

**Planning, Transport and Sustainability Division
 Planning and Rights of Way Panel (West) 21/04/2015
 Planning Application Report of the Planning and Development Manager**

Application address: 52-54 Waterloo Road			
Proposed development: Redevelopment of the site. Demolition of the existing building and erection of a three storey building to provide 10 flats (eight x one bedroom, one x studio apartment and one x three bedroom) with associated parking and other facilities.			
Application number	14/02077/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	15 minutes
Last date for determination:	18/03/2015	Ward	Freemantle
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Parnell Shields Moulton
Referred by:	Cllr Moulton	Reason:	Parking pressure

Applicant: Kossway	Agent: Achieve - Town Planning And Urban Design Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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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. Other material considerations including impact on neighbouring amenity (including on street parking pressure), quality of the residential environment and impact on the character of the area 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, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, CLT6, H1, H2, H3 and H7 of the City of Southampton Local Plan Review (March 2006) and CS3, CS4, CS13, CS15, CS16, CS19, CS20, CS22 and CS25.

Appendix attached	
1	Development Plan Policies
2	Site History

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 contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPD relating to Planning Obligations (September 2013);

ii. 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.

iii. 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).

iv. An obligation to preclude future residents being issued with car parking permits.

v. Financial contributions towards Solent Disturbance Mitigation Project (SDMP) in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), SDP12 of the City of Southampton Local Plan Review (March 2006), CS22 of the Core Strategy and the Planning Obligations SPD (September 2013).

2. In the event that the legal agreement is not completed by 21/04/2015 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 currently contains Freemantle Social Club located on the southern side of Waterloo Road near to the junction with Park Road. The existing building is part two storey and part single storey in height, flat roofed and constructed of red brick. The frontage of the site is hard surfaced where there is the opportunity to park four vehicles although it appears that refuse is also stored to the front of the building thus rendering one of the spaces un-usable. The existing footprint of the building covers the vast majority of the site and flank walls of the building are on or very close to the boundary with its neighbours.

- 1.2 To the east there is a block of 14 flats known as 6 Park Street, most of which is three stories in height however there is also a small two storey element. The plans indicate that the windows serving the development and overlooking the application site (facing west) serve communal circulation space and non-habitable rooms, however there are two bedroom windows at ground and first floor located at the southern tip of the two storey element. Communal amenity space serving the development is located to the west of the building and thus is positioned between 6 Park Street and 52 -54 Waterloo Road.
- 1.3 To the west of the application site is a part two storey/part single storey semi-detached dwelling house. To the south of the site is a terrace of two storey maisonettes. Whilst the area is mainly residential in character there are also a small number of industrial and commercial premises located on Park Road nearby the site.
- 1.4 Most residential buildings in the area have two stories, front the streets they are accessed from and have private gardens to the rear.

2 Proposal

- 2.1 The proposal represents a redevelopment of the site. As a consequence the building would be replaced by a three storey block of residential flats, (eight x one bedroom, one x studio apartment and one x three bedroom). Four off road car parking spaces are proposed to the front and there will be integrated refuse and cycle storage facilities. To the rear a shared garden area is proposed. A small private garden for flat number 3 is also proposed to the front.
- 2.2 The entrance to the block is located on the front elevation and access is achieved by a small porch/lobby area.

3 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 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 In 2014 planning permission was refused for the redevelopment of the site and construction of a three storey residential block (14/00263/FUL). The building

sought to provide 11 flats (eight x one bedroom three x two bedroom) with associated parking. The application was refused under delegated powers on the basis that the scheme was considered to be an over development of the site and also due to the failure of the applicant to enter into a Section 106 legal agreement with the Council. Full details of the previous scheme including relevant plans and reasons for refusal are included as **Appendix 2** of this report.

- 4.2 The neighbouring development '6 Park Road' was granted in 2007. The development consisted of the redevelopment of the site by the erection of a part two-storey and part three-storey building to provide 14 two-bedroom flats with access from Park Road following the demolition of the existing public house. Four parking spaces have been provided on the site (07/00027/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 (**09/01/2015**) and erecting a site notice (**09/01/2015**). At the time of writing the report 15 representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 Parking pressure

- Insufficient parking spaces are proposed.
- Area is controlled by parking permit zone.
- Cycle parking and public transport are insufficient to address the onsite shortfall.
- Highways safety.

