or overlooking / loss of privacy, having regard to the separation distance, level changes and the orientation of the proposed dwellings in relation to neighbouring properties.
- 6.4.2 The development has been pulled away from the front boundary by 8 metres which maintains good outlook to the front of 3 Lime. New tree planting is also proposed to soften the appearance of the development when viewed from 3 Lime Close. This degree of separation will prevent harmful shadowing or loss of light to 3 Lime Close.
- 6.4.3 Tree planting is also proposed along the northern boundary to prevent inter-looking with no. 38 Lime Avenue. The proposed buildings will be set a distance of 8 metres from the boundary with no. 38, it should be noted that the buildings have been lowered by further excavating the site and previously existing windows have been removed from the side of no. 38. There are no longer windows in the side (south facing) elevation and therefore the privacy to no. 38 is maintained.
- 6.4.4** The development also satisfies the 45-degree code in respect of outlook and day lighting to 40 Lime Avenue

6.5 Residential Standards

- 6.5.1 All new residential development is expected to provide prospective residents with a good living environment. The internal layout is compatible with modern living standards. All habitable rooms will receive adequate outlook, ventilation and day lighting. The development provides 10m length rear gardens, in excess of 90 square metres in area, which is acceptable and satisfies the Councils minimum standards as set out within the Residential Design Guide SPD.
- 6.5.2 The proposal addresses previous concerns regarding rooms served by roof lights by providing first-floor windows with genuine outlook.

6.6 Highway Issues

- 6.6.1 The application site is within an area, which is defined as a “low” accessibility zone. The level of parking provision proposed needs to be assessed against the parking standards set out in the adopted Local Plan and Parking Standards SPD, which are maximums. Therefore careful consideration needs to be made of the implications of the proposed number of spaces. The scheme proposes 2 spaces per dwelling which accords with the Councils maximum parking standards. There is no national or local policy requirement for the developer to design in visitor parking.
- 6.6.2 The level of parking provision and access arrangement will not prejudice highway safety. Sufficient access width will be maintained within Lime Close for emergency and general vehicles. The situation may be improved at the turning head because the access will need to be kept clear for the new development. Bin and bicycle storage will be secured by condition.

7.0 Summary

- 7.1 Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. The proposed layout and density provides an acceptable residential environment for future occupiers. The proposal is consistent with adopted local planning policies and the National Planning Policy Framework.
- 7.2 A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected. The development will not lead to harmful levels of traffic, congestion or overspill parking within Lime Close having regard to the Council's maximum car parking standards. Furthermore significant weight is given to the merits of housing delivery on this site.

8.0 Conclusion

- 8.1 It is recommended that planning permission be granted subject to conditions.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 8(a), 9(a), 9(b).

AG for 5.8.14 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works
The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Samples details of building materials to be used [Pre-Commencement Condition]

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

REASON:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

03. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction
[Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect the amenities of the occupiers of existing nearby residential properties.

04. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

REASON:

To protect the amenities of the occupiers of existing nearby properties.

05. APPROVAL CONDITION - Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

REASON:

To protect the amenities of the occupiers of existing nearby properties.

06. APPROVAL CONDITION - Residential - Permitted Development Restriction
[Permanent Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions including basements,

Class B (roof alteration),

Class C (other alteration to the roof),

Class F (hard surface area)

REASON:

In order that the Local Planning Authority may exercise further control in this locality given the limited rear garden sizes and to ensure that basements are not installed without proper consideration in terms of the impact on the character and appearance of the area.

07. APPROVAL CONDITION - No other windows or doors other than approved
[Permanent Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

REASON:

To protect the amenities of the adjoining residential properties

08. APPROVAL CONDITION - Glazing panel specification

The window in the side elevation of dwelling 1 of the building hereby approved shall be glazed in obscure glass and shall only have a top light opening. The window as specified shall be installed before the development hereby permitted is first occupied and shall be permanently maintained in that form.

REASON:

To protect the privacy enjoyed by the occupiers of the adjoining property

09. APPROVAL CONDITION - Landscaping detailed plan [Pre-Commencement Condition]

Before the commencement of any site works a detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include suitable tree planting along the northern and western boundary, as shown on the site plan hereby approved, to soften the appearance of the development from Lime Close and to provide privacy to 38 Lime Avenue.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved scheme shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive

contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

10. APPROVAL CONDITION - Means of site enclosure [Pre-Occupation Condition]
Before occupation of the development hereby approved, details of the design and specifications of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently erected prior to the occupation of any of the units provided under this permission and such boundary treatment shall thereafter be retained and maintained to the boundaries of the site.

REASON:

In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property

11. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition]

Notwithstanding the plans hereby approved, prior to the commencement of development full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties

12. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

REASON:

To avoid undue congestion on the site and consequent obstruction to access.

13. APPROVAL CONDITION - Construction delivery times

No deliveries to site within school start and finish times shall take place during the construction phase.

REASON: To prevent congestion and in the interests of highway and pedestrian safety

14. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use Condition]

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

REASON: In the interests of highway safety.

15. APPROVAL CONDITION - Temporary parking area for construction vehicles (Pre-Commencement Condition)

Unless otherwise agreed in writing by the Local Planning Authority, no construction or building work shall be carried out on the site unless and until there is available within the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building and other operations on the site throughout the period of work required to implement the development hereby permitted.

REASON: In the interests of road safety.

16. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

REASON:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

17. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

REASON:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

18. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

REASON: For the safeguarding of species protected by The Wildlife and Countryside Act 1981 (as amended) and the conservation of biodiversity

19. APPROVAL CONDITION - Car Parking

The car parking area shown on the approved drawing shall be laid out and surfaced before the use hereby permitted commences and shall thereafter be kept clear and maintained at all times for that purpose.

