

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 19 January 2009
 Planning Application Report of the Head of Division

Application address	210 Bassett Green Road SO16 3NF		
Proposed development:	Redevelopment of the site. Erection of 9 x 4 bed houses (3 x 3 storey terraced houses, 2 x 3 storey semi-detached houses, 2 x 2 storey detached (one with accommodation in roof) and 2 x 2 storey detached houses with a accommodation in roof) following demolition of existing houses with parking and refuse/cycle storage		
Application number	09/01236/FUL	Application type	Full Detailed
Case officer	Jenna Turner	Application category	Q13 - Minor Dwellings

Recommendation Summary	Delegate to Development Control Manager to grant planning permission subject to criteria listed in report.
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Reason for Panel consideration	Member referral
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Applicant	Drew Smith Ltd	Agent	Tony Oldfield Architects
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Date of receipt	23/11/2009	City Ward	Bassett
Date of registration	23/11/2009	Ward members	Cllr Samuels
Publicity expiry date	31/12/2009		Cllr Mizon
Date to determine by	18/01/2009 OVER		Cllr Hannides

Site area	2820.98 sq.m (0.28 ha)	Usable amenity area	plot 1 (detached): 121 sq.m. plot 2 (detached): 81 sq.m plot 3 (semi-detached): 155 sq.m plot 4 (semi-detached): 158 sq.m plot 5 (semi-detached): 62 sq.m plot 6 (semi-detached): 51 sq.m plot 7 (terraced): 63 sq.m plot 8 (terraced): 66 sq.m plot 9: (terraced)159 sq.m
Density - whole site	32 d.p.h		

Site coverage (developed area)	33 % covered by building and hard-surfacing		
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Residential mix	nos	unit size				
Studio / 1-bedroom						
2-bedroom						
3-bedroom						
Accessibility zone	Low		Parking Permit Zone	No		
Car parking provision	Proposed: 18 spaces		Existing:	Policy maximum: 18 spaced		
Motor cycles / Bicycles	Proposed: 18 long stay cycle spaces					
Key submitted documents supporting application						
Planning, Design, Sustainability and Access Report			Sustainability Checklist			
Landscaping details			Aboricultural Report			
Phase 1 and 2 Ecological Surveys						
Appendix attached						
1	Local Plan Policy schedule		2	Planning History		
3	Suggested conditions					

Recommendation in full

Delegate to Development Control Manager to grant planning permission subject to

1. the applicant entering into a Section 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 polices SDP3, SDP4 and IMP1 of the City of Southampton Local Plan Review (March 2006) and the adopted SPG relating to Planning Obligations (August 2005 as amended)
 - (ii) A financial contribution towards strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG
 - (iii) Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 and IMP1 of the City of Southampton Local Plan (March 2006) and the adopted SPG relating to Planning Obligations (August 2005 as amended):
 - Amenity Open Space
 - Play Space
 - Playing Field
 - (iv) 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
 - (v) To implement an agreed series of site specific transport works under S.278 of the Highways Act in line with policies SDP3, SDP4 and IMP1 of the City of Southampton

Local Plan Review (March 2006) and the adopted SPG relating to Planning Obligations (August 2005 as amended);

Or

2. That the D C Manager be authorised to refuse permission if the Section 106 Agreement has not been completed within two months of the panel date on the ground of failure to secure the provisions of the Section 106 Agreement.

Proposed Development & Surrounding Context

The application proposes the demolition of the existing property and the construction of 9 houses which are 2 and 3 storey in height (albeit the third storey is within the roofspace). The properties are arranged in a courtyard style development using the existing single vehicular access point from Bassett Green Road. Parking would be provided within the courtyard and the proposed dwellings would front this area with private garden spaces located between the properties and the site boundaries. The proposed dwellings are fairly traditional in appearance constructed of a facing brick and with a pitched roof form. The layout is well articulated with a staggered building line.