Response:

- The Highways Development Management Team are satisfied that the development, with the imposition of relevant conditions, will not lead to harm to highways safety.
- A parking survey has been provided by the applicant to assess local parking stress.
- A car parking permit restriction has been added to the Section 106 legal agreement preventing occupants of the flats from being able to obtain parking permits within nearby streets.
- The impact caused by additional parking pressure needs to be balanced against the positive aspects of the scheme.

5.3 Overdevelopment of the site

- Size of the development and number of flats seems extremely large given the footprint of the site.
- Insufficient amenity space.

Response:

- The site can accommodate the proposed number of residential units, each dwelling has an acceptable living environment and access to adequate garden space which is fit for its intended purpose.

5.4 Impact on neighbouring amenity

- Overlooking of neighbouring houses and gardens leading to harmful loss of privacy.

- Visual impact of the building - bulk mass and scale.
- Increased noise and disturbance.

Response:

- Separation distances meet the requirements set out in the Residential Design Guide.
- Whilst the proposed building would be slightly taller than the existing building the proposed building would be shorter and therefore further from the rear boundary of the site. The building is also not full width at the front. Visual impact will not be significantly worse than the existing.
- The proposal provides the opportunity to replace an existing building that is in a poor state of repair and replace it with a building of improved visual appearance.
- Regarding noise the behaviour of the occupants is the main determining factor regarding the potential for noise to disturb neighbours. The level of occupation proposed is not considered to directly cause harm to neighbours through general day to day activity.

5.5 Specific impact on Dymott Close

- Rear access will encourage occupants to use Dymott Close private residential parking spaces.

Response:

- A rear access is not proposed. Unlawful parking of vehicles is managed through separate legislation.

5.6 Poor design

- Harmful to the character of the area which is characterised by two storey homes.

Response:

- The three storey scale of the building responds to the neighbouring building at 6 Park Road however the scale is clearly greater than the prevailing two storey character of the area. Further consideration of scale and design will be made below.

5.7 Number of one bed units proposed

- One bed units are not in keeping with the local neighbourhood

Response:

The provision of one bed units meets the policy requirement for the development.

5.8 Maintenance

- Neighbouring flatted block is poorly managed/maintained

Response:

- The maintenance of a building cannot be controlled by the Council under planning legislation however the control of materials via condition can prevent the use of poor materials which are likely to weather and fail over time.

5.9 Loss of community facility

- Loss of the Social Club will harm local amenity.

Response:

- The maintenance costs of the Social Club have been rising whilst the number of members attending have been in decline. Therefore the decision has been made to sell the site. As such there would appear to no longer be a demand for the club or sufficient funding to ensure continued economic viability.

- There are also adequate community centres locally which enable the amenity offered at the social club to re-locate.

5.10 **Consultation Responses**

5.11 **Planning Policy** - The Council will not be opposing the development on the basis of lack of a community facility.

5.12 **SCC Highways** - No objection on highways safety grounds. The impact of the proposed accommodation may cause increased parking pressure within the local area. If additional parking pressure occurs the impact will be on local residential amenity rather than highways safety. The cycle rack proposed is not a preferred option and therefore a condition is requested to seek alternative storage arrangements. Conditions are also required to prevent harm to the highway network during construction.

5.13 **SCC Conservation and Heritage** - There is the potential for archaeology on the site. It is therefore recommended that, in the event planning permission is granted conditions are applied.

5.14 **SCC Sustainability Team** – If the case officer is minded to approve the application conditions are recommended in order to ensure compliance with policy CS20.

5.15 **SCC Ecology** – The site consists of a building and area of hard standing which have negligible biodiversity value. Within the building there is a negligible likelihood of bat roosts being present. No objection subject to an informative regarding protection of nesting birds. The Ecologist encourages the use of a green roof to optimise PV performance.

5.16 **SCC Environmental Health (Pollution and Safety)** - No objection subject to the imposition of recommended conditions.

5.17 **SCC Environmental Health (Contaminated Land)** - The proposed land use is sensitive to the effects of land contamination and there are historic potentially contaminating land uses nearby therefore conditions are requested to assess the site for land contamination risks and, where appropriate, remediate the land to ensure the long term safety of the site.

5.18 **SCC Housing** - The scheme is now under the affordable housing threshold following the changes to National Planning Policy Guidance.

