

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 13 March 2012
Planning Application Report of the Planning and Development Manager

Application address: Land to the rear of 6-7 Cranbury Terrace			
Proposed development: Erection of part 3-storey, part 4-storey terrace of 4x 4-bed houses (Class C3 and C4) with vehicular access from Rockstone Lane, car parking, associated refuse and cycle stores, alterations to site levels, landscaping and reconstruction of front boundary wall			
Application number	11/01945/FUL	Application type	FUL
Case officer	Anna Lee	Public speaking time	5 minutes
Last date for determination:	14.02.2012	Ward	Bevois
Reason for Panel Referral:	Planning & Development Manager referral due to its wider interest	Ward Councillors	Cllr Burke Cllr Rayment Cllr Barnes-Andrews

Applicant: Trendloop Limited	Agent: Consultant Planning Services
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Recommendation Summary	Conditionally approve
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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 the impact of the character of the conservation area, the privacy and amenity of nearby residents, the level of car parking and the impact on protected trees 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.

Policies - SDP1, SDP4, SDP5, SDP7, SDP9, HE1, HE6, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS14, CS16, CS19 and CS20 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Appeal decision dated 16 July 2009

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The site comprises land that was historically part of the rear gardens of the Grade II listed buildings at 6 and 7 Cranbury Terrace but has for many years been physically separated from them by a 2m high fence and wall. The site lies within a standard area of accessibility in terms public transport links but is recognised to be within close proximity to the City Centre on foot.
- 1.2 The site is not visible from Cranbury Terrace, but instead forms part of the Rockstone Lane street scene. Whilst the site is located within the Cranbury Terrace Conservation Area, the properties in Rockstone Lane and the Lane itself are not part of that Conservation Area.
- 1.3 However, Rockstone Lane is an attractive street with a distinct sense of place. From Bevois Valley the street is seen to comprise a long terrace of cottaged proportioned, two storey houses on its northern side with similarly proportioned houses in a shorter length of terrace ending with a red brick gable ended, commercial premises on the southern side.
- 1.4 Being a cul-de-sac in close proximity to the city centre, parking restrictions are in place by means of a resident's parking scheme on the southern side of the street and double yellow lines along the length of the northern side.
- 1.5 The walled and treed frontage along the western section of the Lane, which includes the appeal site, has deteriorated in recent times with the development of flats towards the Avenue end resulting in the removal or lowering and re-building of sections of the wall, above which areas of surface car parking can be seen.

2.0 Proposal

- 2.1 The proposals seek to provide four 4-bedroom houses with off-road parking to the site frontage utilising an existing vehicular access point in Rockstone Lane. The proposed use of these dwellings is a dual use either C3 (dwelling houses) or C4 (Houses in multiple occupation). The proposals also seek to repair the front boundary wall to Rockstone Lane which has been partially demolished and is in a deteriorating condition.
- 2.2 The height and design of the terrace is similar to the scheme 10/01214/FUL for *the 'erection of a terrace of 3 x four bedroom four-storey dwellings with vehicular access from Rockstone Lane, car parking, landscaping and repairs and extension to front boundary wall* approved by the Planning and Rights of Way Panel on 21.12.2010
- 2.3 The changes proposed between the approved scheme and this scheme (other than the conversion from three units to four) are changes to:-
- the façade;
 - the car parking layout; and,
 - the proposed use as C4 (HMO) as well as C3 (dwelling).
- The building footprint, mass, bulk and height remains identical to the approved scheme.
- 2.4 The façade has been altered to appear like two semi-detached Georgian villas in order to provide the internal layout required to convert the property into four units. The detailing is similar with defined cills and lintels to the windows but blind windows have been added to complete the symmetry provided. The door detail is the same with pillars with flat roof stone canopies for the four front doors.
- 2.5 The car parking layout is similar in terms of parking space location and the use of the existing entrance but an additional space is proposed to provide one for one parking for the units.

