

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

Application address: Oasis Annexe Mayfield (Ks4) 70-72 Porchester Road SO19 2JD			
Proposed development: Conversion of training centre and erection of 1 st floor extension and alterations to elevations, to create 4 residential dwellings (2 x 3-bed single storey dwellings and 2 x 2 storey 4-bed dwellings) with parking and associated storage			
Application number	13/01297/FUL	Application type	FUL
Case officer	John Fanning	Public speaking time	5 minutes
Last date for determination:	18/10/13	Ward	Woolston
Reason for Panel Referral:	Referred by the Planning & Development Manager due to wider public interest	Ward Councillors	Cllr Cunio Cllr Payne Cllr Hammond

Applicant: Mr Max Holmes	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

Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. 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).

Policies - SDP1, SDP5, SDP7, SDP9, H2, H5 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS11, CS13, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1.0 The site and its context

- 1.1 The appointed day records indicate that in 1949 the site was vacant. In 1962 the site was acquired for use by Woolston Secondary school and has since been used for temporary class rooms and more recently as the school's canteen. The building on the site is currently unoccupied.
- 1.2 The single storey flat roofed building is of no particular architectural merit. The building is somewhat set back from the boundary of the site and currently screened by existing hedges and a protected tree.
- 1.3 The site lies close to the centre of Woolston, with easy access to both bus and train connections, although it does fall marginally outside the defined area of high accessibility.

2.0 Proposal

- 2.1 The application proposes the conversion of the existing building to create 4 new residential properties falling within Class C3 and additional works to facilitate this change of use.
- 2.2 The proposal includes 2x 3-bed dwellings and 2x 4-bed dwellings. The existing vehicular access will be replaced to serve a total of 5 parking spaces, with each unit allocated a specific space (and 2 spaces in the case of one).
- 2.3 The main physical alterations include an additional section erected at two-storey height to the west of the site, still with a flat roof design. The existing building will also be reclad with a mix of render and timber cladding.

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.

4.0 Relevant Planning History

4.1 None

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 (30/8/13). At the time of writing the report **14** representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 The objectors have raised the following issues:

5.2.1 The existing level of parking on the road represents a risk to highways safety

Response: The proposed parking scheme has been modified following negotiation with the Council Highways team to ensure adequate sightlines. No objection has been raised by the Highways team on the grounds of highways safety.

5.2.2 The proposal is not as advertised by a letter distributed by individuals outside the planning department as 2 houses and 2 bungalows

Response: As per the description of development, the proposal is for a residential conversion of the existing building to 4 new units (2x 3-bed and 2x 4-bed), to include the erection of a new two-storey element

5.2.3 The two storey element will cause an unacceptable loss of outlook and access to natural light for neighbouring properties

Response: This concern is addressed in Section 6 (Planning Consideration Key Issues) below.

5.2.4 Car parking should be situated to the rear of the site/additional car parking spaces should be provided

Response: As per the Southampton City Council Parking Supplementary Planning Document (SPD), the **maximum** parking provision for the site with the currently proposed residential units would be 10 spaces. Taking into account the proximity of the site to the centre of Woolston and the city centre and associated public transport facilities, it is considered that the provision of less than the maximum can be considered acceptable. The Highways team have not raised any objection to the proposed parking scheme.

5.2.5 Represents a harmful change to the character of the area

Response: The area is predominately residential in nature and the application is for the conversion of an existing building into a residential scheme. The impact of the modified building within the street scene is assessed further in Section 6.

5.2.6 The noise generated will be harmful to the amenities of neighbouring properties

Response: Conditions can be imposed to control the hours of construction such that work will only take place during reasonable hours. Once the site is operational, it is not considered that the site will generate any noise which is unacceptable within a residential environment. If the occupants of the property

are generating significant additional noise then this can be addressed through Environmental Health.

5.2.7 Loss in value of nearby residential properties

Response: While obviously a source of great concern to neighbouring residents, changes in value of neighbouring properties are not a valid planning consideration.

5.2.8 Concerned that properties will be extended/merged/fall into an alternative use

Response: A condition has been imposed restricting the permitted development rights of the properties. Any change, extension or merging of residential units would require further planning permission. The properties could not be used as a House in Multiple Occupation or any other use falling outside of a normal family dwelling (Class C3) without further planning permission being sought. Any future applications would need to be assessed on their merit at the time of submission.