REASON: To prevent obstruction to traffic in neighbouring roads.

20. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

REASON:

To ensure satisfactory drainage provision for the area.

21. APPROVAL CONDITION – Site Levels

Prior to the commencement of development details of finished floor levels and finished ground levels in relation to a fixed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and to secure a satisfactory form of development.

22. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

For the avoidance of doubt and in the interests of proper planning.

23. Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

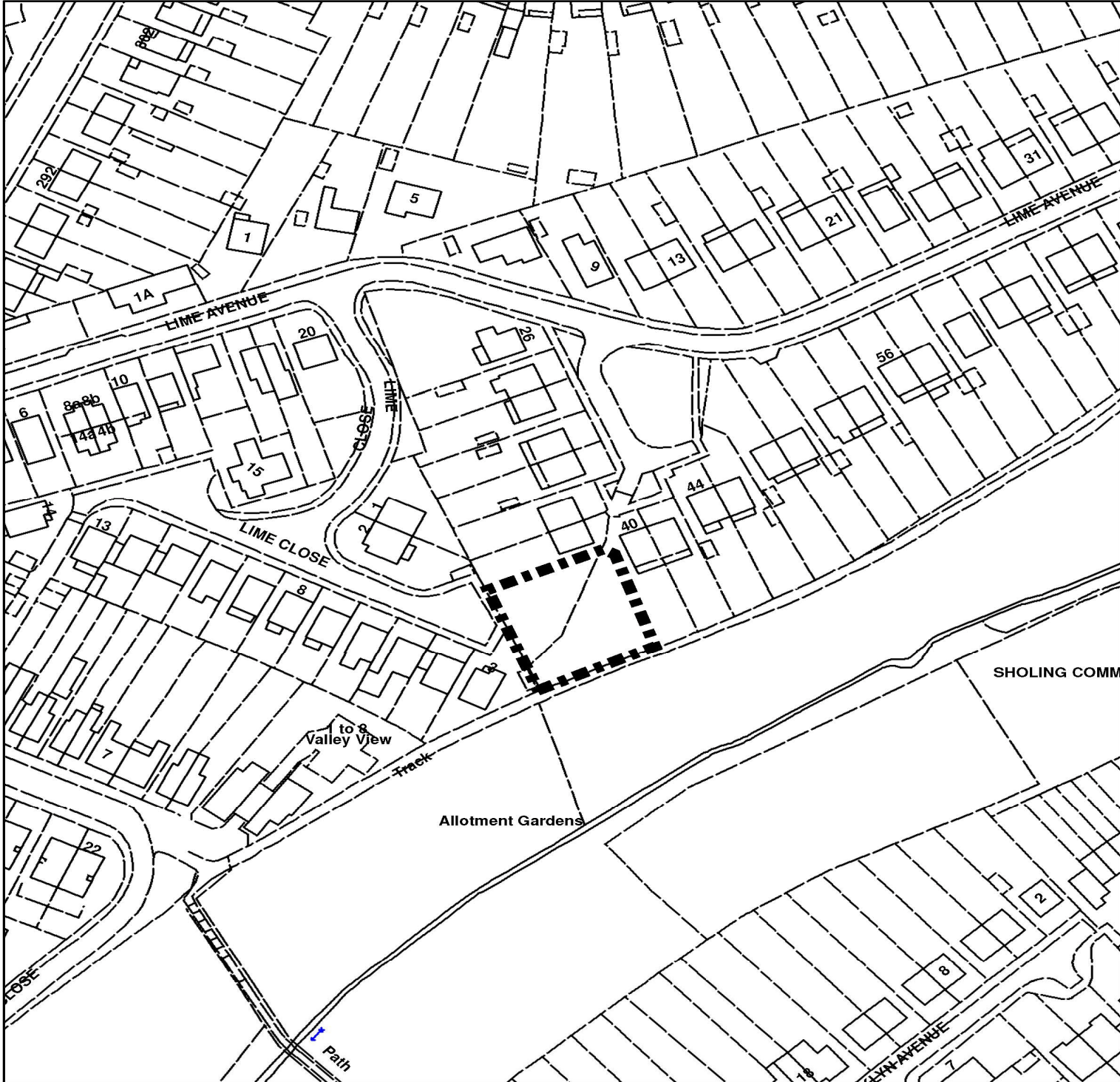
Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, H1, H2 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS4, CS5, CS13, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy (January 2010) and and National Planning Guidance contained within the National Planning Policy Framework.

Note to Applicant:

Southern Water - Public Sewerage - Informative

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne or www.southernwater.co.uk.

14/00856/FUL



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Agenda Item 5

Appendix 1

Application 14/00644/FUL

APPENDIX 1

POLICY CONTEXT

Core Strategy - (January 2010)

CS13 Fundamentals of Design
CS16 Housing Mix and Type

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development
H1 Housing Supply
H4 Houses in Multiple Occupation

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Houses in Multiple Occupation (Approved – March 2012)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

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13/00925/FUL/20468



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

Concept Design & Planning
Mr Rob Wiles
Office 21/22
Roxan Business Centre
142 Lodge Road
Southampton
SO14 6QR

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - REFUSAL

Proposal: **Erection of 1 x 2-storey and 2 x 3-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of a new vehicular access from Lime Close.**

Site Address: **Land rear of 38-40 Lime Avenue, Southampton, SO19 8NZ**

Application No: **13/00925/FUL**

For the following reason:

01. REFUSAL REASON - Out of keeping with the character and appearance of the area

The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing and part three-storey scale would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 3 and 4.

