

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 17 December 2013
Planning Application Report of the Planning and Development Manager

Application address: Orchard House, 51-59 Commercial Road.			
Proposed development: Erection of two and three-storey extensions to create a building of five to six-storeys in height with 25 additional flats (12 x one bedroom and 13 x two bedroom) to those approved under application reference 13/00871/PA56 including refuse and cycle stores at the rear of the site.			
Application number	13/01569/FUL	Application type	FUL
Case officer	Richard Plume	Public speaking time	15 minutes
Last date for determination:	08.01.2014	Ward	Bargate
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Bogle Cllr Noon Cllr Tucker

Applicant: Mr Lake, Starling and Eagle	Agent: Paris Smith Llp
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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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Community Infrastructure Levy Liable	Yes - potential for affordable housing relief
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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. 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 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, SDP11, SDP13, SDP16, SDP22, HE3, CLT5, CLT6, H1, H2, H5, H7, REI5 and MSA1 of the City of Southampton Local Plan Review (March 2006) and CS3, CS4, CS5, CS6, CS7, CS8, CS13, CS14, CS15, CS16, CS18, 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

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 transport 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 SPD relating to Planning Obligations (September 2013);

ii. Provision of affordable housing in accordance with Policies CS15, CS16 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013).

iii. 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.

iv. An obligation that future residents will not be eligible for car parking permits for controlled parking zones.

v. The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with Policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).

2. In the event that the legal agreement is not completed within two months of the Panel date 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.

3. That the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

1. The site and its context

1.1 The application site is the part 3-storey and part 4-storey office building situated on the north side of Commercial Road at the junction with Morris Road. There are separate retail/restaurant uses on the ground floor and car parking facilities at the rear of the building with access from Morris Road (two separate access points).

1.2 The immediately surrounding area is mixed residential and commercial in character with office buildings directly adjoining on either side: Oceana House, a 5-storey building to the east at 39-49 Commercial Road; and a part 4-storey and part 6-storey building to the west, Skandia Point at 69-81 Commercial Road. The part 6-storey/part 7-storey block of flats with a commercial ground floor frontage at Wyndham Court opposite is a Grade II listed building. At the rear of the site are 2-storey residential properties, set on higher ground in the Polygon.

2. Proposal

- 2.1 The current application is in addition to the recent approvals for the site set out in paragraph 4.2 of this report. Those approvals allow for the conversion of the existing building into 25 flats with associated alterations. The current application is for two and three extra floors to be added to the building to create a further 25 flats (12 x one bedroom and 13 x two bedroom). It is intended that all the new flats will be made available as affordable housing. In conjunction with the previous approval the overall number of flats will be 50 (23 x one bedroom and 27 x two bedroom) giving a density of 266 dwellings per hectare. The ground floor of the building will remain partly in office use and partly in retail use, although probably not for the same occupiers.
- 2.2 The rear access and car parking area would be reconfigured and the existing 18 car parking spaces would be provided for the commercial uses only. Refuse storage areas and 50 cycle parking spaces will be provided for the flats.
- 2.3 The proposed external materials will be brickwork and a trespa style cladding material. The application has been amended since it was first submitted. The changes involve a reduction in the height of the building on the Commercial Road frontage and a corresponding increase in the height of the rotunda feature, alterations to the rear elevation and the provision of some upper floor terraces for the flats.

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 Major 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. Relevant Planning History

- 4.1 The site has been in office use for many years.
- 4.2 In July an application for prior approval for conversion of the upper floors into 25 flats was granted (reference 13/00871/PA56). This application has not yet been acted on. In August planning permission was granted for external alterations including alterations to fenestration and additional windows to facilitate conversion of the upper floors to 25 flats (reference 13/00942/FUL).

5. 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, placing a press advertisement (18.10.2013) and erecting a site notice (22.10.2013). At the time of writing the report 1 representation has been received on behalf of 6 neighbours. The following is a summary of the points raised:

5.2 **There is no objection to the residential use as it does not extend the footprint of the building. The primary concern is with the number of additional flats without car parking. Whilst the flats may be rented for social housing that might reduce the amount of parking required there is no guarantee that this would not change over time. There is a very significant lack of parking in the area which comes under additional pressure in the evenings with overspill parking relating to use of the nearby theatre, pubs and restaurants.**

Response

The surrounding area is completely controlled parking. Future residents could be prevented from acquiring parking permits through the Section 106 agreement. As part of the application the applicant undertook an evening parking survey during November which demonstrated there were 64 available parking spaces within a 250 metre radius of the site. The highways team are satisfied with the findings of this survey.