5.2.9 Front facing doors/windows/balconies overlooking the neighbouring properties on the other side of the street

Response: The proposed layout is not considered unusual for a residential environment. The proposed windows are set back when compared to the neighbouring residential units.

5.2.10 Site should be used as a nursery/play area

Response: This application proposes a use for the site and must be assessed on its merits and approved or refused on these merits, rather than those of a theoretical alternative.

5.2.11 Loss of trees

Response: The application does not proposed any further loss of trees on site. The remaining tree to the front has a tree protection order (TPO) in place and conditions can be imposed to mitigate and control the impact on this tree.

5.2.12 Overdevelopment/intensity of development

Response: The application refers to the conversion of an existing building, with an increase to part of the building to two storey, set further back from the road than the neighbouring two-storey residential properties. The building occupies a large plot and provides a similar level (or more) of residential amenity space when compared to neighbouring residential properties.

Consultation Responses

5.3 SCC Highways - Following an amended parking layout, no objection

5.4 SCC Sustainability Team – No objection provided condition imposed to ensure additional sustainability measures in place.

5.5 SCC Trees team –

As the proposed development is utilising the existing building and foot print it should not have a detrimental impact on the protected London Plane on site and the protected trees that are on adjacent properties at the rear.

The Crown of the Plane tree may require pruning as it is likely to interfere with the first floor extension. However if this is carried out by a skilled contractor this should not adversely affect the health or amenity of the tree.

There are no objections provided suitable conditions are imposed to control the impact on the relevant trees.

5.6 SCC Environmental Health (Pollution & Safety)

EH have no objection in principle, but recommend conditions to control construction if approved.

5.7 SCC Environmental Health (Contaminated Land) - Recommend conditions are imposed to control and monitor land contamination

5.8 SCC Ecology –

Raise no objection but make the following comments:

The majority of the site comprises amenity grassland, a building and hardstanding which have relatively low biodiversity value.

The building is in good condition with no obvious entry points for bats. A bat survey is not required however, as the presence of bats can never be entirely ruled out, a methodology covering removal of, or modifications to, the roof, fascias and weather boarding should be secured through a planning condition.

The remainder of the site consists of trees and hedge rows which have greater biodiversity value particularly for nesting birds. Ideally these should be retained however, if removal is necessary, landscape planting, incorporating locally native species, should be provided in mitigation. In addition, all nesting birds, their nests and dependant young receive protection under the Wildlife and Countryside 1981 (as amended) all clearance works should therefore take place outside the bird breeding season which runs from March to August inclusive. If this is not practical, vegetation targeted for removal should be inspected by a suitably qualified ecologist prior to removal. If nesting activity is detected a buffer must be placed around the nest until the chicks have fledged.

5.9 Southern Water – No objection; a formal application to connect to the sewer system will be required.

5.10 Community Infrastructure Levy -

The development will be CIL liable if planning permission is granted on or after 1st September 2013. The charge will be levied at £70 per sq m on Gross Internal Area. If any existing floorspace is to be used as deductible floorspace the applicant will need to demonstrate that continuous lawful use of the building has occurred for a continuous period of at least 6 months within the period of 12 months ending on the day that planning permission first permits the chargeable development.

6.0 Planning Consideration Key Issues

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

6.2 **Principle of Development**

- 6.2.1 The application would make efficient use of previously developed land to provide housing. The site lies within an area of Medium Accessibility for public transport as per policy CS5 of the Core Strategy which supports densities of between 50 and 100 dwellings per hectare in such locations. The application would achieve a residential density of 29 dwellings per hectare. This needs to be assessed in terms of character, open space and the need to make good use of previously developed sites. This is discussed in more detail below.
- 6.2.2 Policy CS16 of the Core Strategy supports the retention/provision of ‘family homes’ (units with 3 or more bedrooms with direct access to private gardens) within the development site. Each of the 4 new residential units proposed provides at least 3 bedrooms and has access to an external amenity space.

