
RECOMMENDATION: CAP

CONDITIONS for 01/01003/FUL

01. Standard 5 years

The development hereby permitted shall begin not later than five years from the date on which this planning permission was granted.

REASON

To comply with S.91 of the Town and Country Planning Act 1990.

02. Details of Materials

Full details of the manufacturers, types and colours of the external materials to be used, including samples if required, shall be submitted to and approved by the Local Planning Authority before development commences.

REASON

In order to control the appearance of the development in the interests of visual amenity.

03. Means of Enclosure

No development shall be commenced until details of all means of enclosure on the site have been submitted to and approved by the Local Planning Authority. Such detailed scheme shall be implemented before the development is brought into use. The means of enclosure shall subsequently be retained to the satisfaction of the Local Planning Authority.

REASON

In the interests of the visual amenities of the area and to protect the amenities and privacy of occupiers of neighbouring properties.

04. Car Parking

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

REASON

To prevent obstruction to traffic in neighbouring roads.

05. On-site Parking/Access

Before any dwelling unit hereby approved is occupied, both the on-site car parking and a proper vehicular access relating to it shall be provided to the satisfaction of the Local Planning Authority. The car parking shall thereafter be retained and not used for any trade, business or industrial use.

REASON

To ensure provision of vehicular access and car parking, to avoid congestion in the adjoining area and to protect the amenities of the area.

06. Garages/Parking Spaces

The garages and/or parking spaces shown on the approved plans shall only be used in connection with the dwelling units hereby approved and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure adequate on-site car parking provision for the approved dwelling units remains available for that purpose and to prevent parking on the adjoining highway.

07. Access - Stopped Up

Any existing access to the site shall be stopped up and abandoned and footway and verge crossings shall be reinstated immediately after completion of the new access.

REASON

In the interests of highway safety.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking or re-enacting that Order, under Schedule 2, Part 1 Classes A, B and E no extensions, enlargements or the provision of any building or enclosure within the curtilage of the houses hereby approved shall be erected without the express written authority of the Local Planning Authority,.

REASON

In order that the Local Authority may exercise further control in the locality in the interests of the amenities of the area.

09. Precise details of the method and programming of the demolition of the existing property shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of any works on site. The demolition scheme shall be carried out fully in accordance with the agreed details to the satisfaction of the Local Planning Authority.

REASON

In the interests of the residential amenities of adjoining premises.

10. Pursuant to condition 03 and 09 above the existing south eastern flank wall shall be retained within the site to a maximum height of 2.4m and details of the finish treatment to the wall shall be submitted to and agreed in writing by the Local Planning Authority. The scheme of works for the wall shall be fully implemented in accordance with the agreed scheme before the first house is occupied and shall subsequently be retained in association with the occupation of the site for residential purposes.

REASON

To secure a satisfactory form of development in the interests of the occupants of the houses and the visual amenities of the area.

11. The development to which this consent relates shall not be occupied in full or in part until secure, covered space has been laid out within the site for 1 cycle per unit to be stored. The cycle stores hereby approved shall thereafter be retained on site for that purpose.

REASON

To encourage cycling as an alternative form of transport

12. The rear walls of Nos 325-327 Shirley Road which are exposed as a result of the demolition of the existing building on the site shall be reinstated and in materials to be agreed by the Local Planning Authority in writing before the development commences. The reinstatement works shall be completed before the dwellings are first occupied.

REASON

To ensure that the appearance of the development is satisfactory

13. Unless otherwise agreed in writing by the Local Planning Authority all works related to the construction of the development hereby granted including works of demolition or preparation prior to building operations shall only take place between the hours of 8 am and 6 pm Monday to Friday and 9 am to 1 pm Saturdays and at no time on Sundays or Bank Holidays.

REASON

To protect the amenities to adjoining properties during the construction period.

00. The development is acceptable taking into account the material considerations and policies GP1 , H2 , and H12 of the City of Southampton Local Plan ; and policies , SDP 6 and H10 of the City of Southampton Local Plan Review