

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

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

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

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

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

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

Recommendation in Full

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

1.0 The site and its context

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

2.0 Proposal

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

3.0 Relevant Planning Policy

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

4.0 Relevant Planning History

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

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

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

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

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

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

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

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

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

5.0 Consultation Responses and Notification Representations

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

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

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

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

Development will lead to overspill parking within Lime Close

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

Increased demands on local infrastructure

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

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

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

Trees have been removed from the site

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

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

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

Loss of a view of the valley from Lime Close

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

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

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

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

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

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

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

Ecology impact near Sholing Valley

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

Loss of privacy to no. 38 Lime Avenue

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

Impact on the turning head

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

Loss of value to neighbouring properties

Officer Response - This is not a material planning consideration.

Overdevelopment

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

Overshadowing and loss of light to properties within Lime Close

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

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

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

Consultation Responses

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

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

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

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

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

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

6.0 Planning Consideration Key Issues

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

6.2 Principle of Development

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

6.3 Design, layout and impact on established character

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

6.4 Impact on Residential Amenity

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

6.5 Residential Standards

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

6.6 Highway Issues

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

7.0 Summary

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

8.0 Conclusion

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

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

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

AG for 5.8.14 PROW Panel

PLANNING CONDITIONS

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

REASON:

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

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

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

REASON:

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

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

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

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

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

And at no time on Sundays and recognised public holidays.

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

REASON:

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

04. APPROVAL CONDITION - Bonfires [Performance Condition]

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

REASON:

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

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

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

REASON:

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

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

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

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

Class B (roof alteration),

Class C (other alteration to the roof),

Class F (hard surface area)

REASON:

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

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

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

REASON:

To protect the amenities of the adjoining residential properties

08. APPROVAL CONDITION - Glazing panel specification

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

REASON:

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

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

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

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

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

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

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

REASON:

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

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

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

REASON:

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

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

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

REASON:

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

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

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

REASON:

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

13. APPROVAL CONDITION - Construction delivery times

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

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

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

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

REASON: In the interests of highway safety.

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

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

REASON: In the interests of road safety.

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

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

REASON:

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

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

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

REASON:

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

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

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

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

19. APPROVAL CONDITION - Car Parking

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

REASON: To prevent obstruction to traffic in neighbouring roads.

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

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

REASON:

To ensure satisfactory drainage provision for the area.

21. APPROVAL CONDITION – Site Levels

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

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

22. APPROVAL CONDITION - Approved Plans

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

REASON:

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

23. Reason for granting Permission

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

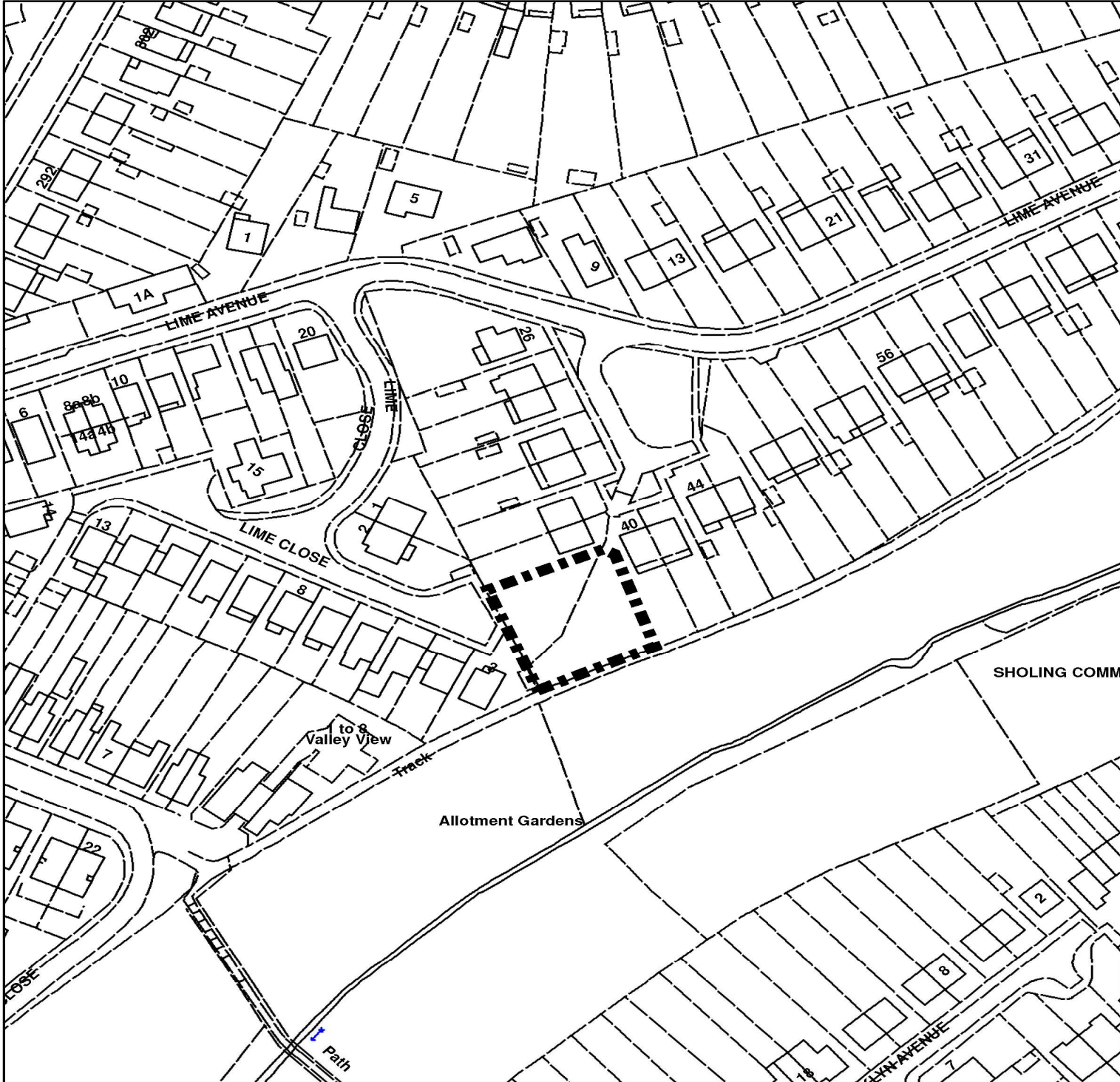
Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, H1, H2 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS4, CS5, CS13, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy (January 2010) and and National Planning Guidance contained within the National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

Note to Applicant:

Southern Water - Public Sewerage - Informative

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

14/00856/FUL



Scale: 1:1,250

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