5.19 **Southern Water** – Formal application is needed to enable connection to the public sewer. Also a planning condition is requested to secure the proposed means of foul and surface water sewerage disposal.

5.20 **CIL** - The development is CIL liable as there is a net gain of residential units. The existing building is still in use, therefore the current floor space will be deducted from the floor space of the proposed building when the CIL liability is calculated.

6 **Planning Consideration Key Issues**

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

- principle of the development;
- impact of the building on the character of the area;
- quality of the residential environment produced for prospective residents;
- impact on the amenities of neighbouring residents; and
- highways, parking and access.

Whilst considering the key issues above reference must also be made to the previous scheme noting, in particular, the previous reasons for refusal.

6.2 Principle of Development

- 6.3 The principle of redeveloping the site for residential purposes is not opposed by policy.
- 6.4 The loss of the private club and conversion to residential use is not judged to amount to the loss of a community facility and therefore the scheme is not contrary to paragraph 70 of the NPPF.
- 6.5 The site is being redeveloped as the maintenance costs of the building have become unaffordable as membership has been in decline in recent years. The applicant also considers that the use of the club is different to a community centre where typical community use facilities are found and Officers agree. In order to make the assessment the case officer attended a site meeting where it became apparent that the building is in a poor state of repair. The nature of the use was investigated and it is now agreed that the use is more akin to a public house with private events rather than a typical community centre. The Council's Planning Policy Team also agree. Research has also found that there are adequate facilities in the area for community use and the building has not been listed as a community facility.
- 6.6 It is also noteworthy that objectors to the scheme have not raised the loss of the facility as a significant local concern. There is little public interest in the matter.
- 6.7 Policy H1 (iii) of the Local Plan supports the redevelopment of commercial premises (where appropriate) to provide residential uses and the Council's normal considerations in respect of quality of development, protection of the character of the area and the amenities of neighbouring occupiers apply as required by Policies SDP1, SDP7 and SDP9. Policy H2 of the Local Plan encourages the maximum use of derelict, vacant and underused land for residential development.
- 6.8 Policy CS5 of the Core Strategy sets a minimum density of 100 dwellings per hectare for new residential development in high accessibility areas. The area of the site proposed for development is 1283 sq.m (0.13 ha). With the addition of 10 dwellings the density would be 230 units per hectare. The scheme therefore meets the Council's density requirements.
- 6.9 The site is within a high accessibility area and therefore density of over 100 dwellings per hectare is acceptable (Policy CS5) however local context and character will also determine the acceptability of the scheme. 10 flats within 0.058ha gives a density of 172 dwellings per hectare. The neighbouring site (6 Park Road) gives a density of 133 dwellings per hectare (14 flats within 0.105 ha).

- 6.10 Impact of the building on the character of the area.
- 6.11 The scale, mass, bulk and site cover of the proposed building is not typical of residential properties in the immediate area. However the existence of the 6 Park Road development and the scale of the existing building on the application site at present leads officers to consider that on balance the proposed height and roof form of the scheme would not be viewed as an incongruous addition to the street scene.
- 6.12 Paragraph 3.9.1 of the RDG states that the footprint to plot ratio for new dwellings should be similar to that of existing nearby dwellings and not exceed 50% of the site. Hard surfacing does not exceed 50% of the site area. The footprint to plot ratio for the development falls somewhere between that of the semi-detached pair of dwellings to the west and the flatted block at 6 Park Road to the east. It is also noteworthy how the proposed footprint is considerably smaller than the footprint of the existing building on site.
- 6.13 Policy CS13 of the adopted Core Strategy emphasises the need for development to respond positively and integrate with its surroundings, character and architectural vernacular. In terms of storey height, eaves level, proportions and setbacks the proposal provides a suitable visual connection with the surrounding buildings.
- 6.14 Traditionally amenity space is also positioned to the rear of dwelling houses and the surrounding area conforms to this layout. The revised position of the building on the site and site coverage has resulted in a layout that no longer fails to respect the established residential pattern of development notwithstanding the private garden proposed to serve flat 3 not being located to the rear. The private garden for flat 3 is justified by its relatively small size and position away from the pavement edge and proposed front building line.
- 6.15 The proposal now includes a main entrance to the flats on the front elevation of the building and front boundary treatment required to enclose the private garden allocated to flat 3 which is now set back from the front building line.
- 6.16 Quality of the residential environment produced for prospective residents
- 6.17 The garden areas provided are judged to be fit for their intended purpose and of sufficient scale. The shared garden would be located to the rear of the building and defensible space would be provided to protect the amenities of the occupants of the ground floor flat. The required 10m rear garden depth identified within the RDG would now be achieved. The private garden for the occupants of flat 3 would also provide outside garden space that is deemed acceptable.
- 6.18 The proposed residential development is within walking and cycling distance of a range of local facilities and services with good access to public transport.
- 6.19 The privacy experienced by residents will be acceptable. Where windows are positioned in the flank walls of the building obscure glazing shall be incorporated (controlled by condition) to prevent harmful inter-looking.
- 6.20 The accommodation will also receive acceptable daylight and outlook will be achieved from habitable rooms.