5.3 **The development effectively over-extends the development potential of the building and would result in a loss of light and overshadowing of the adjoining properties in Polygon Court especially in the winter months.**

Response

The extended building is on the south side of the adjoining residential building in the Polygon. However, there is some 35 metres between buildings and there is a difference in land levels with the property in the Polygon being at a higher level. As a consequence there will not be a loss of light or significant overshadowing as a result of this development.

5.4 The amended plans have been the subject of reconsultation and any additional comments will be reported at the meeting.

Consultation Responses

5.5 **SCC Highways** - No objection subject to conditions covering refuse facilities and construction management arrangements.

5.6 **SCC Housing** – As the scheme comprises 25 dwellings in total the affordable housing requirement from the proposed development is 35% (CS15- sites of 15 + units = 35%). The affordable housing requirement is therefore 9 dwellings.

Policy CS 15 of the adopted Core Strategy sets a hierarchy for the provision of affordable housing as:

1. On-site as part of the development and dispersed amongst the private element of the scheme.
2. On an alternative site, where provision would result in more enhanced affordable units, through effective use of available resources, or meeting a more identified housing need such as better social mix and wider choice
3. Commuted financial payment to be utilised in providing affordable housing on an alternative site

Therefore, in this case the decision is to accept affordable housing on site as part of the main development. I am aware that an affordable housing partner has been working with the developer on this scheme, and confirm that the Housing Delivery and Renewal team are in full support of this planning application.

- 5.7 **SCC Sustainability Team** – No objections subject to the development meeting Code 4 which can be covered by conditions.
- 5.8 **SCC City Design** – Initially there were concerns about the form and massing of the building on the Commercial Road frontage, the relationship to the rotunda feature, the scale on the Morris Road frontage and the detailing of the northern elevation. Most of these concerns have been addressed by the amendments to the design. However, there remain some concerns about the treatment to the northern elevation, the proposed materials and the boundary treatment.

Response

These additional concerns can be addressed through conditions

- 5.9 **SCC Environmental Health (Pollution & Safety)** - No objection in principle, however consideration must be given to the current use of the ground floor which includes a restaurant and a small wholesaler. The loading bay and car park to the rear will inevitably be used for the delivery and despatch of goods to the wholesaler and deliveries to the restaurant. Collection of waste from the rear yard where the commercial bins are stored will also be required. Due consideration must be given to minimising the effect of noise on the residents
- 5.10 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination. Records maintained by SCC indicate that the subject site is located on/adjacent to the following existing and historical land uses; - Brewery (on site). These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. Therefore, to ensure compliance with Para 121 of the National Planning Policy Framework - March 2012 and Policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site. There are no objections subject to conditions.
- 5.11 **SCC Ecology** – No objections, the application site consists of a building and hard standing which have negligible biodiversity value. The building, which is in good condition, has a flat roof which is unsuitable for bat roosts. The presence of bats is therefore unlikely.

- 5.12 **BAA** – No objections to the development on aerodrome safeguarding grounds. The developer should liaise with BAA at least one month before construction commences regarding the use of cranes.
- 5.13 **Southern Water** – No objections, initial investigations show that foul sewage disposal can be provide. There is currently inadequate capacity in the local network to provide surface water disposal to service the proposed development. Disposal to a public foul sewer will not be permitted. The applicant should investigate alternative means for surface water disposal. A condition should be imposed.

6. Planning Consideration Key Issues

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

- The principle of the development involving adding extra flats to the building
- Design issues and the impact on neighbour amenities
- Transportation and parking

6.2 Principle of Development

This site is not specifically allocated for commercial use and it is a mixed commercial and residential area. Saved Policy REI 15 of the Local Plan promotes major office developments within certain key locations of the city centre, one of which is Commercial Road and the Central Station area. This policy states that redevelopment of sites within this area will only be permitted if there is no loss of office floorspace. In the case of the application site, all the upper floor offices have permission to be converted into flats under the 'prior approval' process. Furthermore, the general policy in the emerging CCAP towards the station quarter promotes mixed use development including residential accommodation. In these circumstances, there is no issue with the loss of the office accommodation which has already been approved. Other national and local planning policies promote more intensive use of previously developed sites for residential purposes. Consequently this development is acceptable in principle.

6.3 Policy CS16 of the Core Strategy seeks 30% of units to be family housing. However, exemptions to this policy can be made based on the nature of the scheme and the character of the surrounding area. This is a high density form of development in the city centre with relatively little amenity space so it is not considered suitable for family sized housing. Due to the applicants wish to retain the car parking for the commercial occupiers and the need to provide sufficient refuse storage space for the new flats, it is not possible to have ground level amenity space. The amended scheme does incorporate balconies/roof terraces to 9 of the upper floor flats which is considered to be an appropriate level of provision given the nature of the scheme.