The application site comprises a detached two-storey dwelling which is located within a large, plot. The site is well screened from Bassett Green Road by a mature boundary hedge and tree screening which is subject to a Tree Preservation Order. The surrounding area is predominantly residential and has a low density, verdant character. The remaining site boundaries also benefit from mature vegetation screening. There is no prevalent architectural style within the vicinity of the site although the area is characterised by individually designed properties located within spacious and verdant plots.

Relevant Planning Policy

The planning policy to be considered as part of this proposal is scheduled in **Appendix 1** to this report. There are no site-specific policies which relate to the application site. Policy H1 (v) supports the redevelopment of previously developed land to provide additional residential accommodation and the Council's normal consideration 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 & SDP9.

The development is broadly in accordance with the emerging policies in the Council's Core Strategy, although emerging requirements for affordable housing provision have not been met but at yet does not outweigh the adopted policies in the Local Plan Review.

Relevant Planning History

The history of the site is attached in **Appendix 2** to this report.

Consultation Responses & Notification Representations

A consultation exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement and erecting a site notice. At the time of writing the report, **31** representations had been received from surrounding residents.

Summary of Representations made

Visual Impact - The proposed development is too dense for the surrounding area and the scale and type of housing are out of keeping with the detached houses which surround the site. The proposal does not respect the established building lines.

Overlooking - The development would overlook the neighbouring properties and gardens and result in a loss of privacy.

Car parking - There is not enough car parking proposed to serve the development and the proposal would therefore lead to parking on the pavement and verges to the detriment of highway safety.

Highway Safety - The increase in vehicular movements would have a harmful impact on highway safety.

Summary of Consultation comments

SCC Ecology - No objection. A thorough ecological assessment of the site has been undertaken and planning conditions can be used to effectively secure biodiversity mitigation and enhancement measures.

SCC Environmental Health (Contamination) - No objection. Suggests conditions to assess the contamination risks on site and to secure remediation as necessary.

SCC Environmental Health (Pollution and Safety) - No objection. Suggests conditions to minimise disruption during construction and to protect the prospective residents from road transport noise disturbance

Planning Consideration Key Issues

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

- Principle of development
- Residential design, density and impact on the established character;
- The impact on existing residential amenity;
- The quality of residential environment for future occupants
- Whether highway safety would be compromised and whether the travel demands of the development can be met.

The development proposal needs to be assessed in terms of its design, scale and massing within the street scene; its impact on neighbouring residential amenities; whether or not adequate amenity space is provided and if it is acceptable in terms of highway matters including cycle and refuse storage.

1. Principle of Development

The redevelopment of this site for residential purposes is in accordance with central government's aims and local plan policies for the efficient use of vacant and brownfield sites. The application proposes a genuine mix of accommodation including more than the required amount of family sized units provision which will provide a greater choice of accommodation within this community, in accordance with central government planning guidance on housing development (PPS3). The residential density is slightly less than the minimum amount required by the Local Plan Review, however, the proposal would still represent a more efficient use of the site when compared with the existing situation whilst allowing the development to integrate into the low density character of the area.

2. Character and Design Issues

The density of the proposed development is slightly less than the minimum density requirements of the Local Plan for this area of Low Accessibility and as such areas of soft landscaping would prevail over the proposed built form and areas of hard standing to ensure that the site would retain its verdant character. The development is well set back

from the property frontage with the majority of development being positioned to the centre of the site and away from properties boundaries thereby retaining the spacious character of the plot.

The application proposes to retain the substantial boundary hedging and by utilising the existing single point of access from Bassett Green Road ensures that from the street scene the proposal would have a minimal impact on the character of the area. The buildings are informally arranged with a staggered building line in reference to the prevailing pattern of development within the surrounding area. The layout has been amended slightly compared with the initial submission to improve the soft landscaping within the central car parking area.

