

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 26 June 2012
Planning Application Report of the Planning and Development Manager

Application address: 21-22 Hanover Buildings			
Proposed development: Redevelopment of the site. Demolition of the existing building and erection of a 5-storey building to provide commercial use on the ground floor (Class A1 or A2 or A3) with 16 flats above (8 x one bedroom, 5 x two bedroom and 3 x three bedroom) with associated cycle parking.			
Application number	12/00166/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	04.05.12	Ward	Bargate
Reason for Panel Referral:	Referred by the Planning & Development Manager due to wider interest	Ward Councillors	Cllr Bogle Cllr Noon Cllr Tucker

Applicant: Marcel Properties Ltd	Agent: Planning Works Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 26.06.12 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of neighbouring occupiers. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, planning permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) Policies CS4, CS5, CS13, CS16, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:

- i. Financial contributions towards site specific highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
 - ii. A financial contribution towards strategic transport improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.
 - iii. Financial contributions towards the relevant elements of open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
 - iv. The provision of affordable housing in accordance with adopted LDF Core Strategy Policy CS15.
 - v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
 - vi. A financial contribution towards public realm improvements within the city centre, as part of the North/South Spine Strategy, in accordance with policies CS13 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the adopted SPG relating to Planning Obligations (August 2005).
 - vii. A financial contribution towards community safety initiatives (CCTV) in accordance with policy.
 - viii. An obligation precluding future residents of the flats receiving car parking permits for the adjoining Controlled Parking Zones.
2. That the Planning and Development Manager be given delegated authority to add to or vary planning conditions and relevant parts of the Section 106 agreement.
 3. In the event that the legal agreement is not completed within two months of the Panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1. The site and its context

- 1.1 The application site is a three-storey, flat roofed building which forms part of Hanover Buildings which was a comprehensive development in the 1950s. The quality and appearance of buildings within Hanover Buildings varies, and includes 3 and 4 storey premises and the Locally Listed Nos 1-2 and 30-32 to the west of the site. Work is underway on the alteration and extension of the adjoining premises at Nos. 23-25 to provide 10 flats.
- 1.2 The site is currently vacant but previously contained a restaurant and a recruitment consultants on the ground floor with associated storage/offices as well as residential units on the floors above.
- 1.3 To the rear of the site is a substantial continuous section of the city's historic town walls which are a Scheduled Ancient Monument and Grade 1 listed building. Opposite the site lies Houndwell Park, which is on English Heritage's

register of Parks and Gardens of Special Historic Interest. Immediately to the east of the site, York Buildings provides access to the Bargate Shopping centre and the service yard which lies to the rear of the site.

2. Proposal

- 2.1 The application seeks full planning permission for the demolition of the existing building on site and the construction of a block of 16 flats. The flats provide a mix of 1, 2 and 3 bedroom accommodation. In total, 3 family-sized units with access to private amenity space are proposed.
- 2.2 The ground floor unit would provide commercial floorspace for either retail, restaurant and cafe or financial and professional service use. A total of 414 sq.m of ground floor commercial space would be provided. The ground floor commercial unit would be accessed from Hanover Buildings and the entrance to the residential units would be via York Buildings.
- 2.3 No off-road car parking spaces are proposed to serve the development. Integral cycle and refuse storage to serve the residential accommodation is located to the east side of the building, to be accessed from York Buildings.
- 2.4 The proposed building steps up from 3 storeys in height at the rear of the site to 5 storeys fronting Hanover Buildings. The elevations would be constructed using red facing brick with elements of metallic cladding and render. The building would have a contemporary flat-roof design and the elevations articulated by balconies. Each flat would have access to a private balcony and in total 191 sq.m of amenity space would be provided. The balconies and roof terraces range in size between 6 and 33 sq.m in area.

3. 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 site lies within the defined city centre and the Primary Shopping Area. Policies CS1 of the Core Strategy and MSA1 of the Local Plan Review seek high quality developments within the city centre. The ground floor of the application site is identified as secondary retail frontage and policy REI4 of the Local Plan require ground floor uses to provide a direct service to the public.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.4 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4. Relevant Planning History

- 4.1 There have been no recent or relevant applications for the site. The adjoining site of 23-25 Hanover Buildings benefits from planning permission for the

alteration and extension of the building, which includes a fourth floor of accommodation to provide 13 flats (reference 05/01212/FUL). Works are underway on this development. In addition to this 19a Hanover Buildings benefits from outline planning permission to construct a set-back fifth floor of accommodation to provide an additional four flats (reference 11/01321/OUT).

5. Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (01.03.12) and erecting a site notice (27.02.12). At the time of writing the report **1** representation has been received from a neighbour. The following is a summary of the points raised:

5.2 ***The development will result in a loss of symmetry with existing neighbouring development due to the greater height that is proposed***

5.3 Response

Hanover Buildings are currently varied in terms of height and appearance and as such, it is considered that the increase in height proposed would not appear out of keeping.

5.4 ***The proposed residential density is excessive***

5.5 Response

The proposed residential density would be 375 d.p.h which accords with policy CS5 of the Core Strategy which requires densities in excess of 100 d.p.h in high accessibility locations such as this.

5.6 Consultation Responses

5.7 **SCC Highways** - No objection.

5.8 **SCC Planning Policy** - Raise concern that the development should include an active frontage to the rear of the site, facing onto the historic town walls.

5.9 **SCC Historic Environment Team** - No objection. Raise some concern regarding the types of materials to be used. A planning condition is suggested to secure details of the materials. Conditions are also suggested to secure the necessary archaeological investigation.

5.9 **SCC Housing** – No objection. There is a requirement to provide 3 affordable housing units and the preference for this is on site.

5.10 **SCC Sustainability Team** – No objection. The application demonstrates that the development will achieve level 4 of the Code for Sustainable Homes and a condition is suggested to secure this.

5.11 **SCC Ecology** - No objection or conditions suggested.

5.12 **SCC Architect's Panel** – Raise concern that the proposal is one-storey too high when compared with neighbouring sites.

- 5.13 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to prevent disruption during the construction process and to secure details for any extract ventilation for the ground floor commercial unit.
- 5.14 **SCC Environmental Health (Contaminated Land)** - No objection. The site may be subject to historic land contamination and conditions are suggested to address this.
- 5.15 **SCC Ecology** – No objection or conditions suggested.
- 5.16 **English Heritage** – Raise concern that the scale of the building would dominate the adjacent section of the town walls. An archaeological evaluation will be required following demolition of the existing building.
- 5.17 **Southern Water** – No objection. Suggest condition to secure details of foul and surface water disposal.
- 5.18 **City of Southampton Society** - No objection providing the development does not compromise the Town Walls and the relationship with the Town Walls is taken advantage of.

6. Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- i. The principle of development;
- ii. The design of the proposal together with the impact on the character of the area and the historic town walls;
- iii. The impact on residential amenity;
- iv. The quality of the residential environment proposed;
- v. Parking and highways and;
- vi. Mitigation of direct local impacts and Affordable Housing.

6.2 Principle of Development

6.2.1 The policies of the Core Strategy and saved policies of the Local Plan support the principle of making efficient use of this city centre, previously developed site to provide a mixed use development. The proposal incorporates ground floor, commercial uses which would provide a direct service to the public and therefore accords with saved policy RE14 of the Local Plan.

6.2.2 The application proposes a residential density of 375 dwellings per hectare in accordance with Core Strategy policy CS5, which recommends densities of over 100 dwellings per hectare in this location. The development includes the provision of 3 family sized units which is slightly less than the target of 4 units set out by policy CS16 of the Core Strategy. That said, policy CS16 confirms that within high density areas, such as the city centre, a lower percentage of family units could be acceptable. Having regard to the genuine mix of accommodation that would be achieved and the constrained nature of the site, the provision of 3 family housing units is therefore considered to be acceptable in this instance.

6.3 Design, Character and impact on Town Walls

6.3.1 In terms of scale, policy SDP9 of the Local Plan supports the principle of

buildings of 5 or more storeys in height adjoining the city centre parks and the adopted Development Design Guide SPG identifies that buildings of between 4-8 storeys would be acceptable in this location. The top floor of accommodation would be slightly recessed from the front parapet (by 1.5 metres) and treated in a contrasting material treatment to the rest of the front elevation, which would give the top floor the appearance of roof level accommodation. Due to the existing variation of storey heights within Hanover Buildings, and the approvals on the neighbouring sites for fourth and fifth level accommodation, it is considered that the additional two-storeys would not appear out-of-keeping within the street scene. Furthermore, the additional height that is proposed would assist in creating a strong built edge to Houndwell Park, which lies opposite the site. Notwithstanding the concerns raised by Architects Panel regarding the height of the proposal, the Council's City Design Manager has reviewed the scheme and confirmed that a building of a greater scale would be acceptable in this location. As such, the proposed 5-storey frontage to Hanover Buildings is considered to be acceptable.