A handwritten signature in black ink, appearing to read 'Chris Lyons'.

Chris Lyons
Planning & Development Manager

Handwritten initials 'RP' in black ink.

27 August 2013

For any further enquiries please contact:
Andrew Gregory

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
C12/047.01		Location Plan	03.07.2013	Refused
C12/047.07		Floor Plan	03.07.2013	Refused
C12/047.08		Elevational Plan	03.07.2013	Refused
C12/047.09		Elevational Plan	03.07.2013	Refused
C12/047.10		Floor Plan	03.07.2013	Refused
C12/047.11		Elevational Plan	03.07.2013	Refused
C12/047.12		Elevational Plan	03.07.2013	Refused
C12/047.13		Sections	03.07.2013	Refused
C12/047.14		Sections	03.07.2013	Refused
C12/047.15		Sections	03.07.2013	Refused
C12/047.16		Sections	03.07.2013	Refused
C12/047.03		Site Plan	03.07.2013	Refused
C12/047.04		Floor Plan	03.07.2013	Refused
C12/047.05		Elevational Plan	03.07.2013	Refused
C12/047.06		Elevational Plan	03.07.2013	Refused
C12/047.17		Sections	03.07.2013	Refused
C12/047.02		Site Survey	03.07.2013	Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within the timescales set out below.

1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at www.planning-inspectorate.gov.uk** or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority.
2. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
5. The applicant is recommended to retain this form with the title deeds of the property
6. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012)

Please address any correspondence in connection with this form, quoting the application No to: **Development Control Service, Southampton City Council, Civic Centre, SOUTHAMPTON, SO14 7LS**



- Key to proposed site plan:
- 1 Lime Close
 - 2 38 Lime Avenue
 - 3 40 Lime Avenue
 - 4 existing access from Lime Close opened up
 - 5 planting retained
 - 6 dwelling 1
 - 7 dwelling 2
 - 8 dwelling 3
 - 9 rear amenity D1 [c. 90sq/m]
 - 10 rear amenity D2 [c. 90sq/m]
 - 11 rear amenity D3 [c. 90sq/m]
 - 12 1.8m close boarded fence
 - 13 cycle / refuse store
 - 14 turning area
 - 15 2 car parking spaces per dwelling
 - 16 access to rear
 - gras
 - brick paving [tbc]
 - timber decking
 - proposed tree / planter

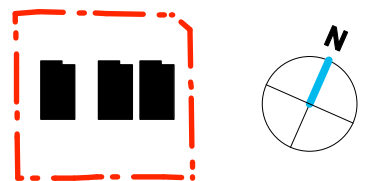
Rev:	Note:	Date:
*	Planning Application	11.06.2013

Notes:

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







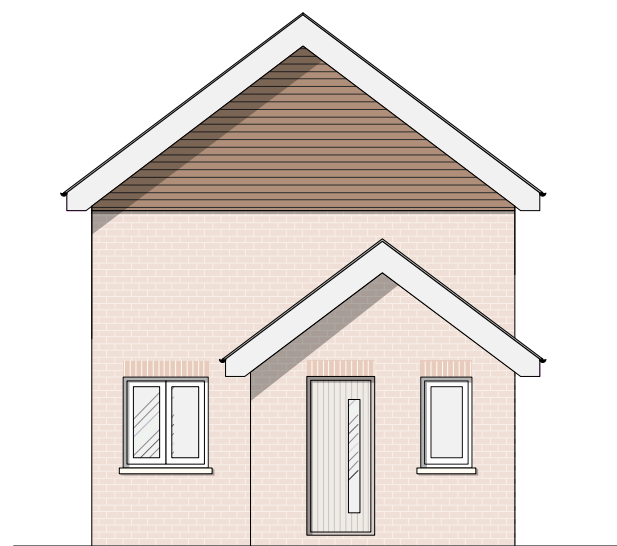
Project:	Land at Lime Close	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No:	C12/047.03	Revision:	*
Scale:	1:200 @ A3	Date:	May 2013