In terms of scale and massing, whilst the application proposes three-storey residential accommodation, the third storey is contained within the roof space served by dormer windows and roof lights. This ensures that the development would have a two-storey massing which is sympathetic to the prevailing character of development within the vicinity of the site. Furthermore, the separation of the site from neighbouring properties would ensure that the additional height would not appear prominent within the street scene. The design incorporates variation between the different property types within the development which respects the variety of character to be found within the vicinity of the site. Traditional features are referenced in the composition of the elevations in a contemporary way so that the design would not appear incongruous but would also create visual interest.

3. Impact on residential amenity

The separation between the proposed buildings and the rear site boundaries ranges between 9 and 16 metres. The dwelling in plot 3 would be positioned the closest to a boundary with a neighbour and accordingly this property does not incorporate any accommodation within the roof space and the first floor rear facing windows are proposed to be obscurely glazed.

The proposed dwellings would be positioned to avoid direct back-to-back relationships with the properties of Grays, Brackenfield and Pine Ridge and where neighbouring properties have habitable room windows facing onto the site there is more than the requisite privacy distances provided. There would be approximately 16 metres between the dwellings in plot 3 and 4 and the closest neighbour at Brackenfield and given the angled position of this property, no harmful overlooking would occur nor would harmful loss of light or overshadowing occur. Furthermore, existing vegetation planting on the site boundaries would assist in screening the development from the surrounding properties.

Having regard to the orientation of the plot, there would be no significant increase in overshadowing as a result of the development.

4. Residential Standards

The majority of the proposed dwellings are served by private amenity space which is in excess of the standards required by the Residential Design Guide. The garden areas which would serve plots 2, 5 and 6 are slightly less than the required amount however these spaces would benefit from a good amount of sunlight, be sufficiently private, would relate well to the dwelling and are laid out to ensure usability. On balance, this slight deficit is therefore considered to be acceptable.

The car parking spaces relate well to the individual dwellings and benefit from natural surveillance. Cycle and refuse storage is proposed to be located conveniently to the dwellings and can be easily removed to the front for collection purposes.

5.Parking and Highways

The site lies within an area of low accessibility to public transport and the proposal incorporates the maximum number of car parking spaces permitted by the Local Plan and therefore there is no reason to suspect overspill car parking would be generated by this development. Nonetheless, in recognition of local residents' concerns it is suggested that the Section 106 agreement include a Traffic Regulation Order to introduce double yellow lines in the vicinity of the site. The car parking spaces relate well to the individual dwellings and benefit from natural surveillance. The development would be served by the existing point of access and there is sufficient space to enable vehicles to turn on site and so enter and leave the site in a forward gear. A condition is suggested to ensure adequate sight lines from the access.

Summary

The proposed development would make more efficient use of this brownfield site and would deliver further family housing. The proposal respects the spacious and verdant character of the surrounding area and respects the amenities of nearby residential development.

CONCLUSION

By securing the matters set out in the recommendations section of this report by the completion of a Section 106 Legal Agreement, the proposal would be acceptable. The application is therefore recommended for delegated approval to the Development Control Manager.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a) (b) (c) (d), 2 (a) (c) (d), 3 (a), 6 (a) (c) (d) (l), 7 (a) (c) (k), 8 (a) (j)

(JT for 19.01.10 PROWP)

CONDITIONS for 09/01236/FUL**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 - Details of External Materials [pre-commencement condition]

Notwithstanding the submitted information, no development shall take place until details (and samples where required) of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. These details shall include bricks, mortar, roof tiles, cladding and fenestration. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of ensuring that the new development is constructed in accordance with the submitted details and to secure a harmonious form of development.

03. APPROVAL CONDITION - Landscaping Details [pre-commencement]

No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i. hard surfacing materials, structures and ancillary objects (including lighting);
- 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. details of any proposed boundary treatment; and
- iv. a landscape management scheme.

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.

04. APPROVAL CONDITION - Landscaping Implementation [Performance condition]

The hard and soft landscaping works shall be carried out in accordance with the details approved in the above planning condition. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority prior to the commencement of development.