- 6.3.2 The building provides an active street frontage to Hanover Buildings and has also been designed to address the York Buildings street to the east of the site. In particular, the fenestration to the front elevation turns the corner of the building to provide natural surveillance to both streets. The design incorporates elements of contrasting material treatment to the corner with York Buildings which reinforces the corner. In addition to this, the residential entrance to the building would be provided on the east side elevation, further improving the character of this street. The use of inset balconies to the front elevation provides articulation to the elevation and appear as a considered and integral part of the design. Overall it is considered that in design terms, the front elevation of the building would provide a lift to the Hanover Buildings street scene.
- 6.3.3 To the rear of the site, the scale and massing of the building is reduced with a series of set backs to the building, which steps the height of the building away from the mediaeval town walls. As such, the Historic Environment Team is satisfied that the proposal would not dominate the appearance of the town walls. Currently, the area to the rear of the site has the appearance of a service yard and the rear elevation of the existing building has a blank and unattractive facade. The scheme has been carefully designed to ensure that the building does not 'turn its back' on the walls. The introduction of habitable room windows, roof terraces and balconies which would look onto the town walls, would introduce the natural surveillance which is currently missing from the area and represent a significant improvement to this sensitive location.
- 6.3.4 The Council's Planning Policy Team have raised concerns that the rear elevation of the development does not contain an active ground floor frontage and that therefore the proposal does not take advantage of the opportunity to improve the site's relationship with the historic town walls. As detailed above, it is considered that the proposal would represent a significant improvement on the current appearance of the site in relation to the walls. The applicants have deliberately designed the ground floor frontage with a neutral appearance, which would provide flexibility for future alterations when the Bargate Centre is redeveloped. Currently, however there are issues of anti-social behaviour to the rear of the site and the inclusion of ground floor fenestration could leave the commercial units vulnerable to crime and anti-social behaviour. It is considered that it is more appropriate to tackle this issue comprehensively rather than on a piecemeal basis and as the proposal does not prejudice future redevelopment opportunities that would improve the settings of the walls, the proposal is considered to be acceptable in this respect.

6.4 Residential Amenity

- 6.4.1 The main consideration in this respect is the relationship of the development with the adjoining residential units currently under construction at 23-25 Hanover Buildings. The fourth floor accommodation within the neighbouring building is set-back from the front building line by over six metres and would be approximately 3 metres less in height than the proposed development. The neighbouring top-floor accommodation would still however enjoy a good level of outlook from the remaining frontage and furthermore, it is considered that this type of a relationship is not unusual within a city centre location. At the rear of the site, the set backs of the upper floors of the building ensures that the development would not have a harmful impact on the adjoining residential accommodation. Overall, it is considered that the proposals relationship with nearby residential properties is acceptable.

6.5 Residential Environment

- 6.5.1 A noise report has been submitted with the application and demonstrates that the proposed residential accommodation would not be subject to undue noise and disturbance from external noise sources. The Council's Pollution and Safety Team agree with the conclusions of this report.
- 6.5.2 The residential access from York Buildings would also be visible from Hanover Buildings and a condition is suggested to secure lighting to this entrance to provide a safe and attractive route to the building. Outlook from habitable room windows would afford an acceptable standard of residential amenity for prospective occupants.
- 6.5.3 All of the proposed flats would have access to a private balcony or terrace. Whilst some of the private balconies are less than the 20sq.m standard recommended by the Residential Design Guide, the guidance provides flexibility for areas where smaller amenity space areas are typical. As such, having regard to the constrained city centre nature of the site and its location, directly opposite Houndwell Park, the amenity space provision is considered to be acceptable.
- 6.5.4 Integral cycle and refuse storage would be provided and this is located conveniently in relation to the proposed flats. As such, it is considered that the prospective occupiers of the flats would have an acceptable residential environment.