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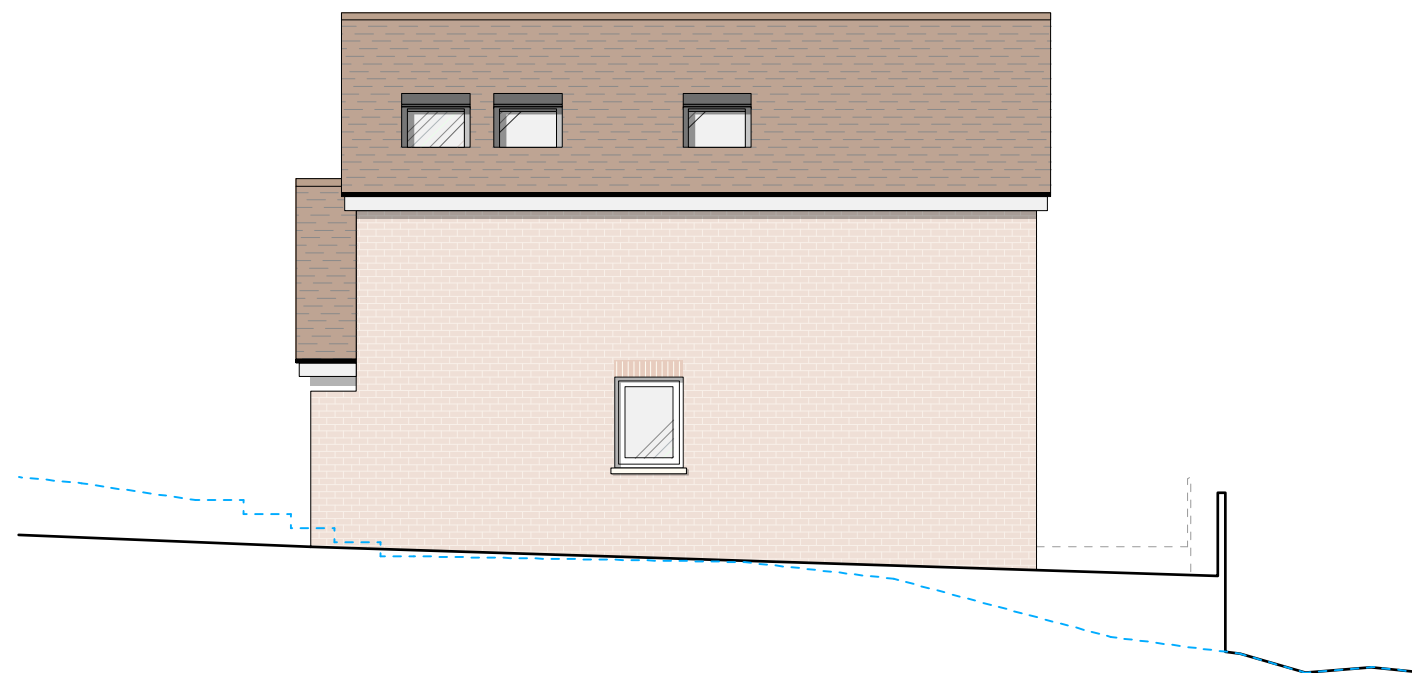
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 e. studio@conceptdp.co.uk
 www.conceptdp.co.uk

material key:

-  buff brick [tbc]
-  soldier course brickwork
-  white uPvc windows
-  white render
-  metal balustrading to balconies
-  composite tiled roof
-  hanging tiles



north west elevation



south west elevation

dwelling 1

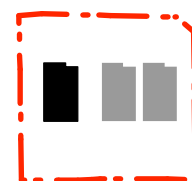
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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	D1 Elevations Sheet 1	Checked by:	RW
Drawing No:	C12/047.05	Revision:	*
Scale:	1:100 @ A3	Date:	May 2013

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DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

Concept Design & Planning
Mr Rob Wiles
Office 21/22 Roxan Business Centre
142 Lodge Road
Southampton
SO14 6QR

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - REFUSAL

Proposal: **Erection of 3 x 2-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of an altered vehicular access from Lime Close. (resubmission)**

Site Address: **Land rear of 38-40 Lime Avenue Southampton SO19 8NZ**

Application No: **13/01642/FUL**

For the following reason(s):

01.REFUSAL REASON - Out of keeping with the character and appearance of the area
The proposed development by reason of its design (resulting in bedrooms served by windows that are either required to be obscure glazed or rooflights), scale, height, layout, level of site coverage with buildings and hard surfacing and would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 2, 3 and 4.


Chris Lyons
Planning & Development Manager

20 January 2014

For any further enquiries please contact:
Andrew Gregory

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
C13/085.01	Rev A	Location Plan		Refused
C13/085.03	Rev C	Site Plan		Refused
C13/085.04	Rev A	Floor Plan		Refused
C13/085.05	Rev A	Elevational Plan		Refused
C13/085.06	Rev A	Elevational Plan		Refused
C13/085.07	Rev A	Floor Plan		Refused
C13/085.08	Rev A	Elevational Plan		Refused
C13/085.09	Rev A	Elevational Plan		Refused
C13/085.10	Rev A	Floor Plan		Refused
C13/085.12	Rev A	Elevational Plan		Refused
C13/085.11	Rev A	Elevational Plan		Refused
C13/085.13	Rev A	Sections		Refused
C13/085.14	Rev A	Sections		Refused
C13/085.15	Rev A	Sections		Refused
C13/085.16	Rev A	Sections		Refused
C13/085.17	Rev A	Sections		Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within the timescales set out below.

1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at www.planningportal.gov.uk/pcs** or by a form available from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
2. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
7. The applicant is recommended to retain this form with the title deeds of the property.
8. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Please address any correspondence in connection with this form, quoting the application No to: **Development Control Service, Southampton City Council, Civic Centre, SOUTHAMPTON, SO14 7LS.**



- Key to proposed site plan:
- 1** Lime Close
 - 2** 38 Lime Avenue
 - 3** 40 Lime Avenue
 - 4** existing access from Lime Close opened up
 - 5** planting retained
 - 6** dwelling 1
 - 7** dwelling 2
 - 8** dwelling 3
 - 9** rear amenity D1 [c. 90sq/m]
 - 10** rear amenity D2 [c. 90sq/m]
 - 11** rear amenity D3 [c. 90sq/m]
 - 12** 1.8m close boarded fence
 - 13** refuse collection point
 - 14** turning area
 - 15** 2 car parking spaces per dwelling
 - 16** access to rear
 - grass
 - permeable brick paving [tbc]
 - timber decking

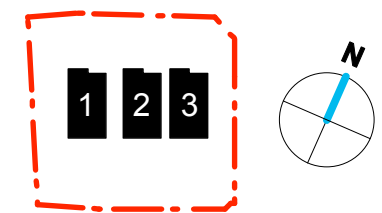
Rev.	Note:	Date:
*	Re-Application	11.10.2013