- 6.21 Impact on the amenities of neighbouring residents
- 6.22 Separation distances, as set out in the RDG, to the dwellings to the rear of the site are now achieved and thus privacy of neighbouring residents, particularly those within the properties of Dymott Close who live directly behind the site, will not experience a significant loss of privacy as a consequence of the development.
- 6.23 Notwithstanding the small increase proposed to the height of the building the reduced depth is judged to reduce the visual impact of the building on site when compared to the existing one. The building, due to its scale, mass and bulk; and proximity to neighbouring buildings, will therefore not appear harmful to neighbouring amenities. The proposal will not cause excessive shading, appear overbearing or dominant.
- 6.24 The Council also acknowledge that the existing use of the building, as a social club, has the potential to generate noise and disturbance to the detriment of local residential amenity.
- 6.25 Highways, parking and access
- 6.26 Amended plans have been received to overcome the initial concerns of the highways team. There are no highways safety reasons to refuse the scheme subject to conditions.
- 6.27 As there are objections regarding parking pressure and potential overspill, a parking survey has been requested and submitted (in the form of the Lambeth model). The survey demonstrates that the 19 available spaces shown are scattered throughout the assessment area and comes close to breaching the maximum capacity of the on-street parking in the area. The proposed development consists of 10 units with different addresses meaning each address will be eligible for a parking permit. Much of the parking in the area is restricted by permit parking and therefore any increase in the number of permits issued could affect the demand of these bays. However, this can be mitigated by ensuring that the occupants of the new flats would not be eligible for parking permits. This can be managed through the section 106 legal agreement.
- 6.28 Furthermore it is a common misconception that the occupants of each dwelling in the City will be a car owner. Whilst it is reasonable to state that car ownership cannot be predetermined with accuracy it is noteworthy that the site is located within a high accessibility area where car ownership is not necessary to access shops and amenities associated with Town/City Centres. Whilst the current car parking situation is acknowledged whereby parking is raised by local residents as one of the main concerns the positive aspects of the proposal outweigh the negative.
- 6.29 The provision of four parking spaces to serve the 10 dwellings complies with the Council's adopted maximum car parking standards and the Highways Team have not opposed the parking, servicing or access arrangements.

6.30 The Council have also had consideration to the existing use of the site when coming to this conclusion. The level of car parking generated by the club during the evening when there are functions attracting members of the public from a wide catchment. Currently members of the club travel from as far afield as Totton, Shirley Warren and Woolston , many of which relying on private motor vehicles to travel to the club. The club also hosts Darts and Cribbage competitions and matches with competing clubs having to travel to the site again many of which choosing to use private vehicles and therefore needing to use on-street parking. Existing use also has the potential to generate high traffic volume.

7 Summary

- 7.1 The proposal involves the re-use of previously developed land within urban Southampton and will result in both a more efficient use of land and provide a potentially more compatible use within the neighbourhood than the existing social club.
- 7.2 The site is appropriate for residential use given that it is located within a high accessibility area and accordingly has good access to public transport and local facilities such as shops, schools, employment and community facilities.
- 7.3 Impact on local amenity, including the residential amenity enjoyed by the local occupants, has been considered and carefully minimised. The amenity enjoyed by the proposed occupants will be acceptable.

8 Conclusion

- 8.1 Having considered the revised scheme in detail and having examined the previous reason for refusal it is judged that the current proposal has adequately overcome the previous concern raised, as such the development is recommended for approval subject to conditions.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (b) (c) (d) 3. (a) 4. (g) 6. (a) (c) (f) (i) 7. (a) 9. (a) (b)

MP3 for 21/04/2015 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 - 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.