- 2.6 Each dwelling would benefit from rear south facing gardens of 14m length. The privacy distance between the rear windows in the houses and rear windows on the buildings at 6 and 7 Cranbury Terrace are between 25m and 28m which is identical to those approved under application 10/01214/FUL. Internal cycle stores are provided for each dwelling with refuse stores, designed to sit behind the repaired front boundary wall, within the car parking area are provided.
- 2.7 The applicant intends to reinstate brick boundary walls to all boundaries, using where possible salvaged materials from the site, and to the height of the original walls, which includes a reduction in height towards Rockstone Lane as the boundary follows the contours of the site.
- 2.8 Due to the change in levels across the site, and in particular from the Rockstone Lane frontage from where the ground rises markedly up towards Cranbury Terrace, the existing ground levels within the site frontage would have to be lowered.

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 the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4.0 Relevant Planning History

- 4.1 The site has a lengthy planning history, the most relevant dates back to a planning application submitted in 1999 to construct a three storey house (plus basement) on the site at the rear of 6 Cranbury Terrace. This scheme (99/01417/Ful) was refused by the Local Planning Authority but subsequently allowed on appeal in 2001.
- 4.2 Subsequently, in 2003, a revised scheme of similar design and massing, but seeking three flats was approved by the Planning Panel 28 October 2003 (03/00422/Ful). In order to keep this consent alive, work commenced on constructing a section of the foundations. The digging and concreting a section of the foundations was undertaken in October 2008. Having received a commencement notice for these works the permission at the rear of 6 Cranbury Terrace remains live and able to be implemented at any time in the future.
- 4.3 Prior to the developer’s decision to keep the consent for three flats alive, two further applications were submitted, and for the first time this included the combination of the land at the rear of both 6 and 7 Cranbury Terrace. 07/01184/FUL sought to provide 9 flats in a building of similar scale and massing to that now being proposed. This was withdrawn in September 2007 following concerns raised by officers, but was subsequently resubmitted in a revised form following negotiations with officers. However, the revised scheme 08/00093/FUL

was then refused using officer's delegated powers on 20 March 2008.

- 4.4 In 2008 two separate applications were submitted for detached four storey buildings, each comprising three 2-bedroom flats on the individual plots at the rear of 6 and 7 Cranbury Terrace. Both applications were referred to the 25 November 2008 Planning Panel. The application for the site at the rear of No 6 (08/01367/FUL) was recommended for approval, given that with some minor adjustments it was, in practical terms, identical to that approved in 2003 and which had already been commenced.
- 4.5 However, the very similar scheme at the rear of 7 Cranbury Terrace (08/01366/FUL) was refused by Panel. At this time no consent existed on the site at the rear of No7 and Panel members considered the development of both sites would have an unacceptable impact on the character of the Conservation Area. However, the developer appealed this decision and the appeal was subsequently allowed on 16 July 2009. The appeal decision is attached to the report as **Appendix 2**.
- 4.6 The most recent scheme 10/01214/FUL was approved at Planning and Rights of Way Panel on 21.12.2010 for the same form, height, bulk and footprint of development as proposed but for three units in a single block design with a three/four storey Georgian appearance.

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 also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement on 12.01.2012 and erecting a site notice on 12.01.2012. At the time of writing the report **13** letters of representations and a petition with 72 signatures have been received from surrounding residents. The comments are set out below:

- 5.2 **The design and size would dominate the landscape and be out of character with the 19th century cottages of Rockstone Lane resulting in loss of light and privacy to those living opposite and to the rear at Cranbury Terrace.**

5.3 Response

The site is at a raised level to Rockstone Lane and will have some impact on the street scene. The distance between the front elevations of 41-43 Rockstone Lane is 26m. However, the height of the proposed dwelling is no different to that approved under the previous scheme. The privacy distance approved in the adopted Residential Guide relates to back to back relationships as the privacy of front elevation onto front elevation is not as key as people can view into front elevation from standing on the public highway. In addition, the Planning Inspectorate has accepted the separation distances on this site during the appealed application. The distance between the existing properties on Cranbury Terrace and the proposed units is between 26m and 28m which broadly complies with the back to back privacy distances. The dense vegetation on site will minimise the impact further.