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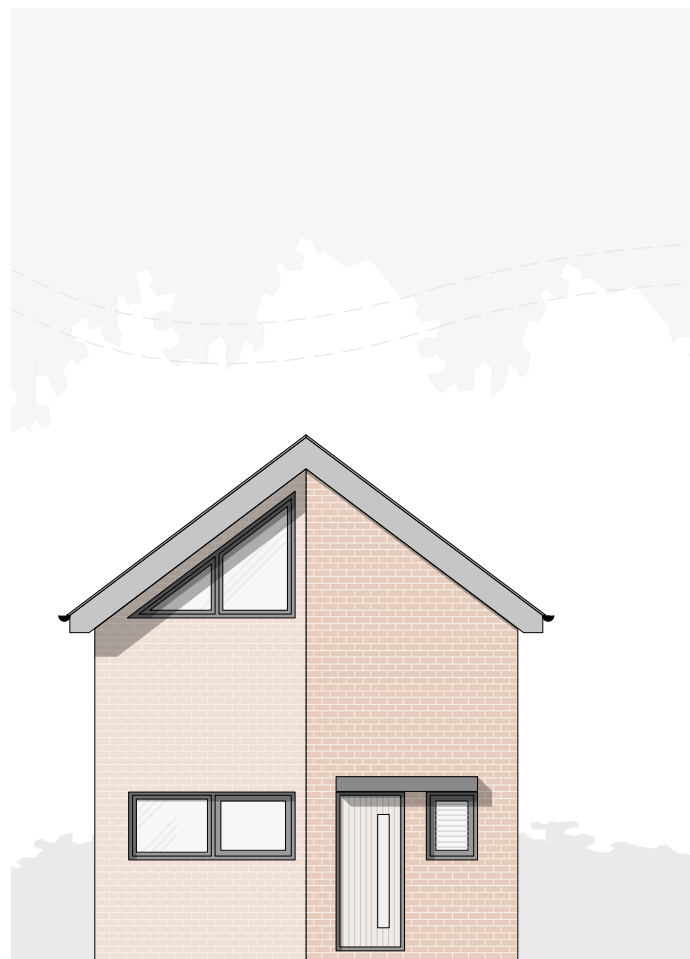


Project:	Land at Lime Close	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No:	C13/085.03	Revision:	C
Scale:	1:200 @ A3	Date:	Oct 2013

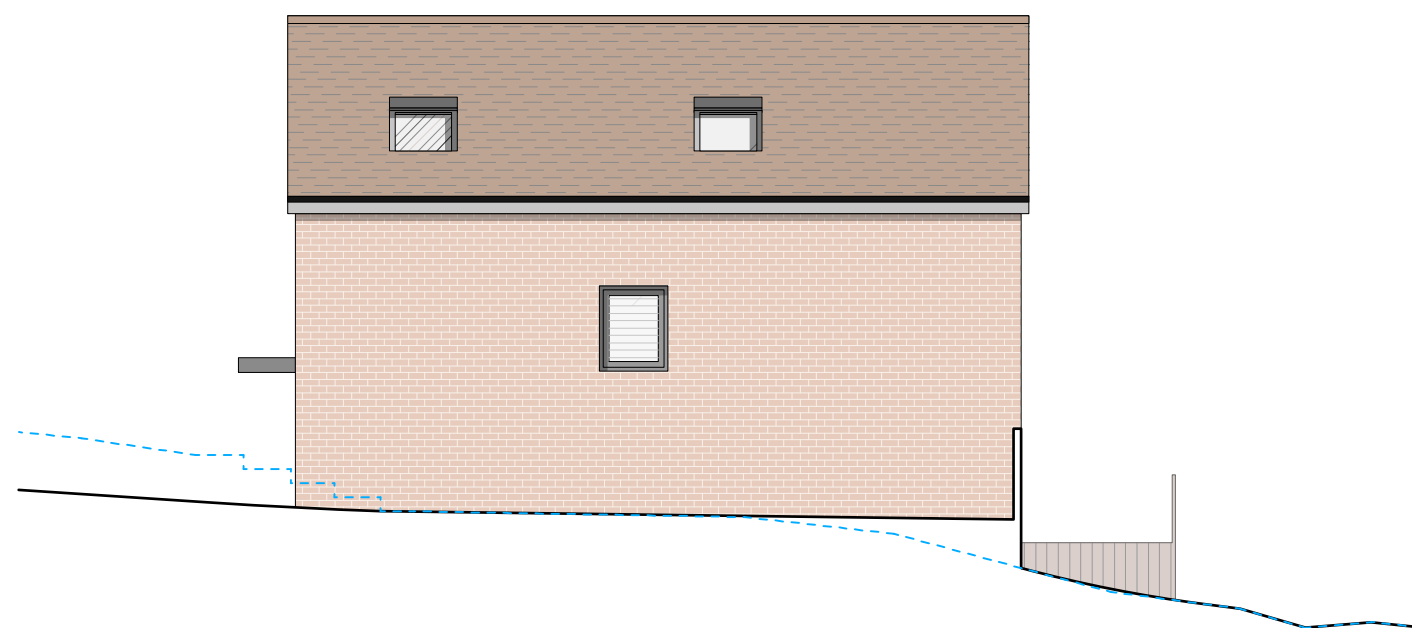
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- material key:
-  red brick [tbc]
 -  soldier course brickwork
 -  grey uPvc windows
 -  white render
 -  glass guarding to balconies
 -  composite tiled roof
 -  obscur glazing



north west elevation



south west elevation

dwelling 1

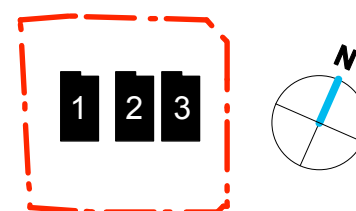
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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	D1 Elevations Sheet 1	Checked by:	RW
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Scale:	1:100 @ A3	Date:	Oct 2013