03. APPROVAL CONDITION, Foul and surface water sewerage disposal - Pre-commencement Condition.

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure correct disposal of foul and surface water is achieved from the site.

04. APPROVAL CONDITION - Details and samples of building materials to be used [Pre-Commencement Condition]

No development works shall be carried out unless and until a detailed schedule of materials and finishes including samples to be used for external walls, windows, doors, bin storage areas, boundary treatment and the roof of the proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. Details shall include all new glazing, panel tints, bricks and tiles, drainage goods, soffit and fascias and the ground surface treatments formed. 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 interests of amenity by endeavouring to achieve a building of visual quality.

05. APPROVAL CONDITION - Landscaping, lighting and 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

06. APPROVAL CONDITION ' Archaeological watching brief with Provision for Excavation [Pre-Commencement Condition]

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

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

07. APPROVAL CONDITION ' Archaeological watching brief with Provision for Excavation *work programme* [Performance Condition]

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

Reason: To ensure that the archaeological investigation is completed.

08. 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).

09. 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).

10. APPROVAL CONDITION - Green roof feasibility study (Pre-Commencement)

A detailed feasibility study for a green roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development hereby granted consent. If the study demonstrates the site has the capacity for the green roof, a specification shall be agreed in writing with the Local Planning Authority. The green roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

Reason: To reduce flood risk and manage surface water run-off in accordance with core strategy policy CS20 (Tackling and Adapting to Climate Change) and CS23 (Flood risk), combat the effects of climate change through mitigating the heat island effect in accordance with policy CS20, enhance energy efficiency through improved insulation in accordance with core strategy policy CS20, promote biodiversity in accordance with core strategy policy CS22 (Promoting Biodiversity and Protecting Habitats), contribute to a high quality environment and 'Greening the City' in accordance with core strategy policy CS13 (Design Fundamentals), and improve air quality in accordance with saved Local Plan policy SDP13.

11. 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.

12. 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.

13. 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.

14. 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.

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

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

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

16. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

Reason: To protect the amenities of users of the surrounding area.

17. 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.

18. APPROVAL CONDITION - Land Contamination investigation and remediation [Pre-Commencement and 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.

19. APPROVAL CONDITION - Use of uncontaminated soils and fill [Performance 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.

20. 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.

21. APPROVAL CONDITION - Glazing panel specification (Pre Occupation Condition).

The windows on the flank side wall elevations (facing east and west) serving the flats hereby approved shall be glazed in obscure glass and shall be non-opening or shall be top hung opening only above a level of 1.7m from the floor area of the room to which it serves. The windows as specified shall be installed before the development hereby permitted is first occupied and shall be permanently retained in that form.

Reason: To protect the privacy enjoyed by the occupiers of the adjoining properties.

22. APPROVAL CONDITION, Refuse and Recycling and Bicycle Storage [Pre-Commencement Condition]

Notwithstanding the approved plans before the works commence details (and amended plans) of facilities to be provided for the storage, removal and recycling of refuse from the premises and for the secure storage of at least 10 bicycles, shall be submitted to the Local Planning Authority and approved in writing. Such facilities as approved shall be permanently maintained and retained for that purpose.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety and to encourage cycling as an alternative mode of transport.

23. APPROVAL CONDITION - Private amenity space [Pre-Occupation Condition]

The approved private amenity space shall be laid out and separated as approved in accordance with the approved plans prior to the first occupation of any of the hereby approved flats. Such facilities as approved shall be permanently retained for that purpose.

Reason: To ensure that satisfactory amenity space is provided for each resident of the hereby approved flats.

24. APPROVAL CONDITION - On site vehicular parking [Pre-Occupation Condition]

The approved vehicular parking spaces and front boundary treatment shall be constructed in accordance with the approved plans prior to the first occupation of any of the hereby approved flats. Such facilities as approved shall be permanently retained for that purpose.

Reason: To avoid congestion of the adjoining highway which might otherwise occur because the parking provision on site has been reduced and in the interests of highways safety.