6.3 **Design and Scale**

- 6.3.1 The proposal concerns the conversion of an existing building. As such, in terms of the majority of the scheme the proposed structure does not represent a significant alteration from the existing situation. There are two main changes in terms of scale and design proposed to facilitate the residential conversion. The erection of a two-storey element and the proposed materials for cladding.
- 6.3.2 The proposed two-storey element is situated to the west side of the site (adjacent to 68 Portchester Road) and raises building height by 3m to a total of ~6m in height. The section closest to the dwelling at 68 is to remain single storey, leaving a set back of between 4.5m and 6.5m between the property at 68 and the new two-storey section.
- 6.3.3 To the rear of number 68 the side facing door/window serves a kitchen. Towards the front, the side facing door/window serves a hallway which leads into a living room. The proposed relationship between the two properties is not considered to be unusual in a residential environment and the set back between properties is commonly far less in the surrounding street scene.
- 6.3.4 The application proposes a render and timber clad finish the existing red brick building. The majority of properties in the immediate street scene utilise a red-brick finish and are similar in design, although there is some variation (including alternative/render finishes).
- 6.3.5 The existing building represents a significant departure from the regular built form in the immediate built environment. Given the significantly different layout and scale of the existing building (including the proposed additional massing, increasing the relative impact of the building within the street scene) it is not considered that an attempt to mimic the design of the surrounding dwellings would be successful.
- 6.3.6 The proposed render and timber finish is considered to adequately address distinctive nature of the building within the street scene, without creating an overbearing or overdominant appearance. Taking into account the scale of development, the screening offered by existing hedges/trees and the set back of the property from the main frontage, it is not considered that the proposal will have a significantly harmful impact on the character of the property within the street.

6.4 **Amenity of neighbouring properties**

- 6.4.1 The application proposes the erection of an additional two storey element to the west (discussed above in Section 6.3.2-3). Notwithstanding the personal circumstances of occupant of the dwelling at 68, taking into account the set back between the properties and the scale and flat roofed nature of the proposed design, it is not considered that the proposed two storey element will have a significantly harmful impact on the residential amenities of 68 in terms of the creation of an overshadowing form of development.
- 6.4.2 The application proposes the creation of 5 side facing sets of doors/windows, all along the eastern flank of the building. As per section 2.2.7 of the Residential Design Guide (RDG) a 12.5m set back is required between a 2-storey and single storey dwelling. Four of the windows are set back between 14-16m. One window, serving the living room of Flat A, is set back by 8m. Taking into account the pre-existing nature of the building, the retained boundary treatment and the fact that the room is served by another front facing set of windows/doors, it is not considered that a reason for refusal would be justified solely on this basis.
- 6.4.3 The application proposes 4 new front facing windows at 2-storey level. Taking into account the screening from the retained tree and the set back from the road, the proposed arrangement is not considered unusual for a residential environment and will not have a significant harmful impact in terms of the creation of an overlooking form of development.

6.5 **Amenity of occupants**

- 6.5.1 Section 2.3.14 of the RDG outlines the amenity space require for residential units. The proposed units have between 100-350m² of amenity space. The areas for Units B, C and D provide ample space and are not significantly overlooked.
- 6.5.2 The amenity space for Unit A is narrow (around 4m taking into account the space occupied by the hedge to the front), situated to the front of the site and overlooked by the three front facing bedroom windows. However, when accessed from the living room, there is an area which is not overlooked. Provided the front boundary treatment is conditioned to prevent visual intrusion into this area it is not considered to be so harmful as to necessitate a reason for refusal.
- 6.5.3 The application proposes the provision of separate bin and cycle stores for each property and the proposed landscaping allows easy access to the front and rear of the property.

6.6 **Parking and Highways**

- 6.6.1 The application proposes 5 parking spaces for the proposed 4 new residential units. These spaces will be allocated to specific units, as per the revised 'Proposed site plan' submitted on 19th September 2013.
- 6.3.2 It is recognised that there is significant local concern with regard to on-road parking situation in the area immediately surrounding the application site. The

parking layout was modified following consultation with the Highways team to ensure that adequate sight lines are maintained when entering and leaving the proposed parking spaces.