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Agenda Item 6

**Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 05/08/2014
Planning Application Report of the Planning and Development Manager**

Application address: 13 Omdurman Road, Southampton			
Proposed development: Change of use from a Dwelling House (Class C3) to either a House of Multiple Occupation or Dwelling House (Class C3/C4)			
Application number	14/00644/FUL	Application type	FUL
Case officer	Nathan Pearce	Public speaking time	5 minutes
Last date for determination:	01/08/2014	Ward	Portswood
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors	Cllr Norris Cllr Claisse Cllr O'Neill

Applicant: Mr and Mrs Sood	Agent: Mr Amrik Chahal
-----------------------------------	-------------------------------

Recommendation Summary	<ol style="list-style-type: none"> 1. Refuse 2. Serve an Enforcement Notice to remedy the breach of planning control
-------------------------------	--

Community Infrastructure Levy Liable	No
---	----

Reason for Refusal

The proposed conversion of the property to a House in Multiple Occupation (HMO) will result in an excessive concentration of HMOs within the immediate area. This would result in an adverse impact on the overall character and amenity of the area surrounding the application site in terms of the mix and balance of households in the local community. Therefore, the proposal will be contrary to saved policies SDP1 (i) and H4 (ii) of the City of Southampton Local Plan Review (Adopted March 2006) and policy CS16 of the City of Southampton Local Development Framework Core Strategy Development Plan Document (Adopted January 2010) as supported by the Houses in Multiple Occupation Supplementary Planning Document (Approved March 2012), particularly section 6.5 which seeks to control and manage the growth of the HMO sector.

Appendix attached			
1	Development Plan Policies	2	Map of 40m radius

Recommendation in Full

1. Refuse
2. Serve an Enforcement Notice to remedy the breach of planning control

1.0 The site and its context

- 1.1 The application site is located on the north side of Omdurman Road within the ward of Portswood. This part of the street consists of two storey detached dwellings and flats, with on street permit parking.
- 1.2 The application site consists of a two storey detached dwelling. The property is currently occupied as a C4 HMO without planning permission, with a loft conversion and six bedrooms. The applicants have been unable to provide evidence that the property was occupied by between three and six unrelated people on 23rd March 2012 when the Council's Article 4 Direction took effect.

2.0 Proposal

- 2.1 Planning permission is sought to regularise the unauthorised use of the dwelling as a small C4 HMO for up to six occupiers. The applicant seeks a flexible C3/C4 use which will enable them to rent to families and shared groups. There are six bedrooms, and communal facilities including a lounge, kitchen, and washing facilities. The occupiers will have access to approximately 80 square metres of private amenity space. The refuse bins will be stored in the front garden, with space for two cycles.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.3 Following the Article 4 Direction taking effect on March 23rd 2012, the conversion of a family house into a small HMO for between three and six unrelated people requires planning permission. The planning application will be assessed against Local Plan Policy H4 and LDF Core Strategy Policy CS16 in terms of balancing the need for multiple occupancy housing against the impact on the amenity and character of the local area, and whether the quality of accommodation is suitable.
- 3.4 The Houses in Multiple Occupation SPD (adopted March 2012) provides supplementary planning guidance for the aims of policy H4 and policy CS16, and sets out detailed criteria to assess the impact of an additional HMO on the character and amenity, and mix and balance of households of the local area. The SPD sets a maximum threshold which is considered to be the tipping point when the balance and mix of households becomes unbalanced. The threshold limit in the ward of Portswood allows 10% of the total number of residential properties to be HMOs, which is measured within a 40m radius of the application site, or the 10 nearest residential properties surrounding the application site (section 6.5 of the SPD refers).

3.5 There are certain streets in the city where the vast majority of the existing properties are HMOs and, therefore, the retention of the remaining one or two family dwellings (including the application site) within the 40m radius will not harm the character of the local area as there is no significant difference to the balance and mix of households. Section 6.6 of the SPD states that the threshold limit will not be applied in these exceptional circumstances to help families who are struggling to sell their property to another family as there is no reasonable demand for their property. The applicant must demonstrate there is no reasonable demand by providing evidence from an estate agent there has been no reasonable offers (based on the local property market) to be sold as a family home for at least six months. Section 6.6 does not refer in this case.

4.0 Relevant Planning History

4.1 No relevant planning history.

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (17.06.2014). At the time of writing the report **5 representations** have been received from surrounding residents. The following is a summary of the points raised:

5.1.1 Proportion of existing HMOs in the area leading to change in character of the area.

Response: Agreed. The number of HMO's within a 40m radius of this property already exceeds the amount that is acceptable for the Portswood Ward, according to the HMO SPD.

5.1.2 There is no planning permission for this retrospective HMO and the electoral register shows that the property wasn't occupied as a shared house on 23rd March 2012.

Response: Agreed. The applicant is, however, entitled to make a planning application for due consideration by the Council.

5.1.3 Will lead to an increase in noise and disturbance during the evenings/night.

Response: There is no evidence to suggest that this HMO will cause problems and noise and disturbance issues can be enforced against using other legislation and enforcement powers.

5.1.4 Likely to set a precedent for further conversions to HMOs.

Response: All new HMOs will require planning permission and will need to be assessed using the HMO SPD.

5.1.5 Many HMOs are left in a state of disrepair, rubbish can be left in front gardens and on the street.

Response: There is no evidence to suggest that this HMO will cause problems and refuse and maintenance issues can be enforced against using other legislation and enforcement powers.