- 5.4 **The building is out of keeping with area and over-dominant due to its three/four storey height and does not fit its context.**

5.5 Response

The building is not judged to be out of keeping with adjoining buildings and the scale of the building will not be over dominant as the form, scale and height of development is identical to the previous scheme approved. This opinion is supported by the Planning Inspectorate in the decision notice set out in

Appendix 2.

5.6 **Limited parking on site will result in loss of on-street parking**

5.7 **Response**

The four parking spaces on site are the only spaces being provided for the development. A maximum of three spaces per unit could be provided but one each is acceptable in this location.

5.8 **Concerned about construction traffic and noise from the development.**

5.9 **Response**

Conditions are suggested to control the working hours and a construction management plan which requires the developer submit details of contractors parking, delivery times and locations of storage compounds.

5.10 **The amenities of the area would be harmed by the loss of trees on the site**

5.11 **Response**

Although some of the trees on site are covered by a Tree Preservation Order and by the conservation area status, all are afforded protection. However, the arboricultural view is that those trees that are proposed to be removed on both sites are not worthy of preservation although they do provide amenity value. Given the Inspector's decision that the replacement trees would not harm the character of the area a detailed landscaping condition is to be secured.

5.12 **Concern over anti-social behaviour**

5.13 **Response**

The proximity of the proposal to a hostel type facility in the vicinity has no bearing on this application as the uses of the units proposed bear no relation to a hostel use.

5.14 **Overdevelopment / intensification of use**

5.15 **Response**

The layout and form of development has been approved and only one additional unit is proposed. See section 6 for an assessment of the intensification of the site.

5.16 **Concerned about amount of rubbish produced by occupiers**

Response

5.17 Refuse storage in the form of two wheelie bins per unit will be housed in the proposed refuse store to the front of the properties. This number of bins is sufficient for each of unit regardless of which use is implemented.

5.18 **SCC Highways** – No objection subject to a condition requesting construction management details to prevent obstructions blocking the highway and a wheel cleaning condition.

5.19 **SCC Trees** – No objection subject to conditions relating to protection measures and an arboricultural method statement being required prior to commencement. Some of the trees on this site are protected by The Southampton (Cranbury Terrace Rockstone Lane) TPO 1964, and the whole site falls within Cranbury Place Conservation Area, designated 8th September 1977. This makes them a material consideration in the planning process.

The site has a significant group of trees which provide a visual amenity to the area. However, individually there are few which are worthy of long term protection and retention. The previous application and appeal decision have been considered which states the Council has accepted that none of the trees which would be removed, merit preservation and in the Inspectors view the proposed

replacement of existing trees with new planting would not harm the character of the street scene. Therefore it would be difficult to support any reason for refusal for this application.

- 5.20 **SCC Sustainability Team** - No objection. Suggests conditions to secure sustainability measures.
- 5.21 **SCC Ecology** - No objection subject to a condition requiring Hawthorn as part of the boundary hedging. As this will provide functional benefits, in the form of foraging habitat for common birds, as well as good visual amenity. Additionally Hawthorn is very easy to manage and will cope better with changing climatic conditions.
- 5.22 **Southern Water** - No objection. Suggests conditions to secure details of surface water and foul water disposal.
- 5.23 **City of Southampton** - No objection as long as the boundary is sympathetically reinstated, sufficient parking is provided and a planting condition is imposed.

6.0 Planning Consideration Key Issues

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

- i. The principle of development;
- ii. Impact of additional unit and proposed use;
- iii. Impact on the character of the area;
- iv. Impact on occupiers of nearby residential properties;
- v. Car parking and highway safety
- vi. Impact on the character and appearance of the Conservation Area and the setting of listed buildings.

