

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

<b>Application address:</b> 119 North East Road SO19 8AJ			
<b>Proposed development:</b> The installation of new air conditioning apparatus at the rear, a new ATM to the front elevation with security bollard protection, new entrance doors and new side access delivery doors.			
<b>Application number</b>	14/01631/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	John Fanning	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	26/11/14	<b>Ward</b>	Sholing
<b>Reason for Panel Referral:</b>	Request by Ward Member	<b>Ward Councillors</b>	Cllr Blatchford Cllr Jeffery Cllr Hecks

<b>Applicant:</b>	<b>Agent:</b> Calfordseaden Llp
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<b>Community Infrastructure Levy Liable</b>	Not applicable
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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 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, SDP7, SDP9, SDP10, SDP16 and REI8 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

<b>Appendix attached</b>			
1	Development Plan Policies		
2	Site history		

## **Recommendation in Full**

### **Conditionally approve**

#### **1.0 The site and its context**

- 1.1 The application site was previously occupied by a public house. The building has recently been rebuilt, forming a retail unit at ground floor level and residential accommodation at first floor level.
- 1.2 The surrounding area is predominately residential in nature, with a mixture of dwelling types.

#### **2.0 Proposal**

- 2.1 The application proposes some minor alterations to doors and windows, in addition to an ATM to the front of the property (and associated bollards) and air conditioning apparatus to the rear.

#### **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**.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> 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 The site was originally occupied by a public house. In April 2013 permission was given for a two-storey side and rear extension to enable the conversion of the public house for retail and residential use (12/01960/FUL). Following this an application (13/00719/FUL) was submitted to provide an ATM in the same location as that proposed under this application - this was conditionally approved on 20.06.2013.
- 4.2 During construction works, the original structure was demolished completely, resulting in the original consent being invalidated. As a result of this a further ‘new build’ application (13/01764/FUL) for the erection of a two-storey building comprising a convenience store (A1 Retail) on the ground floor with three x two-bed flats at first floor level and associated parking and access was conditionally approved on 04.03.2014. However, the ATM was inadvertently omitted from the scheme.

The current application therefore seeks to formally re-instate an ATM where it was originally approved.

#### **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 (07/10/14). At the time of writing the report 0 representations have been received from surrounding residents.

## 5.2 **Consultation Responses**

5.3 **Environmental Health** - No objection (original concerns in relation to ATM addressed following clarification of site layout).

5.4 **Cllr Blatchford** – While noting the community value of such a service, concern raised about potential harm to neighbouring residents by external ATM in terms of additional vehicular movements and associated noise.

## 6.0 **Planning Consideration Key Issues**

6.1 The proposed ATM is set back from the nearby residential properties, with on-site parking directly adjacent. It is not considered that the additional transient noise associated with the unit will have a significantly harmful impact on the residential occupiers within or adjacent to the site. It is noted that an ATM in the same location has previously been approved under 13/00719/FUL.

6.2 The plant machinery is visually screened and well set back from neighbouring residential properties. Environmental Health are happy that the acoustic report submitted is sufficient to address any potential harm to residential occupiers within and outside the site and on this basis, a condition is recommended to ensure that the units are maintained in accordance with the report.

## 7.0 **Summary**

7.1 On balance it is felt that the nature of the proposals are relatively minor in scale. Given the existing nature of the site and previous consents, it is not considered that the proposal will have a harmful impact on the overall character of the building or the amenities of neighbouring residents.

## 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**

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

**JF1 for 25/11/14 PROW Panel**

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## **PLANNING CONDITIONS**

### 01. APPROVAL CONDITION - Acoustic Report

The development hereby approved shall be completed and maintained in accordance with the submitted noise assessment report (ARR/PPN/C/2217.18).

#### REASON:

In the interests of noise control and residential amenity

### 02. 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)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development  
SDP7 Urban Design Context  
SDP9 Scale, Massing and Appearance  
SDP10 Safety and Security  
SDP16 Noise  
REI8 Shopfronts

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  
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

**Relevant Planning History**

14/01473/ADV, Installation of new signage including 1 x internally-illuminated entrance sign, 1 x externally-illuminated fascia sign, 1 x externally-illuminated post sign, 1 x wall-mounted information sign, 1 x illuminated and 1 x non-illuminated ATM signs and 4 x wall-mounted poster signs.

Conditionally Approved, 24.10.2014

13/01764/FUL, Demolition of the existing Public House (retrospective) and erection of a two-storey building comprising a convenience store (A1 Retail) on the ground floor with three x two-bed flats at first floor level and associated parking and access (affects a right of way) (amendment to previous approval ref. 12/01960/FUL).

Conditionally Approved, 04.03.2014

13/00795/DIS, Application for approval of details reserved by conditions 5 (Materials), 8 (Material Storage), 10 (Noise and Vibration) and 12 (Landscaping and boundary treatment) of planning permission reference 12/01960/FUL.

No Objection, 15.07.2013

13/00719/FUL, Installation of a door to side elevation and an ATM to front elevation

Conditionally Approved, 20.06.2013

13/00718/FUL, Application for variation of Condition 18 of planning permission reference 12/01960/FUL to vary opening hours of retail unit to 06.00-23.00 Monday-Sunday and public holidays.

Conditionally Approved, 20.06.2013

12/01960/FUL, Two-storey and first floor rear and side extensions to enable conversion from public house to convenience store (A1 Retail) on ground floor with 3 x two bed flats at first floor level (affects a right of way).

Conditionally Approved, 24.04.2013

# 14/01631/FUL



Scale: 1:1,250

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