- 5.2 **Consultation Responses**
5.3 **SCC Highways - No Objection**

6.0 **Planning Consideration Key Issues**

- 6.1 The key issues for consideration in the determination of this planning application are:
- i.) Principle of development.
 - ii.) Impact on the character of the surrounding area.
 - iii.) Impact on residential amenity and quality of accommodation of offer
 - iv.) Impact on highway safety.

6.2 **Principle of Development**

- 6.3 In principle, the conversion of the family dwelling into a small HMO is acceptable as there is a growing need for this type of housing. However, the contribution of this additional HMOs should be balanced against the harm to the character and amenity of the local area. An assessment of the existing concentration of HMOs in the vicinity of the site is required before the principle of an additional HMO can be supported. In this case the applicable 10% threshold has been breached already and an additional HMO cannot, therefore, be supported for the reasons given below.

6.4 **Impact on the character of the surrounding area;**

- 6.5 Within the 40m radius surrounding the application site there are nine residential properties (including the site) from which the concentration of HMOs should be calculated. The concentration of HMOs currently within this radius is 11% (8 family dwellings remaining with No. 3 Nile Road identified as an HMO).
- 6.6 In this case, the number of existing HMOs already exceeds the tipping point in the local area in terms of the 10% threshold limit, but falls short of the point where the exception rule is triggered. As such, the introduction of a second HMO will erode the established character of the area and erode an existing mixed and balanced community.

6.7 **Impact on residential amenity and quality of living accommodation offered**

- 6.8 Omdurman Road is mainly characterised by high density housing, and there are existing examples of HMOs in terraced properties. The property has six bedrooms and therefore is likely to have maximum of 6 occupiers.
- 6.9 The Inspector considering an HMO at 18 the Parkway concluded that 'the level of activity associated with six unrelated individuals living together, including possible comings and goings at unsociable hours, numbers of visitors and general activity levels, is likely to be much greater than with a single household'.
- 6.10 The standard of living accommodation is acceptable with each resident having access to a bedroom, a shared kitchen, communal living areas and adequate private amenity space.

6.11 **Parking and Highway Safety**

6.12 The Site is situated within a residents parking zone and the number of permits allowed is based on the address and therefore there will be no change in the take up of the parking bays as a result of this development. There is no highway objection to this application.

7.0 **Summary**

7.1 In summary, the existing number of HMOs in the 40m radius exceeds to the 10% threshold for the area but does not trigger the exceptional circumstance of being the last one or two. On this basis a further erosion of the balance of the local community and mix of housing stock will cause harm to the character of the local area.

8.0 **Conclusion**

8.1 The impact of the application has been assessed as contrary to up to date policy and guidance and, therefore, is recommended for refusal. As the application is retrospective further enforcement action is needed.

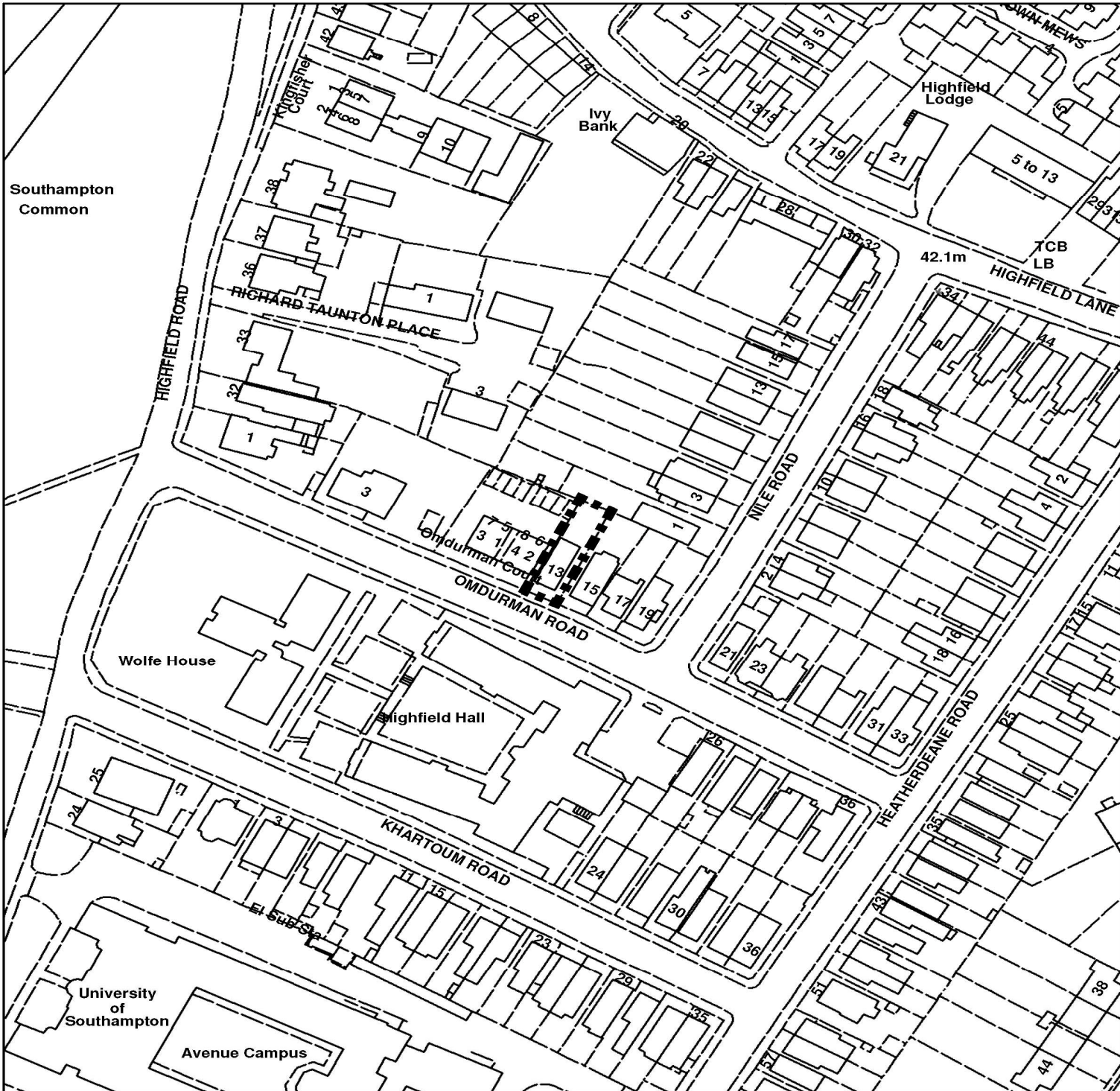
Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d),4(f), 4(qq), 6(c), 7(a), 9(a), 9(b).