The application needs to be assessed in light of the above key issues and the planning history of the site.

6.2 Principle of Development

The principle of re-developing the site has already been clearly established given that the site has extant consents, both originally allowed on appeal and the three dwellings approved in 2010. The previous scheme in 2010 was assessed against PPS3 in terms of the guidance relating to 'garden grabbing' and was not refused on this basis. The site has been separated from the properties in 6 and 7 Cranbury Terrace for some time and is therefore the site is defined as private gardens so the proposal complies with this element of PPS3.

This proposal for four units should solely be assessed against the changes between this scheme and the approved scheme 10/01214/FUL for three units.

6.3 Impact on additional unit and proposed use

The proposal results in an additional unit and the assessment of the scheme should concentrate on the impact on this additional unit. The site is large enough to house four dwellings and this is demonstrated by the proposal providing sufficient residential amenity space for future occupiers, , cycle and refuse storage and car parking.

6.3.1 The proposed scheme provides an additional four bedrooms which could increase the occupation by eight people at a maximum if the units were used as HMO's.

However, it is likely that the number of occupants would only increase by a maximum of four especially if the units were used for a C3 use (dwelling house). This increase in occupants would not detrimentally alter the character of the area and nor would it have an impact on the residential amenities of the neighbouring properties. The facilities provided in terms of refuse and amenity space and the size of the plot allows for this number of occupiers without causing harm.

6.4 Impact on the character of the area

The proposal seeks to alter the façade from three single doorways and windows at ground floor to provide double doors in the centre of the semi-detached units with windows either side of the doors. At ground floor and first floor blind windows have been added to the centre of the properties to continue the symmetry and to allow the internal configuration required to provide four units. The changes proposed are sympathetic and still provide a building of a unique nature which respects the character of the area.

- 6.4.1 The internal layout of the units is similar to those approved as at lower ground floor provides a study, cycle storage and w/c and at ground floor; a lounge and kitchen are provided. The other two floors provide two bedrooms on each floor with either bathroom or ensuite. The garden areas for the units to the rear are still large are not detrimentally eroded by the separation into four. The changes to provide the extra unit do not result in an overdevelopment of the site and nor does it provide a development in design terms which is out of character with the area.

6.5 Impact on occupiers of nearby residential properties

There will be a visual impact on neighbours with the development of dwellings of this scale. However, the outlook and privacy distances between units to the front and rear are achieved and appeal decisions for similarly scaled buildings have identified that the proposals do not have an 'overbearing' or 'harmful' impact.

6.6 Car parking and highway safety

The site provides on-site parking and on-site turning which complies with standards. There are no objections raised to the proposals by the Council's highway officers.

6.7 Impact on the character and appearance of the Conservation Area and the setting of listed buildings.

The proposals have a similar height, scale and massing to the form of development already permitted on the site but the front façade has been altered in order to provide an additional unit. The changes in levels mean that buildings of this height and scale will have an impact on the character of the Conservation Area and this has formed the basis of previous reasons for refusal which the Council has failed to substantiate on two previous appeals.

7.0 Summary

- 7.1 The site currently benefits from planning consent for three dwellings in a single block identical in bulk, form and footprint. The layout and design are similar to the

approved scheme and whilst there will be an impact on the Conservation Area this has not been adjudged to be harmful when assessing previous scheme. Car parking, amenity space, cycle and refuse storage are all provided in accordance with policy. The intensification of the site to provide an additional unit and to allow dual use of C3/C4 would result in a development which would not have a detrimental impact on the character of the area or the neighbouring properties as sufficient residential amenities have been provided to cater for these occupiers.