6.6 Parking and Highways

- 6.6.1 No off-road car parking spaces are proposed to serve the development. The policies within the Core Strategy and Local Plan Review seek to reduce the need to travel by private car and set out that controlling the level of car parking is a key factor in ensuring more sustainable modes of travel. As the site lies within an area of High Accessibility to public transport (Public Transport Accessibility Level 6), the provision of no on-site car parking is in accordance with the adopted maximum car parking standards set out in the Local Plan Review. Having regard to the city centre location of the site which is within walking distance of services and facilities and good access to public transport, the proposal is therefore considered to be acceptable in this respect. An obligation in the Section 106 agreement could preclude the issue of car parking permits to future residential occupiers.

6.7 Direct Local Impacts and Affordable Housing

6.7.1 The development triggers the need for a S.106 Legal Agreement to secure appropriate off-site contributions towards open space and highway infrastructure improvements in accordance with Core Strategy Policy CS25. The applicants have confirmed their willingness to enter into the necessary obligations to mitigate against the scheme's direct local impacts. Subject to the completion of the legal agreement, the proposal is therefore considered to be acceptable.

7. Summary

7.1 The proposal development makes good use of previously developed land to provide a genuine mix of accommodation on a city centre site. The proposal successfully responds to the constraints of the site without compromising the existing residential amenity and would have a positive visual impact on the area.

8. Conclusion

Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)

JT for 26/06/12 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 - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include

presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITIONS – Elevation Detailed Plans [pre-commencement condition]

Prior to the commencement of the development hereby approved a detailed plan of no less than 1:20 scale showing recessed panels to the ground floor, south elevation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

In the interests of visual amenity and the setting of the adjacent historic town walls.

04. APPROVAL CONDITION - Lighting [pre-commencement condition]

Prior to the commencement of the development hereby approved a scheme for external lighting of the building shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include lighting to the refuse and cycle storage and the pedestrian entrances to the building. The lighting shall be installed as agreed before the development first comes into occupation and thereafter retained.

Reason:

To create an acceptable residential environment and in the interests of the amenities of neighbouring residential properties.

05. APPROVAL CONDITION - Demolition Phasing [performance condition]

The works of demolition hereby authorised shall not be commenced before a contract for the carrying out of the works of redevelopment of the site hereby approved is in place.

Reason:

To prevent the site remaining vacant following demolition, in the interests of the visual amenity of the street.

06. APPROVAL CONDITION - Demolition Statement [Pre-Commencement Condition]

Precise details of the method and programming of the demolition of the existing property shall be submitted to and approved by in writing by the Local Planning Authority prior to the implementation of the scheme. The scheme shall include measures to provide satisfactory suppression of dust during the demolition works to be carried out on site. The agreed scheme shall be carried out to the details as specified in the demolition programme unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of adjacent residential properties.

07. APPROVAL CONDITION – Archaeological investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

08. APPROVAL CONDITION – Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the archaeological investigation is completed.

09. APPROVAL CONDITION – Archaeological damage-assessment [Pre-Commencement Condition]

No development shall take place within the site until the type and dimensions of all proposed groundworks (including details of foundations, ground beams, all services etc) have been submitted to and agreed by the Local planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

Reason:

To inform and update the assessment of the threat to the archaeological deposits.

10. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The

verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

11. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

12. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

13. 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).

14. 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 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).

15. 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.

16. 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.

17. APPROVAL CONDITION - No Pile Driving for Foundations [Performance Condition]

No percussion or impact driven piling activities shall take place for pre-works, foundations, or as any part of the development.

Reason:

In the interests of securing the stability of the site and adjacent land in order to protect the amenities of occupiers of nearby properties.

18. APPROVAL CONDITION - Extract Ventilation - control of noise, fumes and odour [Pre-Commencement Condition]

The ground floor commercial floorspace shall not come into A3 use (restaurants and cafes) before a written scheme for the control of noise, fumes and odours from extractor fans and other equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason:

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

19. APPROVAL CONDITION - Foul and Surface Water Disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved, full details of means of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

To secure a satisfactory form of development.

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

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins accessible with a level approach 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 / commercial purposes.

Reason:

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

21. APPROVAL CONDITION - Cycle and Refuse Storage [performance condition]

Before the development hereby approved first comes into occupation, the cycle and refuse storage shall be provided in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason:

To secure an acceptable residential environment.

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. APPROVAL CONDITION - Hours of Use - Class A3 use [Performance Condition]

The Class A3 use hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation, sale or delivery of food or drink for consumption on or off the premises) outside the hours of 0700 to midnight on any day.