NP for 05/08/2014 PROW Panel

14/00644/FUL



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Agenda Item 6

Appendix 1

Application 14/00644/FUL

APPENDIX 1

POLICY CONTEXT

Core Strategy - (January 2010)

CS13 Fundamentals of Design
CS16 Housing Mix and Type

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development
H1 Housing Supply
H4 Houses in Multiple Occupation

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Houses in Multiple Occupation (Approved – March 2012)
Parking Standards SPD (September 2011)

Other Relevant Guidance

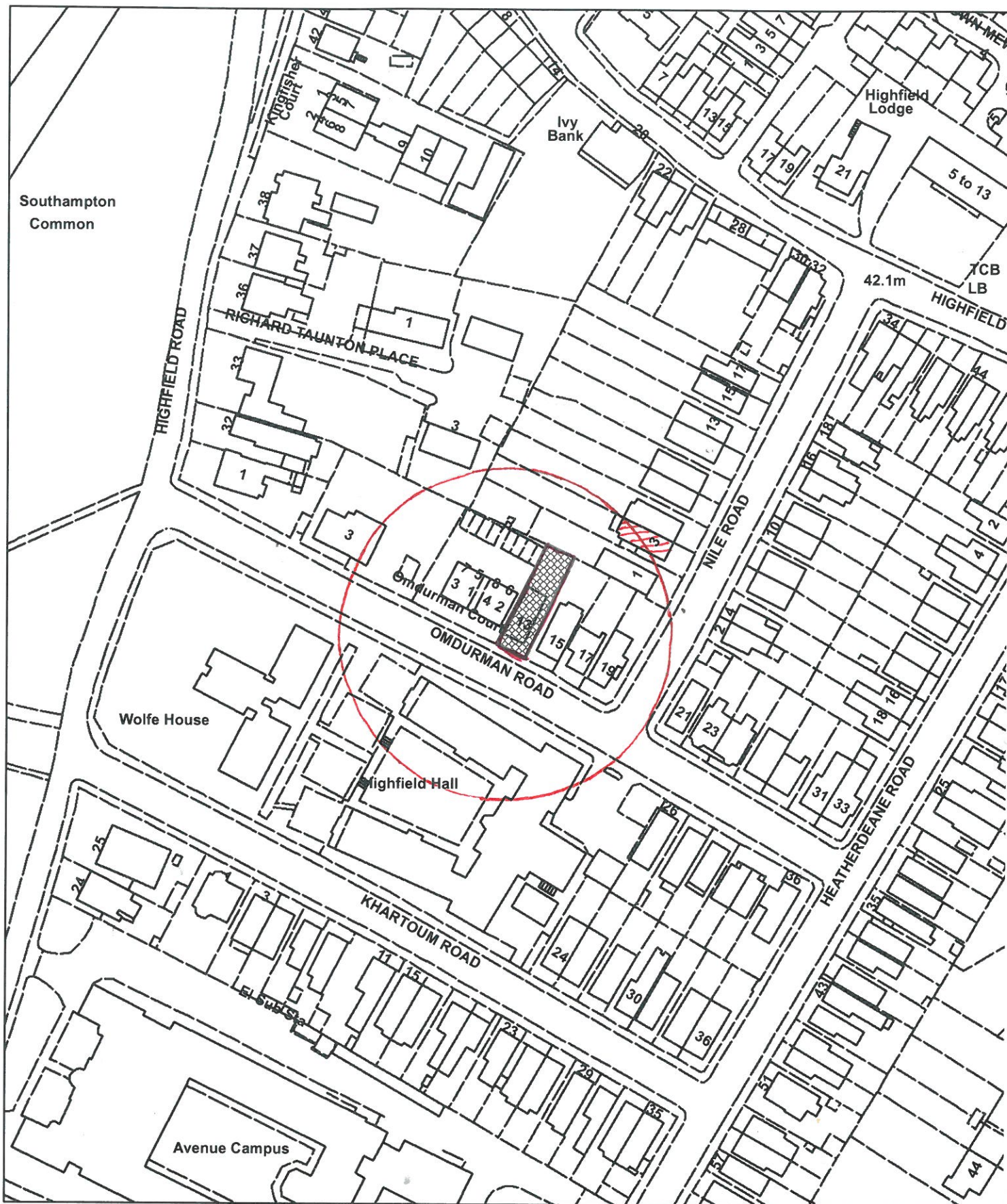
The National Planning Policy Framework 2012

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

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Agenda Item 6

Appendix 2



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 = HMO

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