Informatives:

Nesting Birds:

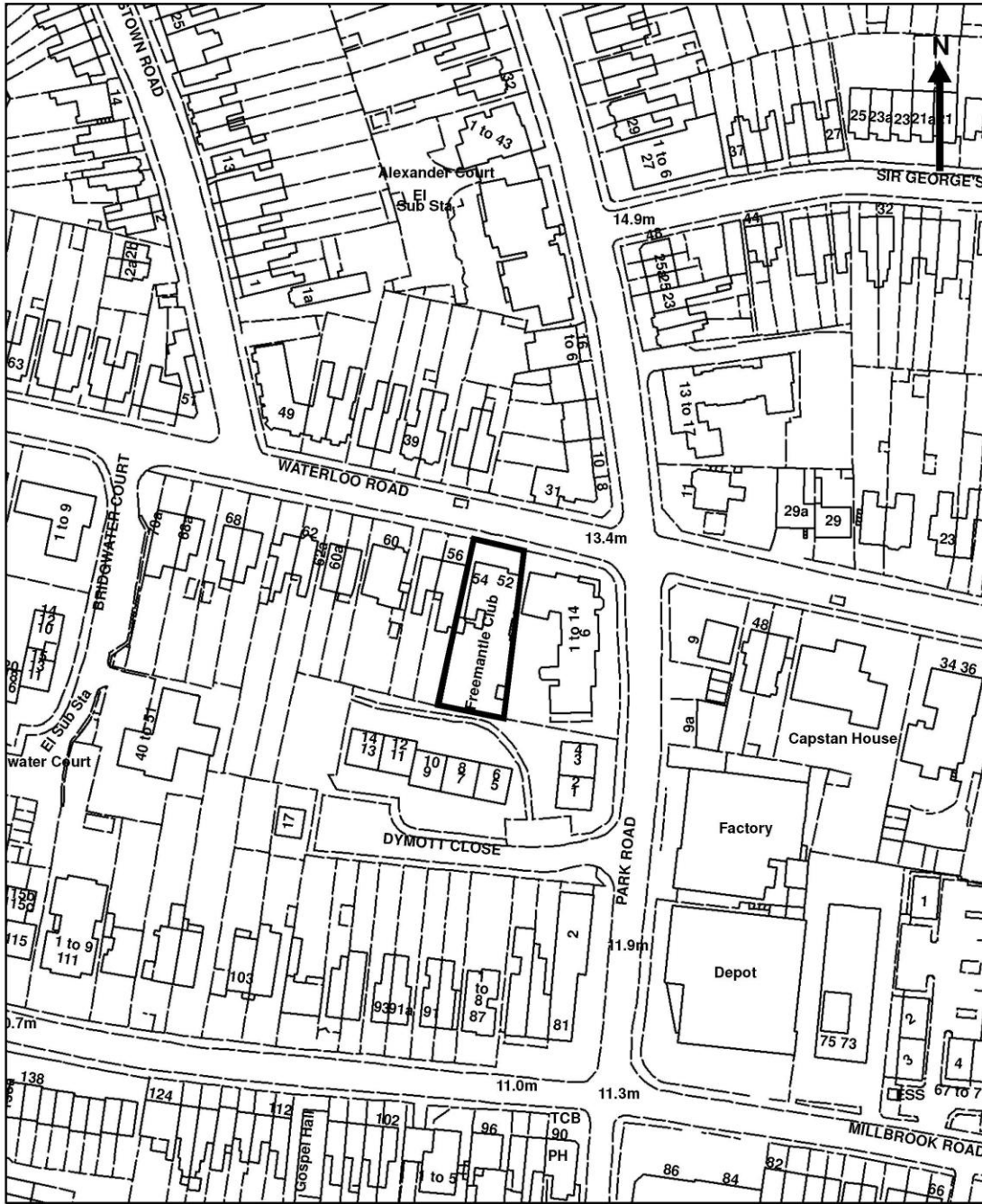
The existing flat roof may be attractive to nesting birds. All nesting birds receive protection under the Wildlife and Countryside Act 1981 (as amended). Care should therefore be taken with demolition which should ideally occur outside the breeding season which runs from March to August inclusive. If this not be possible, the roof should be inspected immediately prior to demolition however, if active nests are present demolition must be delayed until after the chicks have fledged.

Connection to the public Sewer:

A formal application for connection to the public sewage system is required in order to service this development, please contact Southern Water Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119).

www.southernwater.co.uk

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Scale: 1:1,250

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