Reason:

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

Note to Applicant

1. Connection to the Public Sewerage System

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
HE6	Archaeological Remains
CLT6	Provision of Children's Play Areas
CLT7	Provision of New Public Open Space
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
MSA1	City Centre Design

Supplementary Planning Guidance

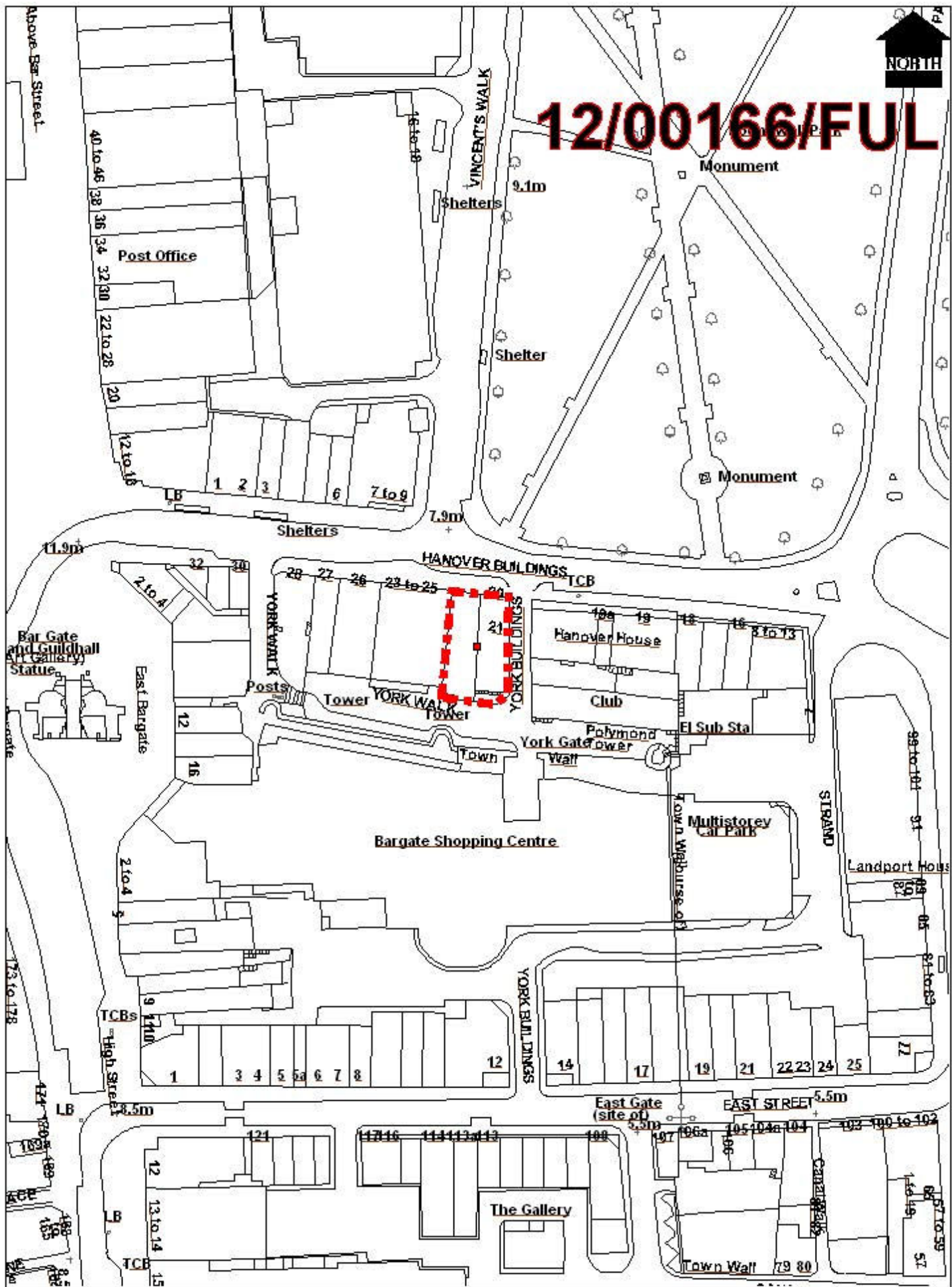
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards (September 2011)

Other Relevant Guidance

The National Planning Policy Framework



12/00166/FUL



Scale : 1:1250

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