6.4 Design Issues

This is a prominent corner location within the city centre. The existing building is quite small-scale and understated: a more prominent building which addresses the corner is considered to be an acceptable approach. The incorporation of a

corner rotunda is an appropriate way of 'turning the corner' and the increased height results in a building which will be compatible with the character and scale of the adjoining properties on the Commercial Road frontage. The addition of two extra floors to that part of the building which fronts Morris Road could be a little overbearing as it directly adjoins the pavement rather than being set back. However, the scale of the building would be similar to that of Skandia Point and would not therefore be out of place. Despite the changes to the design, further detailed work is needed to the appearance of the northern elevation of the extended building. These details can be covered by a condition as can the choice of external materials. Given the scale of the adjoining buildings and the separation distance the extensions would not detrimentally affect the setting of nearby listed buildings including Wyndham Court which is opposite.

6.5 These proposals will result in a significant increase in the size of the building. The only residential properties which directly adjoin are the flats to the rear at Polygon Court. These neighbours would experience a markedly different outlook from the rear of their properties. However, the scale would be similar to that of the two adjoining office buildings. The separation distance would be at least 35 metres and these adjoining properties are at a higher level and at an oblique angle to the application site. In these circumstances it is not considered that the new building would significantly affect the amenities of these neighbours. Although there are some rear facing roof terraces, any overlooking should be no worse than from similar placed upper floor windows.

6.6 Transportation/parking issues

The site is extremely well served by public transport being very close to the central station and numerous bus routes. In this case no parking is proposed for the residential accommodation; all the existing car parking will be retained for the commercial uses which will remain on the ground floor. The surrounding streets are covered by a controlled parking zone. Future residents will not be eligible for car parking permits and this could be controlled through the Section 106 agreement. Provision is made within the rear yard for 50 cycle parking spaces.

7. Summary

7.1 This is a prominent site within the city centre where loss of the existing offices has already been accepted under new permitted development rights. This application seeks to maximise the use of the site for affordable housing whilst retaining an active ground floor frontage. As amended, the proposed design relates well to the scale and mass of adjoining buildings and neighbour amenities will not be significantly worsened.

8. Conclusion

It is recommended that planning permission be granted subject to a Section 106 agreement and 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), 3(a), 4(f), 4(g), 4(r), 4(vv), 6(a), 6(c), 7(a), 8(a), 8(j), 9(a) and 9(b).

RP2 for 17/12/2013 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 CONDITION - Landscaping, lighting & means of enclosure detailed 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

04. 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).

05. 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).

06. 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 scheme 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.

07. 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.

08. 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.

09. 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.

10. APPROVAL CONDITION - Glazing - soundproofing from external traffic noise [Pre-Commencement Condition]

Works pursuant to this permission shall not be commenced until a scheme for protecting the proposed flats and houses from traffic noise from Commercial Road has been submitted to and approved by the local planning authority in writing. Unless otherwise agreed in writing, that scheme shall specify either:- Outer pane of glass - 10mm

Air gap between panes - 12mm

Inner pane of glass - 6 mm

or, with secondary glazing with a -

Outer pane of glass - 6mm

Air gap between panes - 100mm

Inner pane of glass - 6.4 mm

There must be no trickle vents installed in any case. For ventilation purposes in all cases, provision of acoustically treated 'BBA' approved mechanically powered ventilation should be the preferred option. However, provision of acoustic trickle vents will be acceptable. Once approved, that glazing shall be installed before any of the flats are first occupied and thereafter retained at all times.

Reason:

In order to protect occupiers of the flats from traffic noise.

11. 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

12. APPROVAL CONDITION - Foul and Surface Water Drainage (Pre-Commencement Condition)

No development shall commence until details of the proposed means of foul and surface water sewerage disposal has been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied that the development would not increase the risk of flooding in the area.

13. APPROVAL CONDITION - Design of north elevation (Pre-Commencement Condition)

Notwithstanding what is shown on the approved drawings no development shall commence until the detailed design treatment of the northern elevation of the extended building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason

To ensure the satisfactory treatment of this important elevation in the street scene.

14. APPROVAL CONDITION - Restricted use of flat roof area [Performance Condition]

The flat roof areas of the extensions hereby approved to be used as balconies or roof terraces shall be limited to the areas shown on the approved plans. No other flat roof surfaces shall 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.

15. APPROVAL CONDITION - Screening to balconies (Pre-Occupation Condition)

None of the flats hereby approved shall be occupied until suitable screening has been installed around the roof terraces/balconies in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The approved screening shall be retained thereafter.

Reason

To safeguard the privacy of adjoining occupiers.

16. APPROVAL CONDITION - Refuse/cycle storage details (Pre-Occupation Condition)

None of the flats hereby approved shall be occupied until secure and covered refuse and cycle storage facilities have been provided in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter.