8.0 Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

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

1a, 1b, 1c, 1d, 2b, 2c, 2d, 4jj, 5c, 5d, 6c, 6i, 7a, 7b, 7e, 7g, 7k, 7k, 7m, 9a, 9e, 10a, 10b

ARL for 13/03/2012 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]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a detailed schedule and/or samples of the following;

Bricks for the dwelling and front boundary wall;

Rainwater goods,

Vents and ducts;

Windows and doors

The hard landscaping including the steps to the front of the building; and

Design of the railings to the front of the buildings.

Shall be submitted to and be approved in writing by the Local Planning Authority

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - C3/C4 Dual Use

The "dual C3 (dwellinghouses) and/or C4 (Houses in multiple occupation) use" hereby permitted for the development shall, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, be for a limited period of

10 years only from the date of this Decision Notice. The units shall remain as the prevailing use at that time as hereby agreed in writing by the Local Planning Authority.

Reason:

In order to provide greater flexibility to the development and to clarify the lawful use hereby permitted and the specific criteria relating to this use.

04. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

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

- i. the proposed finished ground levels or contours and the materials to be used for the car parking layouts; other pedestrian access and circulations areas including steps
- ii. planting plans; written specifications for new tree planting (a two-for one basis unless site circumstances dictate otherwise) and the schedules of other soft landscaping including species, plant sizes and proposed numbers/planting densities where appropriate. In particular, the use of Hawthorn as a species as part of the boundary hedging shall be specified;
- iii. details of any external lighting
- iv. details of all boundary treatment, including the heights of all walls and the materials to be used for the new and repaired 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. Use of Hawthorn as a hedge planting species will provide functional benefits, in the form of foraging habitat for common birds, as well as good visual amenity. Hawthorn is very easy to manage and will cope better with changing climatic conditions.

05. APPROVAL CONDITION - Amenity Space Access [Pre-Occupation Condition]

The external amenity space serving each of the dwellings hereby approved, and pedestrian access to it, shall be made laid out and made available prior to the first occupation of any of the dwellings hereby permitted and shall be retained with access to it at all times for the use of the occupiers of the houses.

Reason:

To ensure the provision of adequate amenity space in association with the approved dwellings.

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

Before any dwelling is first occupied, full elevational details of facilities shown to be provided for the storage and removal of refuse from the premises 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 / commercial purposes and no bins associated with the dwellings shall be stored or placed outside the approved facility except on collection day.

Reason:

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

07. APPROVAL CONDITION - Cycle parking [Pre-Occupation Condition]

Prior to the first occupation of the dwellings, the cycle storage facilities shown on the approved plans shall be provided and made available for use and thereafter retained and maintained for that purpose.

Reason:

To accord with sustainable transport policy aimed at providing a choice of travel mode available for the staff of the premises by enabling adequate provision of a facility which is likely to reduce the amount of vehicular traffic on existing roads.

08. 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.

09. 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.

10. 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.

11. 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.

12. 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 3 of the Code for Sustainable Homes in the form of a design stage assessment, including at least 20% in category Ene1, 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).

13. 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 3 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, including at least 20% in category Ene1, 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).

14. APPROVAL CONDITION - Archaeological 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.

15. APPROVAL CONDITION - Archaeological investigation [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.

16. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition]

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

Class A (enlargement of a dwelling house), including a garage or extensions,
Class B (roof alteration),
Class C (other alteration to the roof),
Class D (porch),
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
Class F (hard surface area)

Reason:

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

17. 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.

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

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning

Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

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

Reason

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

19. APPROVAL CONDITION - Arboricultural Protection Measures [Pre-Commencement Condition]

No works or development shall take place on site until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

- Induction and personnel awareness of arboricultural matters
- Identification of individual responsibilities and key personnel
- Statement of delegated powers
- Timing and methods of site visiting and record keeping, including updates
- Procedures for dealing with variations and incidents.

Reason:

To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2005, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees on site.