- 6.3.3 Taking into account the location of the site in close proximity to the centre of Woolston and the main Southampton City Centre, it is considered justifiable to provide less than the maximum parking provision considering the provision of cycle stores and access to public transport.
- 6.3.4 The proposed residential use of the site will generate more trips than the current vacant site, however it is important to note that the vacant nature cannot be considered to represent the historical or ideal use of the site. The proposed use and intensity of residential properties is not considered to generate an additional number of site visits such that it would be out of character with the surrounding residential area.

7.0 Summary

- 7.1 The proposal would make efficient use of an existing vacant building and provide additional family residential accommodation, without significantly harming the amenities of neighbouring properties or the character of the surrounding street scene.

8.0 Conclusion

- 8.1 For the reasons discussed above, the application is recommended for Conditional Approval.

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

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

JF for 15/10/13 PROW Panel

PLANNING CONDITIONS

CONDITIONS for 13/01297/FUL

00. Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. 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).

Policies - SDP1, SDP5, SDP7, SDP9, H2, H5 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS11, CS13, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

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 - Restricted use of flat roof area [Performance Condition]

Notwithstanding the approved plans, no area of flat roof surface shall not be used as a balcony, terrace, roof garden or similar amenity area without the grant of further specific permission from the Local Planning authority.

Reason:

In order to protect the privacy of adjoining occupiers.

03. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance 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,
- Class B (roof alteration),
- Class C (other alteration to the roof),
- Class D (porch),
- Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
- Class F (hard surface area)
- Class G (heating fuel store)
- or Class H (satellite antenna or dish)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

04. 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 endeavoring to achieve a building of visual quality.

05. APPROVAL CONDITION - Landscaping plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

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 hard and soft landscaping scheme (including parking) for the whole site 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

06. APPROVAL CONDITION - Parking sightlines [Performance Condition]

Notwithstanding the submitted details, no wall, fence, hedge or other structure above 0.6m in height shall fall within the 2m by 2m visual splay to the north-east edge of the car parking space marked 'A' on plan C13/021.08 Rev B (received 19 September 2013) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure safe vehicular access in the interests of highways safety

07. APPROVAL CONDITION - Parking allocation [Pre-Occupation Condition]

Notwithstanding the submitted details, prior to the first occupation of the residential units hereby approved, car parking spaces shown on plan C13/021.08 Rev B (received 19 September 2013) shall be clearly laid out and allocated to individual units. Both spaces marked 'D' shall be allocated to the same residential unit. The parking layout shall be maintained in this form for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure safe vehicular access in the interests of highways safety

08. PERFORMANCE CONDITION - Bicycle and bin storage [Pre-occupation Condition]

Prior to occupation of any of the residential units hereby approved, the bicycle and bin storage facilities shown on the approved plans shall be fully provided and made available for use by occupants of the properties. Once provided, those facilities shall be maintained at all times thereafter.

Reason:

To promote sustainable forms of travel and protect the visual amenity of the properties within the street scene.

09. 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.

10. 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.

11. APPROVAL CONDITION - Protection of wildlife habitat [Pre-Commencement Condition]

The removal of parts of the existing dwelling to facilitate the conversion of the building hereby approved, shall be carried out by hand and checked to ensure no wildlife habitat of a protected species is present before being removed from site for suitable disposal.

Reason:

To ensure no harm is caused to any potential habitat of a protected wildlife species.

12. 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 & Countryside Act 1981 (as amended) and the conservation of biodiversity

13. 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.

14. 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.

15. APPROVAL CONDITION - Energy (Pre-Commencement Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a 20% reduction in CO2 emissions [as required in core strategy policy CS20] over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

REASON:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

16. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

17. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater.

There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixing within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

18. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

19. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

20. 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.

Note to Applicant

1. Note to Applicant - Community Infrastructure Levy

You are advised that the development appears to be liable to pay the Community Infrastructure Levy (CIL). Please ensure that you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/s-environment/policy/community-infrastructure-levy-guidance.aspx> or contact the Council's CIL Officer.

2. Note to Applicant - Southern Water

A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858 688), or www.southernwater.co.uk.