Reason

To ensure suitable facilities are provided in the interests of the appearance of the area and to encourage cycling as a sustainable form of travel.

17. 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS3	Promoting Successful Places
CS4	Housing Delivery
CS5	Housing Density
CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS8	Office Location
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
SDP5	Parking
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP13	Resource Conservation
SDP16	Noise
SDP22	Contaminated Land
HE3	Listed Buildings
HE6	Archaeological Remains
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H5	Conversion to residential Use
H7	The Residential Environment
REI15	Office Development Areas
MSA1	City Centre Design

Supplementary Planning Guidance

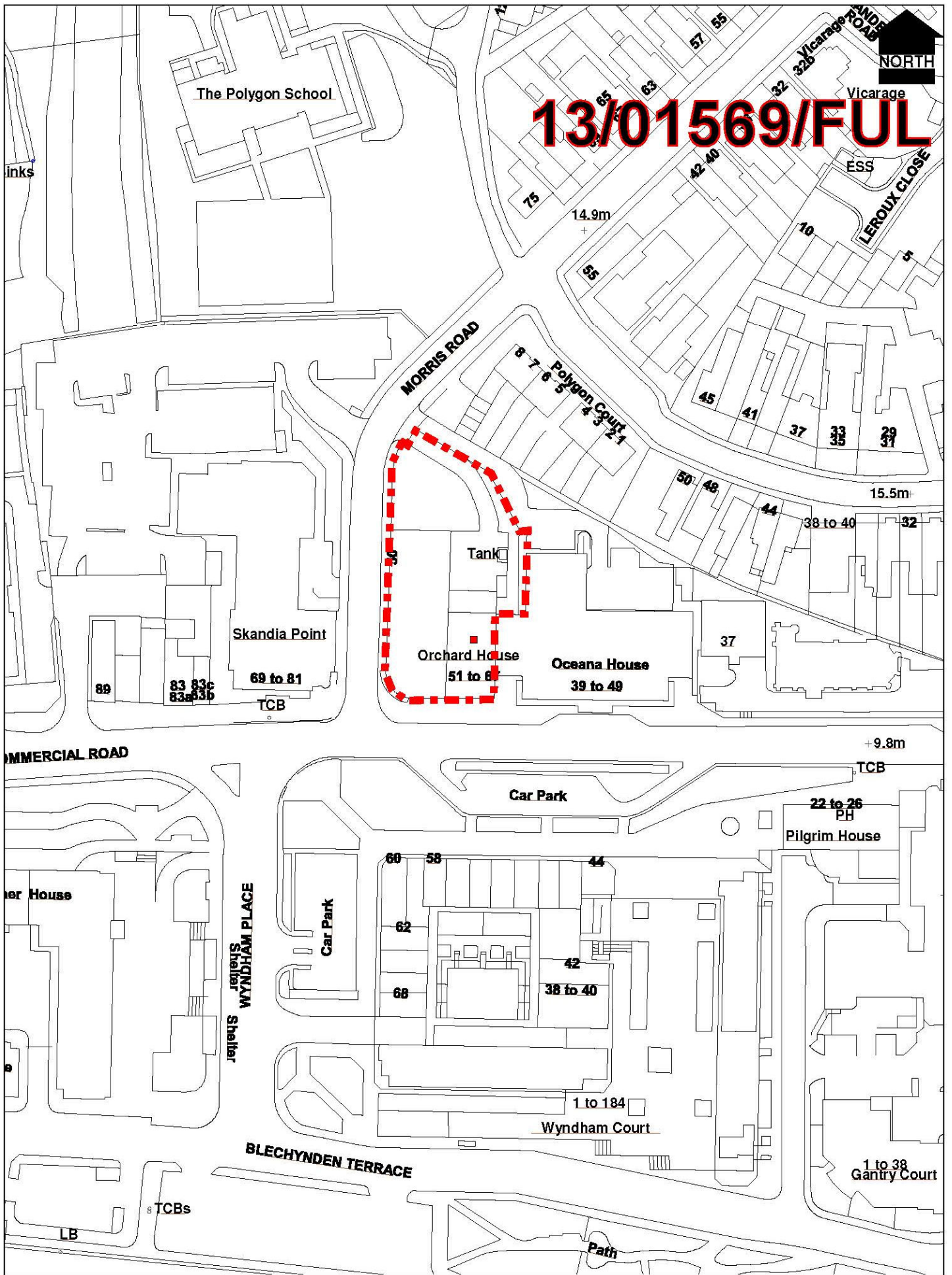
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

City Centre Action Plan (2013)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)



13/01569/FUL



Scale : 1:1250

Date 04 December 2013

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