REASON:

To ensure that the works are carried out as approved in the interests of the visual amenities of the area.

05. APPROVAL CONDITION - Landscaping Replacement [performance condition]

If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, it is removed, uprooted, destroyed, dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON:

To ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

06. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site and the parking spaces for the development and the existing dwelling shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

REASON

To ensure a satisfactory form of development

07. APPROVAL CONDITION - Sightlines specification [Pre-Commencement Condition]

Prior to the commencement of the development hereby approved details of the sight lines from the access shall be submitted to the Local Planning Authority on a plan for approval in writing. The sightlines shall be provided before the development is first occupied and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no fences walls or other means of enclosure including hedges shrubs or other vertical structures shall be erected above a height of 0.6m above carriageway level within the sight line splays.

Reason:

To provide safe access to the development and to prevent congestion on the highway.

08. APPROVAL CONDITION - Cycle Storage [performance condition]

Cycle storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the plans hereby approved. The cycle storage shall be thereafter retained.

REASON:

In the interests of the visual appearance of the building and the area in general and to promote alternative modes of travel to the private car.

09. APPROVAL CONDITION - Refuse & Recycling Bin Storage [Performance condition]

Bin storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the plans hereby approved. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

10. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the site plan, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the flats hereby permitted and shall be retained with access to it at all times for the use of all occupiers of the development .

REASON:

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

11. APPROVAL CONDITION – Obscure Glazing (performance condition)

The windows indicated as obscurely glazed on the plans hereby approved shall be non-opening and glazed in obscure glass before the development first comes into occupation and thereafter retained in this manner.

REASON

In the interests of the privacy of the neighbouring residential occupiers.

12. APPROVAL CONDITION - Glazing - soundproofing from external traffic noise [Pre-Commencement Condition]

Works pursuant to this permission shall not be commenced until a scheme for protecting the proposed flats and houses from traffic noise from the M27 has been submitted to and approved by the local planning authority in writing. Unless otherwise agreed in writing, that scheme shall specify either:- Outer pane of glass - 10mm

Air gap between panes - 12mm

Inner pane of glass - 6 mm

or, with secondary glazing with a -

Outer pane of glass - 6mm

Air gap between panes - 100mm

Inner pane of glass - 6.4 mm

There must be no trickle vents installed in any case. For ventilation purposes in all cases, provision of acoustically treated 'BBA' approved mechanically powered ventilation should be the preferred option. However, provision of acoustic trickle vents will be acceptable. Once approved, that glazing shall be installed before any of the flats are first occupied and thereafter retained at all times.

Reason:

In order to protect occupiers of the flats from traffic noise.

13. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

Reason:

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

14. APPROVAL CONDITION – Removal of permitted development [performance condition]

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, no development permitted by classes A (extensions), B (roof alterations), C (other roof alterations), D (porches), E (outbuildings, enclosures or swimming pools) and F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

REASON

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

15. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, [as set out in the submitted ... XXX ... with the application] which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

16. APPROVAL CONDITION – No other windows [performance condition]

Unless the Local Planning Authority agree otherwise in writing and 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, in relation to the development hereby permitted, no windows, doors or other openings shall be constructed in the development hereby approved other than those expressly authorised by this consent.

REASON

In order to protect the amenity and privacy of neighbouring properties.

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

Written documentary evidence demonstrating that the development will achieve a minimum level 3 standard in the Code for Sustainable Homes (or equivalent ratings using an alternative recognised assessment method), shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted consent.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy SDP13 of the City of Southampton Local Plan (2006).

18. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

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 - 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.

21. APPROVAL CONDITION - Hours of Construction [Performance condition]

In connection with the implementation of this permission any demolition, conversion and construction works, including the delivery of materials to the site, shall not take place outside the hours of 8am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays. Works shall not take place at all on Sundays or Public Holidays without the prior written approval of the Local Planning Authority. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

00. Reason for granting Planning 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.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006).