POLICY CONTEXT

Policies - SDP1, SDP5, SDP7, SDP9, H2, H5 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS11, CS13, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS11	An Educated City
CS13	Fundamentals of Design
CS16	Housing Mix and Type
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
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
H2	Previously Developed Land
H5	Conversion to residential Use
H7	The Residential Environment

Supplementary Planning Guidance

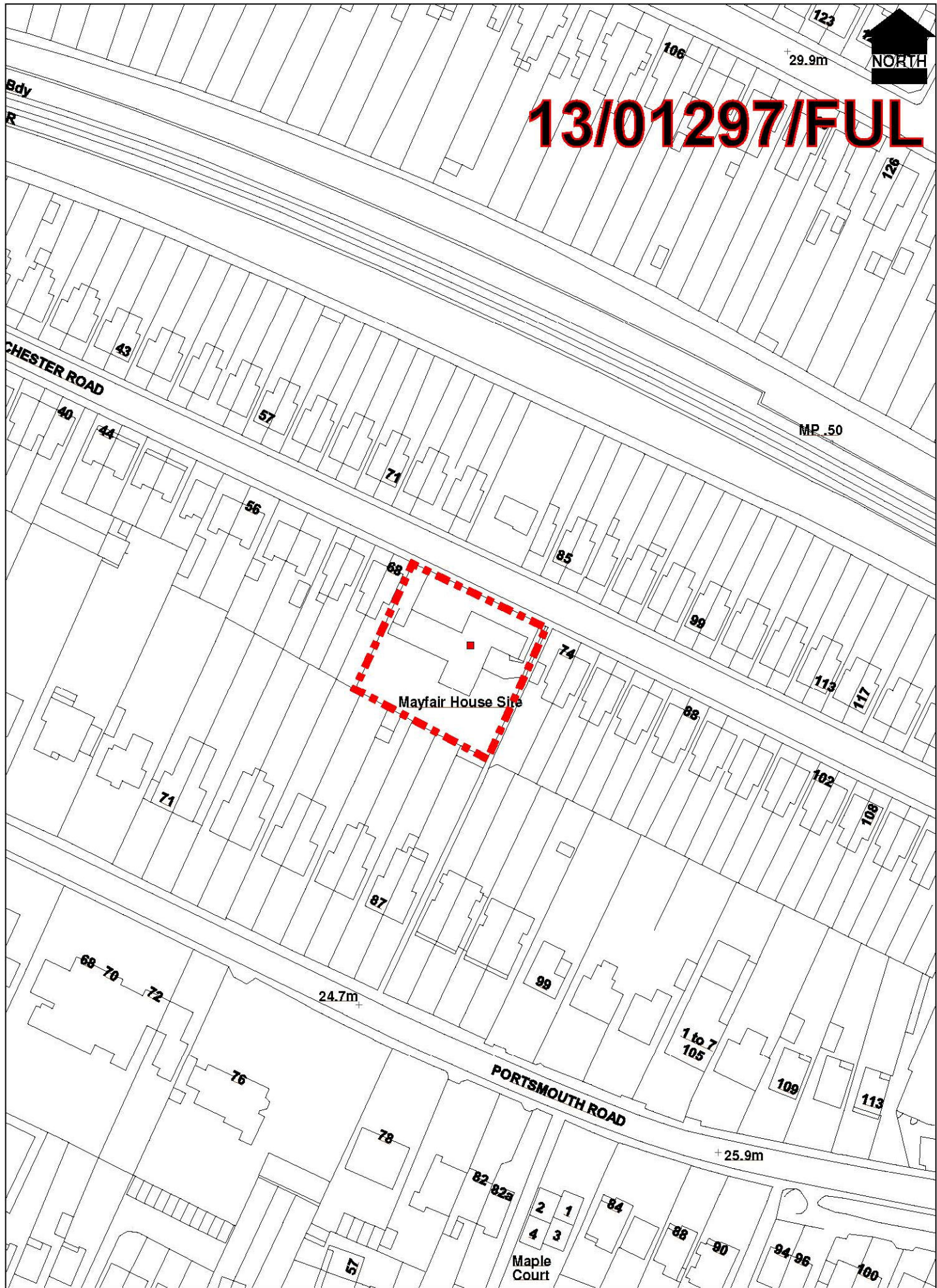
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012



13/01297/FUL



Scale : 1:1250

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