20. APPROVAL CONDITION - Approved Plans

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

Reason:

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

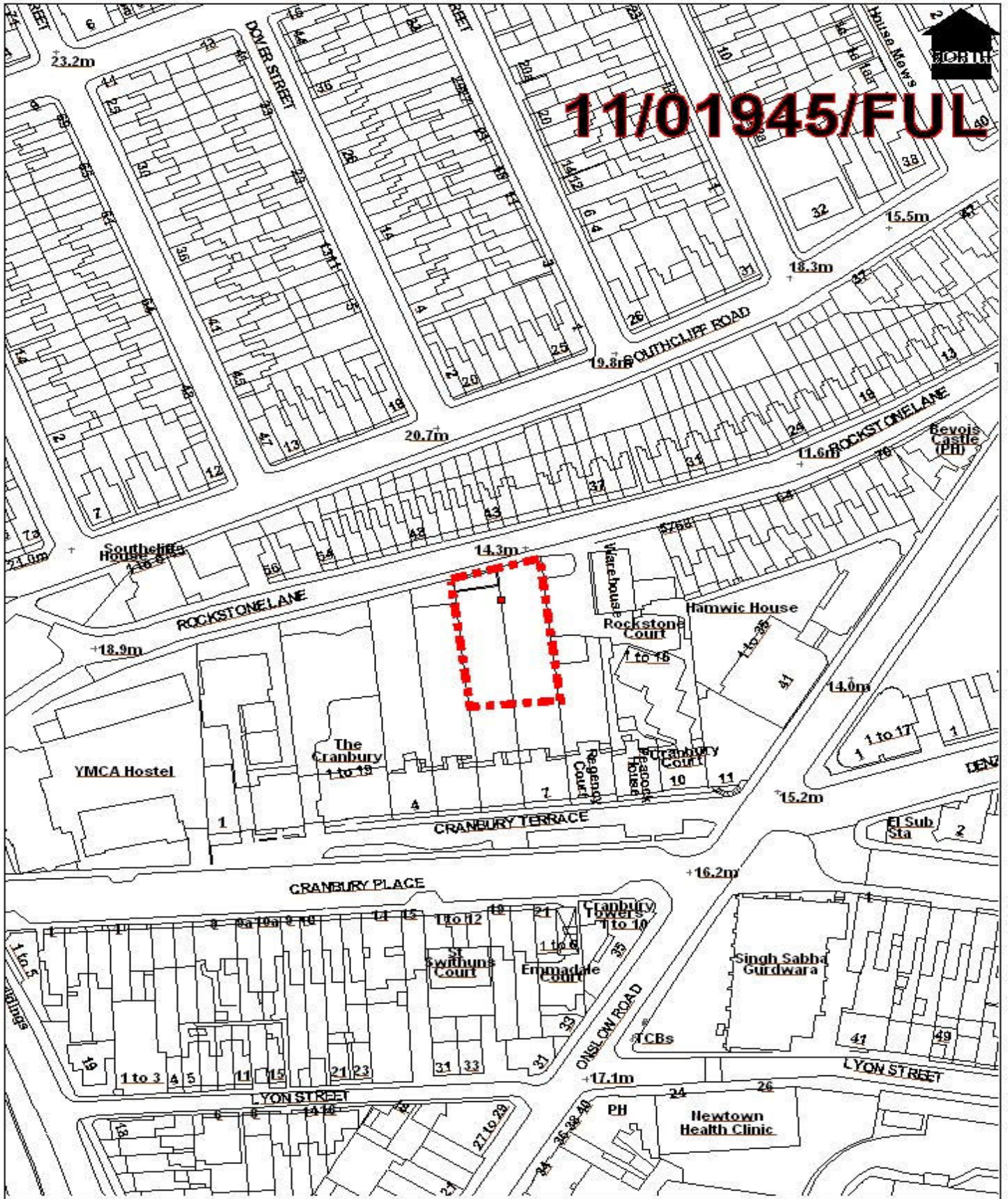
21. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

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.



Scale : 1:1250

Date : 28 February 2012

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